

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 25, 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

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

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 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 SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO 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 Preliminary Plat for Valencia, Section 13;
BEING A SUBDIVISION OF 20.95 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Meridiana General Development Plan (GDP) Amendment No. 23 (dated February 28, 2024).
- B. Consideration and possible action to approve Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 9.34 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13 BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Meridiana Detention Reserve 'Y' Preliminary Plat;
BEING A SUBDIVISION OF 10.06 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE, SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-12;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 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 SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO 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.
- E. 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.

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 03/22/2024 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



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: 02/26/24

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: Katy Harris

Daytime Phone: 713-358-8536 Fax Number: _____

E-mail Address: kharris@lja.com

Description of Request and Physical Address:

Consideration and possible action to approve Valencia Section 13, being a subdivision
of 20.95 acres of land located in the H.T. & B.R.R. Company Survey, Section 73, Abstract 301, Brazoria
County, Texas, being a part of lots 5, 6, 13, and 14 in the Allison Richey Gulf Coast Home Company
Part of Suburban Gardens Section 73, a subdivision recorded in Volume 2, Pages 91 & 92
in Brazoria County Public Records (B.C.P.R.).

Plats:

Preliminary YES

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.

Katy Harris
SIGNATURE

02/26/24
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:	Valencia Section 13 - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	March 25, 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 for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *An amendment to Valencia Master Plan was approved by the Planning Development and Zoning Commission on April 24, 2023*
- *This section is located along the western side of Chocolate Bayou, on the southern side of the proposed Dogwood Ave extension (B-10).*
- *The proposed plat subdivides a 20.95-acre tract into 68 residential lots, 4 Blocks, and 3 reserves for landscape, open space, and drainage.*
- *This proposed section includes traditional single-family residential lots with minimum lot width of 60 feet and minimum lot area of 7,200 square feet.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Valencia Section 13 - Preliminary Plat.*



ABSTRACT

Two studies were conducted to examine the effects of a 10-week group-based intervention on the self-efficacy and self-esteem of African American women. The first study was a pretest of the intervention and the second study was a randomized controlled trial. The intervention was based on the Social Cognitive Theory and the Self-Efficacy Theory. The intervention was designed to increase the self-efficacy and self-esteem of African American women. The results of the pretest study showed that the intervention was feasible and acceptable. The results of the randomized controlled trial showed that the intervention significantly increased the self-efficacy and self-esteem of African American women. The findings of this study have implications for the development of interventions to improve the self-efficacy and self-esteem of African American women.

KEYWORDS: African American women, self-efficacy, self-esteem, group-based intervention, randomized controlled trial.

INTRODUCTION

African American women are at a higher risk of developing chronic diseases and experiencing health disparities compared to other racial and ethnic groups (Harris et al., 2006). One of the reasons for these disparities is the lower self-efficacy and self-esteem of African American women. Self-efficacy is the belief in one's ability to perform a behavior, and self-esteem is the overall sense of self-worth. Both self-efficacy and self-esteem are important factors in the development and maintenance of healthy behaviors. Therefore, interventions that aim to increase self-efficacy and self-esteem may be effective in reducing health disparities among African American women.

One such intervention is a group-based intervention. Group-based interventions are designed to provide support and encouragement to individuals in a group setting. They can be effective in increasing self-efficacy and self-esteem by providing a sense of community and shared experiences. However, group-based interventions may not be effective for all individuals, and it is important to tailor interventions to the specific needs and characteristics of the target population.

The purpose of this study was to evaluate the effects of a 10-week group-based intervention on the self-efficacy and self-esteem of African American women. The study was conducted in two phases. The first phase was a pretest of the intervention, and the second phase was a randomized controlled trial. The pretest was designed to assess the feasibility and acceptability of the intervention. The randomized controlled trial was designed to evaluate the effectiveness of the intervention in increasing self-efficacy and self-esteem.

The intervention was based on the Social Cognitive Theory and the Self-Efficacy Theory. The Social Cognitive Theory posits that behavior is determined by the interaction of personal, environmental, and social factors. The Self-Efficacy Theory posits that self-efficacy is a key determinant of behavior. The intervention was designed to increase self-efficacy and self-esteem by providing a sense of community and shared experiences, and by teaching skills and strategies for managing stress and improving health.

The results of the pretest study showed that the intervention was feasible and acceptable. The results of the randomized controlled trial showed that the intervention significantly increased the self-efficacy and self-esteem of African American women. The findings of this study have implications for the development of interventions to improve the self-efficacy and self-esteem of African American women.

CONCLUSION

The findings of this study suggest that a 10-week group-based intervention can effectively increase the self-efficacy and self-esteem of African American women. This intervention may be a valuable tool for reducing health disparities among African American women. Further research is needed to evaluate the long-term effects of this intervention and to identify the specific components that are most effective.

REFERENCES

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LEGEND

RES. INDICATES RESERVE

B.L. INDICATES BUILDING USE

U.E. INDICATES UTILITY ASSESSMENT

S.C.P.R. INDICATES BRADDOCK COUNTY PLAT RECORDS

S.C.R. INDICATES BRADDOCK COUNTY OFFICIAL RECORDS

B.C.O.P.R. INDICATES BRADDOCK COUNTY OFFICIAL PUBL. OF RECORDS

S.C.R. INDICATES BRADDOCK COUNTY DEED RECORDS

S.C.M.R. INDICATES BRADDOCK COUNTY MAP RECORDS

B.C.D.C.R. INDICATES DISTRICT CLERK RECORDS OF BRADDOCK COUNTY

R.C.W. INDICATES RIGHT-OF-WAY

DOC. NO. INDICATES DOCUMENT NUMBER

— INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF
VALENCIA
SECTION 13

A SUBDIVISION OF 20.95 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73,
ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON
RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED
IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

68 LOTS (60' x 120' TYP.)
3 RESTRICTED RESERVES IN 4 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 HANSBERRY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-338-6271

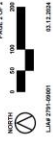
SURVEYOR:
LJA SURVEYING
3610 W. SAM HOUSTON PPKWY S., STE. 600
HOUSTON, TEXAS 77062 (713) 955-8272

ENGINEER:
LJA ENGINEERING, INC.
3610 W. SAM HOUSTON PPKWY S., STE. 600
HOUSTON, TEXAS 77062 (713) 955-8118

**PLANNING &
LANDSCAPE
ARCHITECTURE**

LJA

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77062
713.951.1200

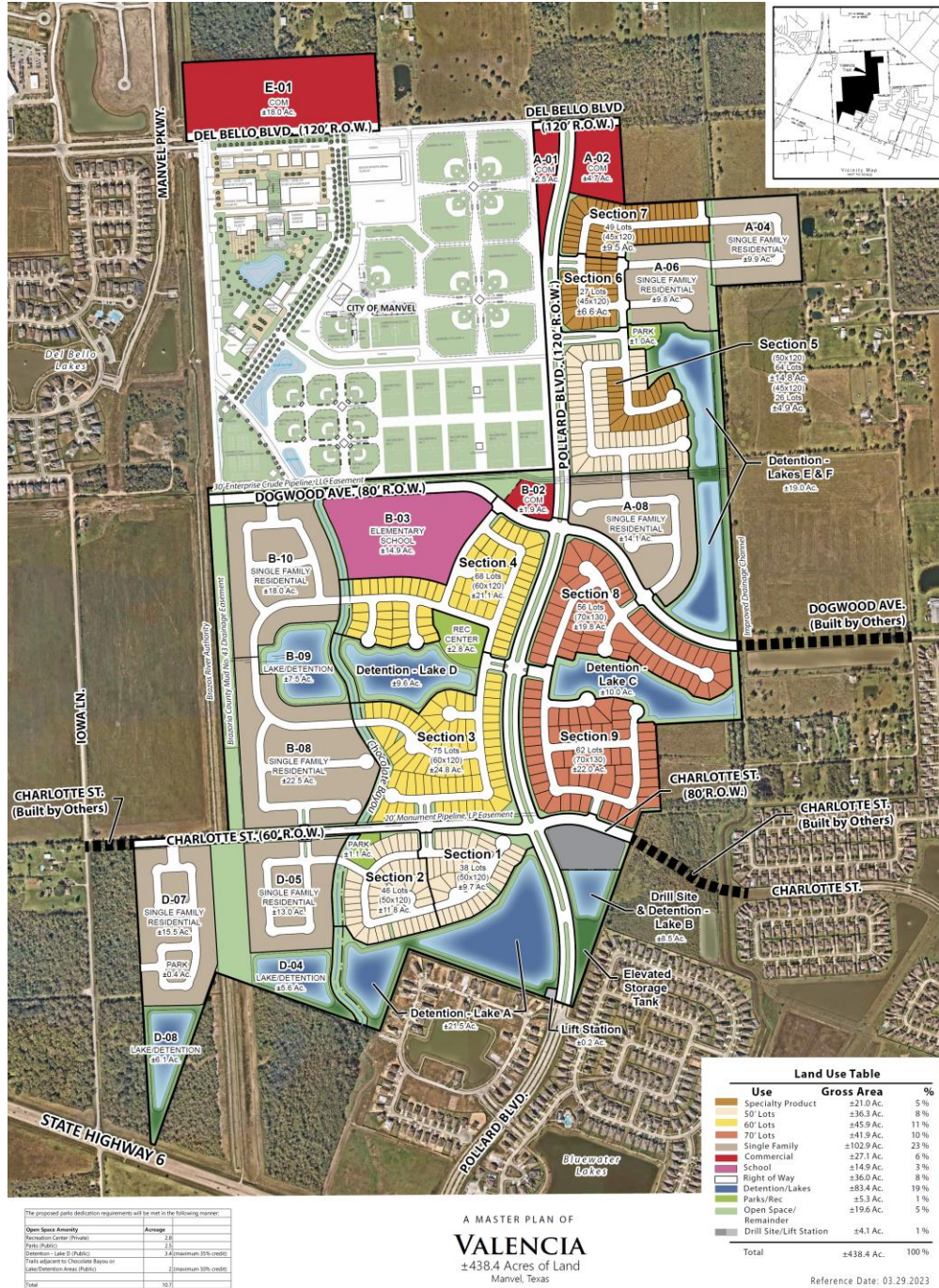
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DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan



Open Space Amenity	Average
Park/Recreation Center (Private)	2.8
Park/Recreation Center (Public)	2.8
Detention - Lake D (Public)	3.4 (maximum 30% credit)
Detention - Lake E (Public)	3.4 (maximum 30% credit)
Detention - Lake F (Public)	3.4 (maximum 30% credit)
Detention - Lake G (Public)	3.4 (maximum 30% credit)
Detention - Lake H (Public)	3.4 (maximum 30% credit)
Detention - Lake I (Public)	3.4 (maximum 30% credit)
Detention - Lake J (Public)	3.4 (maximum 30% credit)
Detention - Lake K (Public)	3.4 (maximum 30% credit)
Detention - Lake L (Public)	3.4 (maximum 30% credit)
Detention - Lake M (Public)	3.4 (maximum 30% credit)
Detention - Lake N (Public)	3.4 (maximum 30% credit)
Detention - Lake O (Public)	3.4 (maximum 30% credit)
Detention - Lake P (Public)	3.4 (maximum 30% credit)
Detention - Lake Q (Public)	3.4 (maximum 30% credit)
Detention - Lake R (Public)	3.4 (maximum 30% credit)
Detention - Lake S (Public)	3.4 (maximum 30% credit)
Detention - Lake T (Public)	3.4 (maximum 30% credit)
Detention - Lake U (Public)	3.4 (maximum 30% credit)
Detention - Lake V (Public)	3.4 (maximum 30% credit)
Detention - Lake W (Public)	3.4 (maximum 30% credit)
Detention - Lake X (Public)	3.4 (maximum 30% credit)
Detention - Lake Y (Public)	3.4 (maximum 30% credit)
Detention - Lake Z (Public)	3.4 (maximum 30% credit)

PREPARED FOR: HILLWOOD RESIDENTIAL

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

A MASTER PLAN OF VALENCIA ±438.4 Acres of Land Manvel, Texas Project #: 2790-0001

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS HAS REVIEWED THE MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, TEXAS. THE CITY COUNCIL HAS APPROVED THE MASTER PLAN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, TEXAS.

Reference Date: 03/29/2023





Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°53'10" E	404.74'
L2	N 86°53'10" E	90.00'
L3	N 86°53'10" E	240.79'
L4	S 24°40'40" E	165.14'
L5	S 0°50'49" W	52.01'
L6	S 86°55'52" W	488.21'
L7	S 03°23'14" E	128.17'
L8	S 41°36'46" W	14.14'
L9	S 86°36'46" W	115.00'
L10	S 03°23'14" E	66.20'
L11	S 86°36'46" W	307.22'
L12	N 03°28'46" W	1,135.38'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	S 48°06'50" E	42.43'
C2	30.00'	90°00'00"	47.12'	N 41°53'10" E	42.43'
C3	220.00'	28°35'18"	109.77'	S 10°23'01" E	108.64'
C4	1,200.00'	25°31'29"	534.59'	S 11°54'56" E	530.18'
C5	310.00'	17°31'44"	94.84'	S 09°36'41" W	94.47'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.175	7,601	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.476	20,731	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	2.948	128,414	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
TOTAL	3.599	156,746	

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONELINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

SONMAR OF SCOTTSDALE, L.L.C.
CALLED 53.948 ACRES
DOC. NO. 2006021816
B.C.O.R.

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
CAUSE NO. 54, 761A
VOL. 33, PG. 154
B.C.O.C.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-460 - L12
(AKA) KATE R. EHLMANN SURVEY, A-460 - L12
H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301

SHEA HOMES HOUSTON LLC
CALLED 56.104 ACRES
DOC. NO. 2018049942
B.C.O.P.R.

GULF COAST WATER AUTHORITY
DOC. NO. 2019016350, B.C.O.P.R.

105 STRP (PARCEL 'D')
BRAZOS RIVER AUTHORITY
VOL. 1070, PG. 315
B.C.D.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.739 ACRES
FILE NO. 2016011559, B.C.O.P.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 3.430 ACRES
FILE NO. 2016025156, B.C.O.P.R.
(ITEM V.)

CITY OF MANVEL
CALLED 149.639 ACRES
DOC. NO. 2018034498
B.C.O.P.R.

30' PIPELINE EASEMENT
ENTERPRISE CRUDE PIPELINE LLC
FILE NO. 2016056623, B.C.O.P.R.
(ITEM CK)

30' PIPELINE EASEMENT
M2E3, LLC
FILE NO. 2019046366, B.C.O.P.R.
(ITEM CG)

DOGWOOD AVENUE
(80' R.O.W.)
F.N. 2022067705
B.C.O.P.R.

VALENCIA 288, LLC
REMAINDER OF
CALLED 418.432 ACRES
(TRACT 1)
F.N. 2021068486
B.C.O.P.R.

VALENCIA
SECTION 4

VALENCIA
LAKE H

VALENCIA 288, LLC
REMAINDER OF
CALLED 418.432 ACRES
(TRACT 1)
F.N. 2021068486
B.C.O.P.R.

GENERAL NOTES:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS USBDIVIDED OR RESTUED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND BEVRET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL NO. 48038C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5356 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.95 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1373256.585 E 3127396.634.
- SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIDAR DATUM), SURFACE COORDINATES N 1374199.372 E 3122367.886.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99998357.
- VALENCIA MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON AUGUST 1, 2022. VALENCIA MASTER PLAN AMENDMENT NO. 1 WAS APPROVED BY MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON APRIL 24, 2023.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
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LEGEND

RES. INDICATES RESERVE

B.L. INDICATES BUILDING LINE

U.E. INDICATES UTILITY EASEMENT

B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS

B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS

B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS

B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS

B.C.M.R. INDICATES BRAZORIA COUNTY MAP RECORDS

B.C.D.C.R. INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY

R.O.W. INDICATES RIGHT-OF-WAY

DOC. NO. INDICATES DOCUMENT NUMBER

INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA SECTION 13

A SUBDIVISION OF 20.95 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

68 LOTS (60' x 120' TYP.)
3 RESTRICTED RESERVES IN 4 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

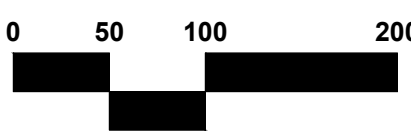
PLANNER:

LJA **PLANNING & LANDSCAPE ARCHITECTURE**

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 2791-09001



PAGE 1 OF 2

03.12.2024



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 13, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the 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 to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, we, the owners, do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Valencia where building setback line 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 line and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

Execution of Owner's Acknowledgement:
WITNESS MY HAND IN THE CITY OF MANVEL, TEXAS this the ____ day of _____, 2024.

VALENCIA 288, LLC
By: _____
Its: _____

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as an act and deed of that entity.

GIVEN UNDER MY HAND and seal of office this the ____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

This is to certify that I, Keith W. Monroe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual on the ground survey of the parent tract performed under my supervision of which this subdivision is a part of; This tract is located within the City of Manvel. This is a preliminary plat, and this document should not be recorded for any purpose.

Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 15 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 _____, 2024.

Planning, Development, and Zoning Commission Chair

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA COUNTY C&R DISTRICT NO. 3

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE 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 DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "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

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LEGEND

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- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
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- B.C.D.C.R. INDICATES DISTRICT CLERK RECORDS OF BRAZORIA COUNTY
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NUMBER

◀ + ▶ INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

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68 LOTS (60' x 120' TYP.)
3 RESTRICTED RESERVES IN 4 BLOCKS

OWNER:
VALENCIA 288, LLC
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
832-336-6271

SURVEYOR:
LJA SURVEYING
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5273

ENGINEER:
LJA ENGINEERING, INC.
3600 W. SAM HOUSTON PKWY S., STE. 600
HOUSTON, TEXAS 77042 (713) 953-5118

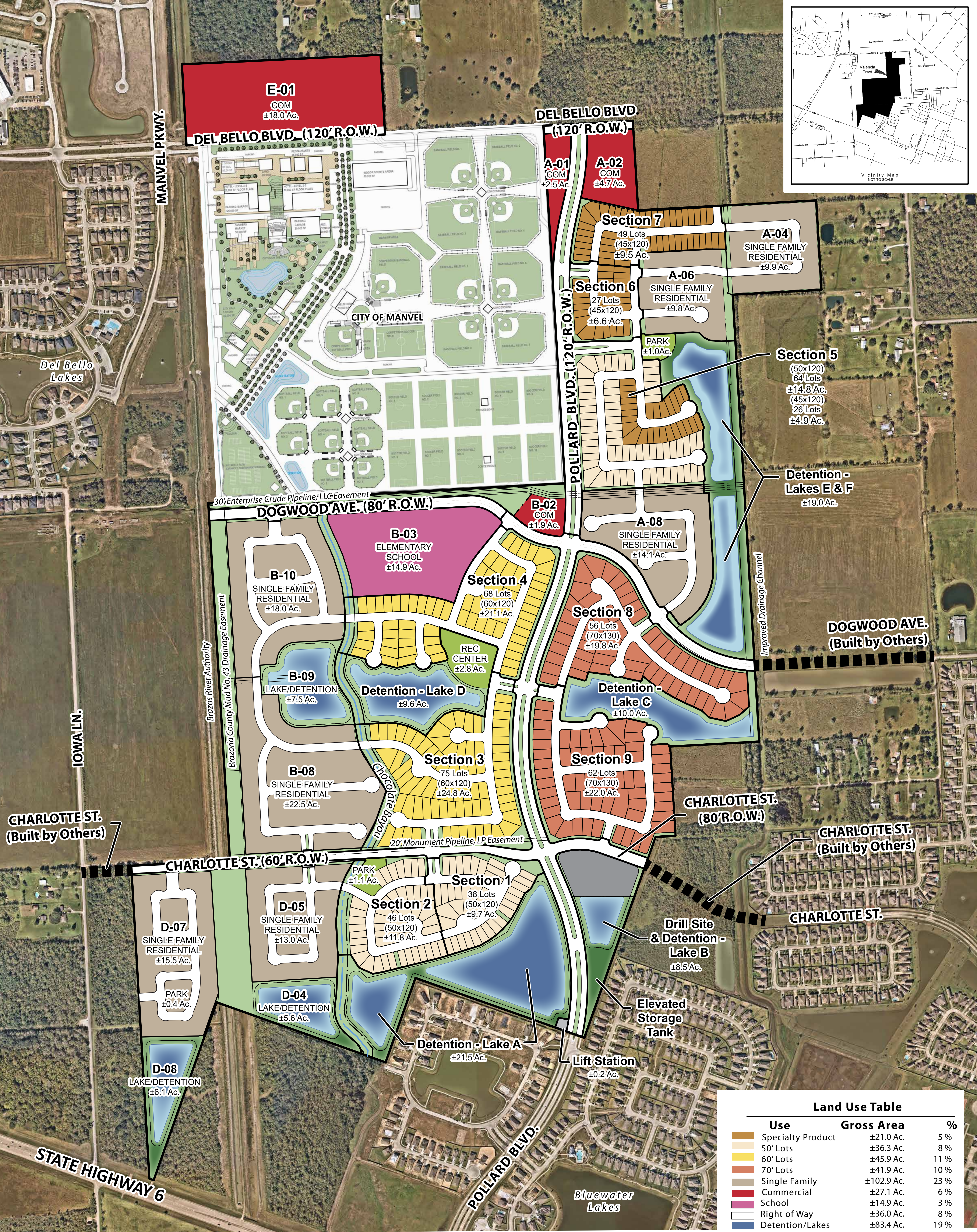
PLANNER:



3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MANVEL ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MANVEL PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OR ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



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

PREPARED FOR:

HILLWOOD RESIDENTIAL

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

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

CITY COUNCIL

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

Planning, Development, and Zoning Commission

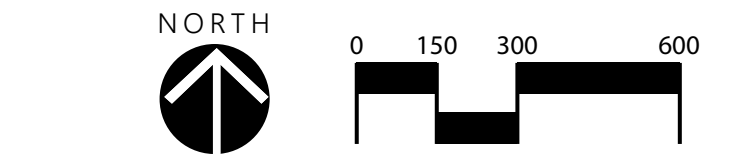
A MASTER PLAN OF

VALENCIA

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

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

Reference Date: 03.29.2023



RELATIONSHIPS | PROCESS | DESIGN

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



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

MINUTES 3/11/2024

Regular Session

Call to Order

Ryan Miller called the meeting of the PD&Z to order at 6:10 p.m.

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 - PRESENT

Position #2 Kyle Marasckin, Vice-Chair 03/2025 - ABSENT

Position #3 Mary Ann Atkinson 03/2025 - PRESENT

Position #4 Kenneth Haynes 03/2025 - PRESENT

Position #5 Christy Kennard 03/2026 - PRESENT

Position #6 Delores Martin 03/2026 - PRESENT

Position #7 William Richardson 03/2026 - PRESENT

Pledge

Public Comments: "Comment Card" Required

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.

Opened at 6:16 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Closed at 6:18 p.m.

- 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.

Public Hearing opened at 6:18 p.m.

1st call for comments - Patrick Cassidy, spoke on item unrelated to this public hearing. Concerned about traffic accidents at Sora and Cumulus intersection. Wants to know what is planned for that corner.

2nd call for comments - Tony Bernardi, wants to know if the road will be improved in addition to the bridge improvement because of the big trucks.

Ricardo Gonzales, wants to know what is happening is Cruzar Road. Dan Fish, wants clarity on the buffer zone.

Melissa Sharpova, concerned about noise. Also concerned about potential flood concerns with her property.

Jason Lockson, also had a question about the buffer zone.

Veronica Aguilar, concerned about the Jordan intersection. Meridiana development has made things worse for residents near her.

Woman that did not give name, is confused about what is even happening.

Tony Bernardi, concerned about the area being built up across from him and the drainage. Martin Booth, property across from him has been raised up, is concerned about flooding. Jennifer Sellars, claims Meridiana is not properly addressing drainage. Upset about the condition of the roads.

Danielle Fish, concerned about the medians at Hwy 6/Meridiana Pkwy.

Josh Bowman, concerned about ROW and if the portion of road in front of his property is going to be widened.

3rd call for comments - None

Public Hearing closed at 6:53 p.m.

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

- 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.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

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.

Overview by Associate Planner Ellie Roohbakhsh. 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).

PDZ Member Christy Kennard made the motion to approve with the condition. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/1

Yes: Ryan Miller, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: Mary Ann Atkinson

Absent: Kyle Marasckin

Abstained: None

- 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.

Evan Duvall provided an overview. Staff recommends approval.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores

Martin, William Richardson

No: None

Absent: None

Abstained: None

- 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.

Brad Sweitzer, EHRA - First PUD amendment since it was done 15 years ago. Provided an overview to PD&Z Members. Addressed the concerns of citizens' comments during the Public Hearing.

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

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.

PDZ Member Delores Martin made the motion to approve with condition and forward with recommendation to City Council. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

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

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Chair.

PDZ Member Christy Kennard made the motion to appoint Ryan Miller as Chair. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chair.

PDZ Member Delores Martin made the motion to appoint Kyle Marasckin as Vice-Chair. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

PDZ Member Delores Martin made the motion to appoint Christy Kennard as Secretary. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

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

PDZ Member Delores Martin made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:33 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Kyle Marasckin

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD&Z DATA SHEET

MEETING DATE: March 25, 2024

TOPIC: Consideration and possible action regarding proposed amendment #23 to the Meridiana General Development Plan (GDP) for 1,735 acres of land generally located east of State Highway 288 and south of Highway 6.

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 #23 to the currently approved General Development Plan.

STAFF RECOMMENDATION: Staff recommends the PD&Z recommend conditional approval of the proposed amendment #23 to the General Development Plant for the the Meridiana Development are following approved Planned Unit Development Guidelines.

Recommended Condition.

1. Revise the GDP to reflect the modification from an O-PUD to a Planned Unit Development as modified in the amended Meridiana Development.

ATTACHMENTS Staff Report, Approved Meridiana #21 GDP, Proposed Meridiana #23 GDP

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 _____



Planning, Development and Zoning Commission Report

Plat Name	Meridiana General Development Plan Amendment No. 23 (dated February 28, 2024)
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	March, 25, 2024
Recommendation	Approval with Conditions
Submitted By	Evan DuVall, Zoning Administrator

Background

The developer has submitted this proposed #23 amendment to the Meridiana General Development Plan (GDP). This item is an item to the amended Planned Unit Development to the Meridiana Development. The previously approved Meridiana GPD #21 was approved on 11/22/2021, and the changes from the prior approval have been summarized below.

Summary of Substantial Changes: The previous approved Meridiana #21 has been attached as Exhibit 1, and the proposed Meridiana #23 has been attached as Exhibit 2.

1. **Garden Homes Area (Section 82):** This amendment to the GDP addresses the additional land added to the Meridiana Planned Unit Development through the Rezoning. This area will be single-family residential homes with two entrances to Kruezer Road. This amendment matches the proposed revised Planned Unit Development Plan.
2. **Patio home Areas (Section 25a & 25b):** This amendment modifies the GDP to address the two new patio home locations as shown on the Meridiana Amendment #3. These areas will connect and have two entrances off of inspiration way. This area was previously a gated single-family subdivision.
3. **Additional Private Streets that may be gated Single-family home sections:** There are additional single-family neighborhoods that will have private streets and can be gated including the following sections: 5, 7, 9, 15a, 15b, 15c, 16, 24a, 24b, and 26a. These areas were previously depicted as non-gated public street single-family sections in the previously approved Meridiana #21 GDP.
4. **Clark Road & Jordan Road Realignment:** The City has been partnering with TxDOT to realign the existing bridge over the canal to be safer. This realignment solves a major issue with safety, but ended up leaving a sizable parcel, that has been designated as public facilities parcel in the last



DEVELOPMENT SERVICES DEPARTMENT

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

PUD amendment. This remainder parcel can be of a variety of uses including parks, drainage, or other public facilities that the City of Manvel plans.

Staff Recommendation

City staff recommends approval with one condition for the Meridiana General Development Plan Amendment No. 23 (dated February 28, 2024).

1. Revise the GDP to reflect the modification from an O-PUD to a Planned Unit Development as modified in the amended Meridiana Development.

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.

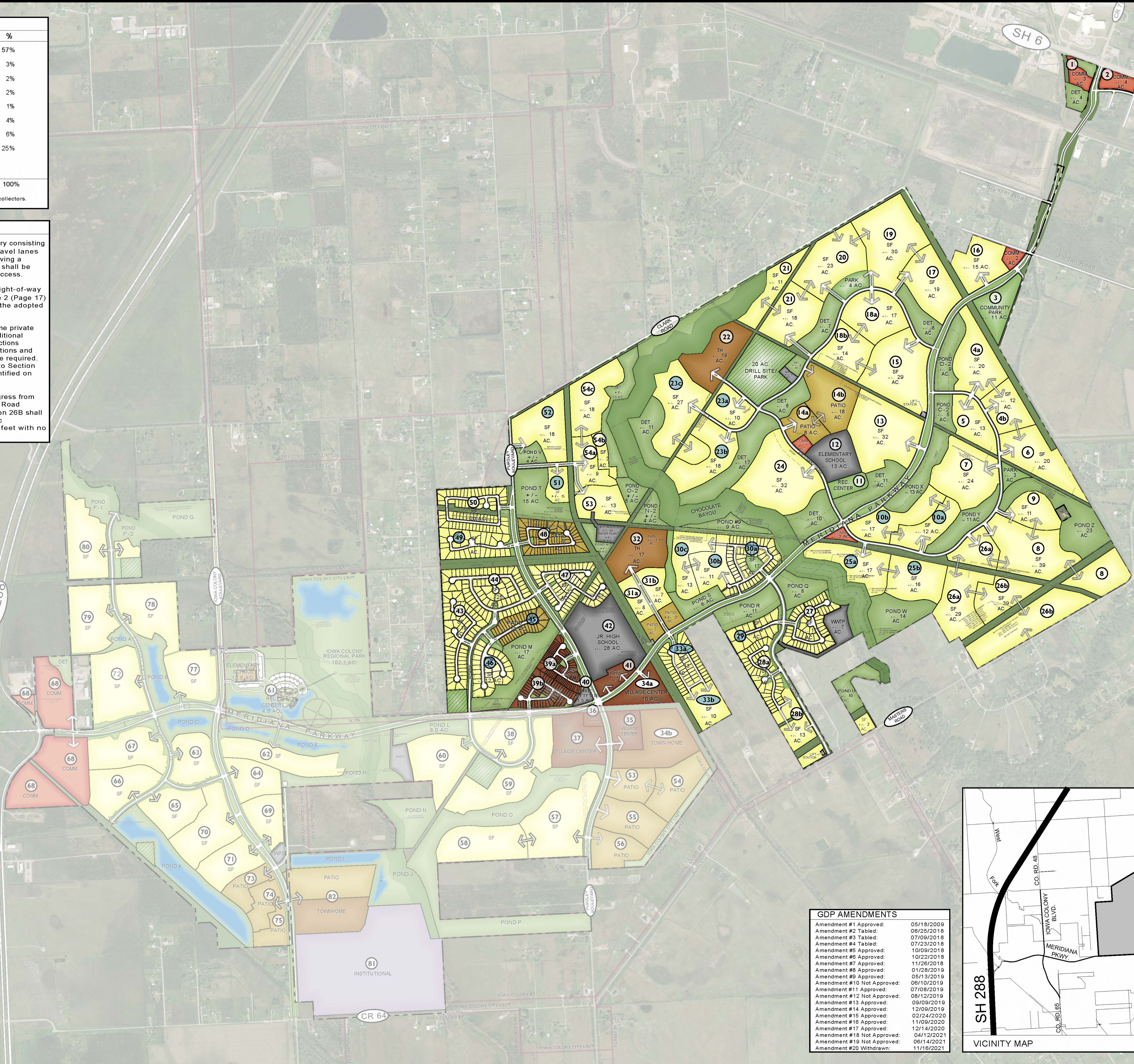
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted O-PUD document.

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.

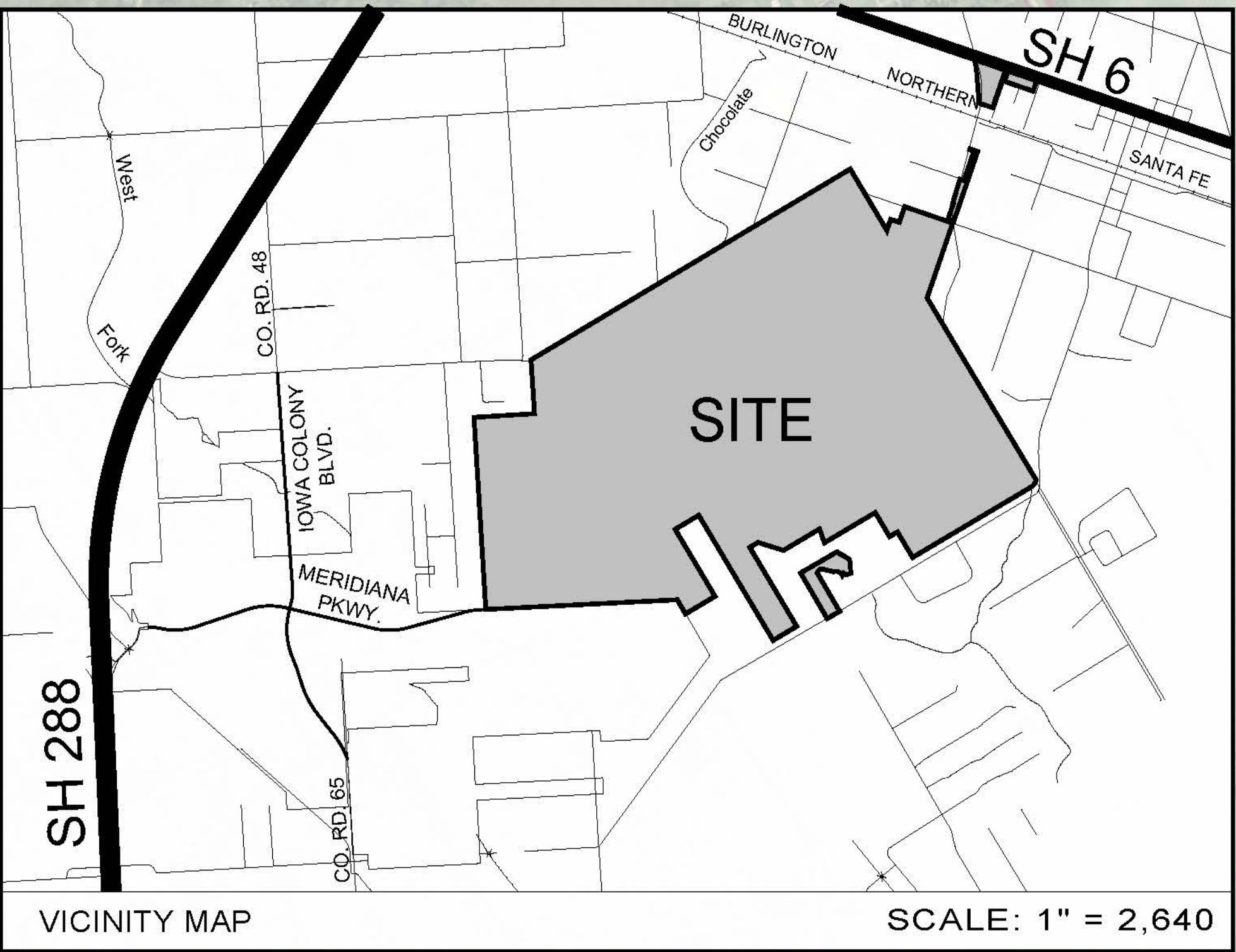
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26B shall maintain a minimum public right-of-way width of 60-feet with no parking.

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'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.388.4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO:
081-011-150

NO WARRANTY OR GUARANTEE OF ACCURACY, REASONABLE OR OTHERWISE, IS MADE BY EHRA FOR THE USE OF ANY INFORMATION OR DATA FOR ANY PURPOSES WITHOUT WRITTEN CONSENT.

Exhibit 2: Proposed #23 Meridiana GDP Amendment

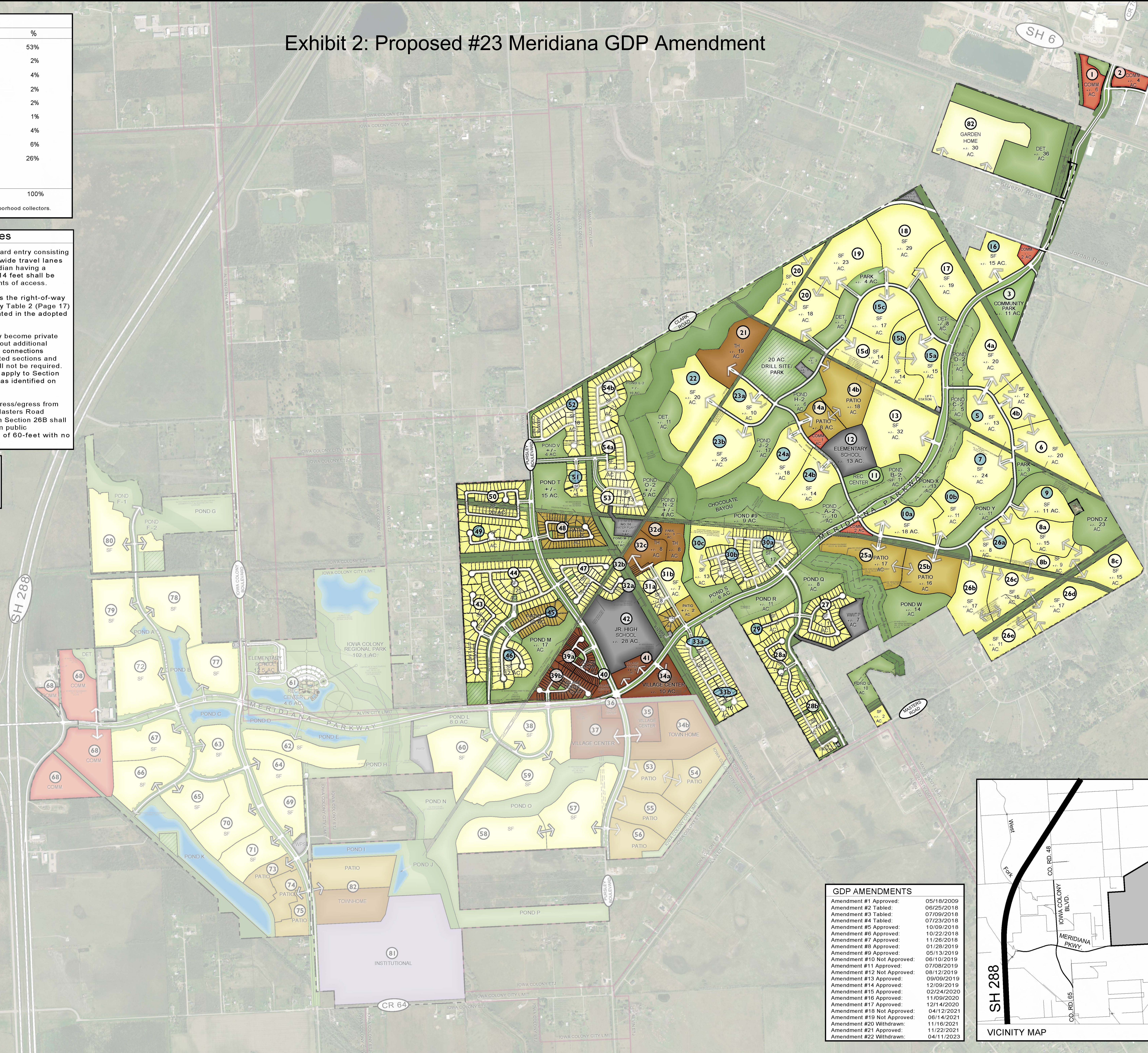
Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 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)

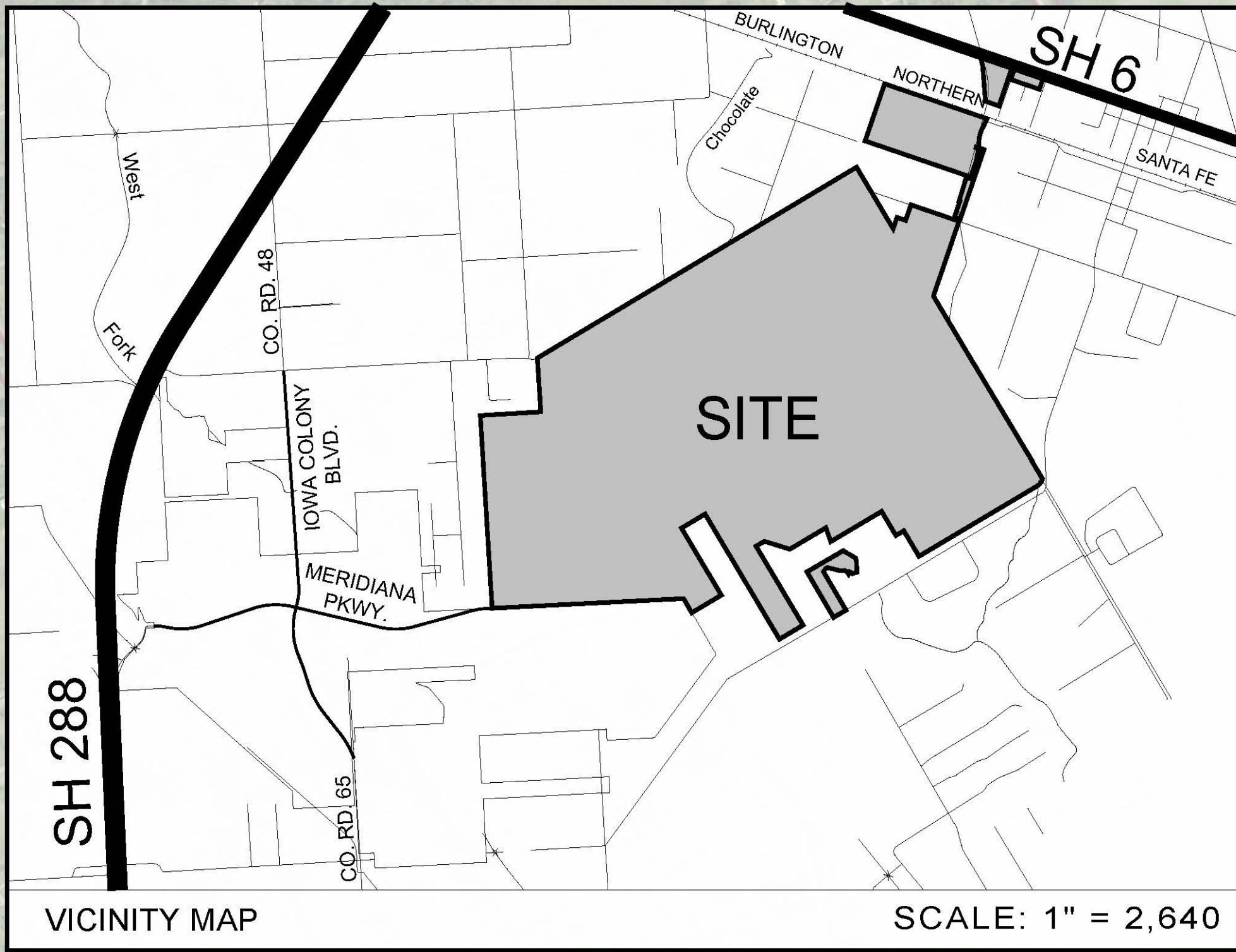
- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
 2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted 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
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023





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 25, 2024

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: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 26A Preliminary Plat, being a Subdivision of 9.34 acres, being a partial replat of Lots 9-13 Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, 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

03/15/2024

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:	Meridiana Section 26A East – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	March 25, 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 plat subdivides a 9.34-acre tract into 34 residential lots, 2 Blocks, and 3 reserves for landscaping, open space, and utility purposes.*
- *The proposed Site is located along the southeastern side of South Inspiration Way, abutting proposed sections 8.*
- *The proposed section includes single family residential lots with minimum 55-foot 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.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 26A East – Preliminary Plat* with one (1) condition. The condition includes:

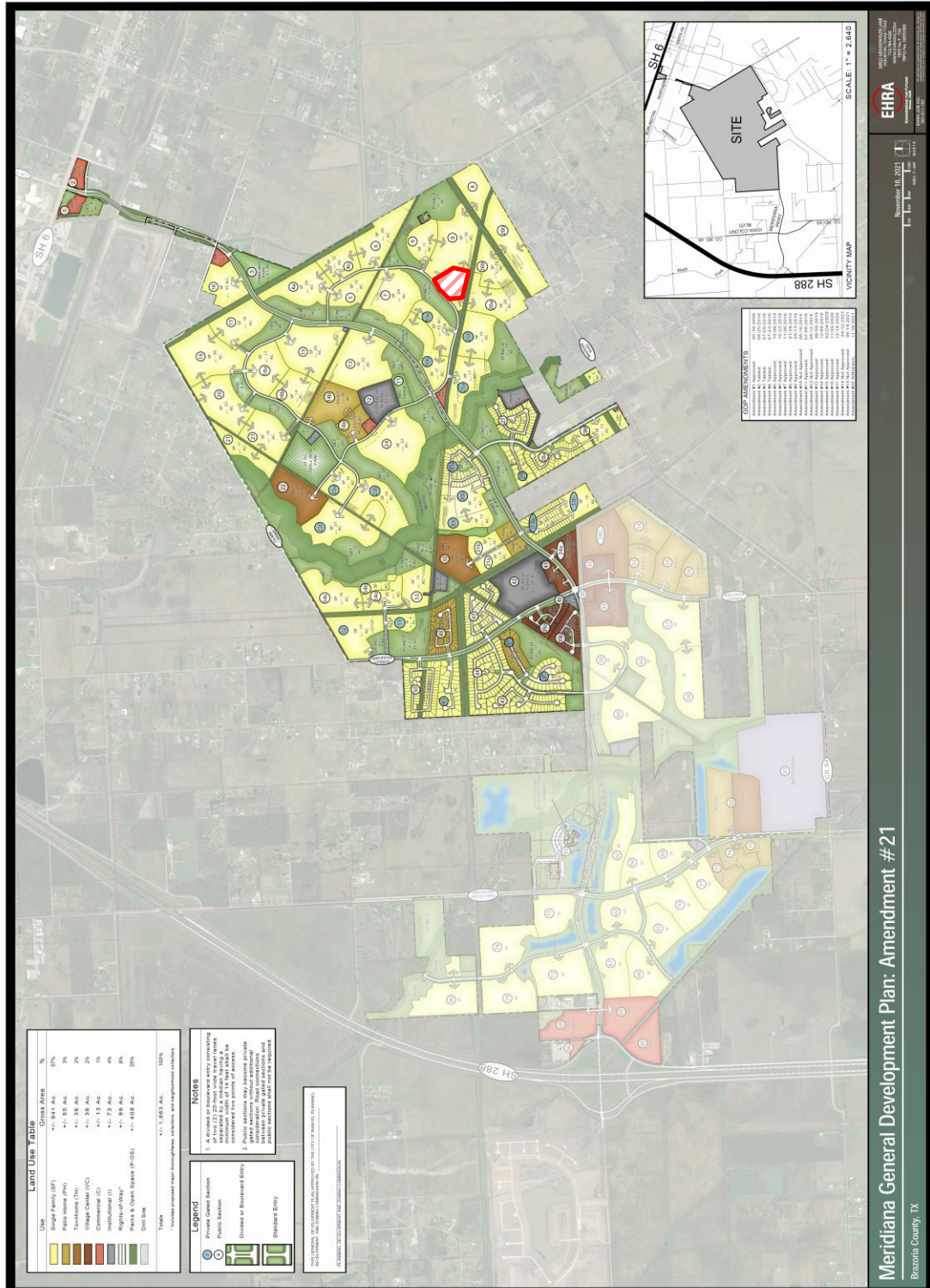
1. Provide drainage district approval of a preliminary drainage plan (Ord No. 2004-0-17, Article II, Section 21. A.14).



DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL NOTES:

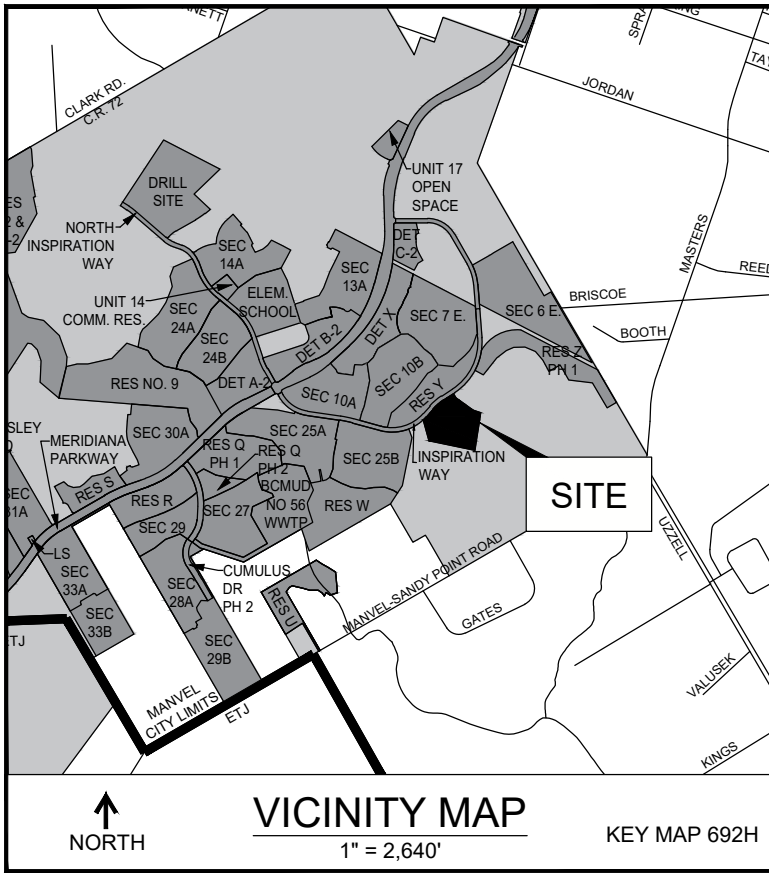
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, dated December 30, 2020, the 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.
- 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 Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat, as well as the Administrative Changes regarding Ordinance number 2009-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.
- 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 26A 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.

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,995.42	0.11	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,654.76	0.20	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,387.26	0.24	B.C.M.U.D. NO. 57
		24,037.26	0.55	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630.00'	67.42'	N 44°31'58" E	67.38'
C2	720.00'	194.64'	N 49°13'00" E	193.93'

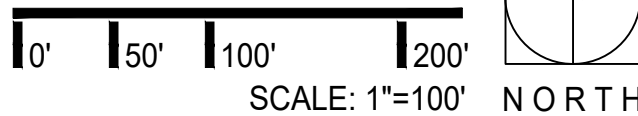
LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 41°28'02" E	138.84'
L2	N 56°57'23" E	155.22'
L3	S 33°02'37" E	69.43'
L4	S 54°21'52" E	283.10'
L5	S 70°46'41" E	114.88'



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	8,578.64	58.62'
	2	9,100.07	55.00'
	3	12,311.99	55.00'
	4	6,763.21	55.19'
	5	6,875.00	55.00'
	6	6,875.00	55.00'
	7	6,873.89	55.02'
	8	11,781.45	55.00'
	9	10,859.84	55.00'
	10	6,859.84	55.12'
	11	6,875.00	55.00'
	12	6,866.67	55.00'
	13	10,577.88	55.00'
	14	17,771.28	55.00'
	15	8,724.14	55.09'
	16	7,425.00	55.00'
	17	7,425.00	55.00'
	18	7,425.00	55.00'
	19	7,988.80	55.00'
	20	9,541.61	55.00'
2	21	11,762.45	55.00'
	22	11,931.32	55.13'
	23	10,749.48	55.00'
	24	13,050.30	55.00'
	25	7,949.47	55.17'
	26	7,393.50	55.00'
	1	7,826.47	55.25'
	2	7,684.13	55.00'
	3	9,944.77	60.11'
	4	7,004.68	58.37'
	5	7,574.41	55.00'
	6	6,835.34	58.70'
	7	8,200.52	71.37'
	8	9,636.98	82.99'

* Lot width measured at the front building setback line.

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



BENCHMARK(S):

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

Meridiana Section 26A Preliminary Plat A Subdivision of 9.34 acres, being a partial replat of Lots 9-13 Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

34 Lots, 2 Blocks and 3 Reserves

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

March 15, 2024

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



No warranty or representation of intended use, design or of facilities are subject to change without notice.

EHRA JOB NO. 08-1011-26

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
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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.



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 25, 2024

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: 713-784-4500 Fax Number: N/A

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve 'Y'
Preliminary Plat, being a Subdivision of 10.06 acres, being a partial replat of Lots 6-15,
Block 1, of Lulling Stone, Section 1, as recorded at Volume 21, Pages 267-270, Brazoria
County Plat Records, City of Manvel, Brazoria County, Texas.

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

03/15/2024

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:	Meridiana Detention Reserve Y – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	April 8, 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 for a detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The proposed plat includes 10.06 acres tract into 1 block and 1 reserve for detention, landscaping, open space, recreation, and utility purposes.*
- *The proposed Site is located along the western side of South Inspiration Way, abutting proposed sections 7 and 10.*
- *Preliminary and final plats for the proposed section were previously submitted and approved in 2021 and 2022.*
- *Since previous approval, the applicant has made changes to boundary of this subdivision and therefore, has submitted this revised plat.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Detention Reserve Y – Preliminary Plat* with one (1) condition. The condition includes:

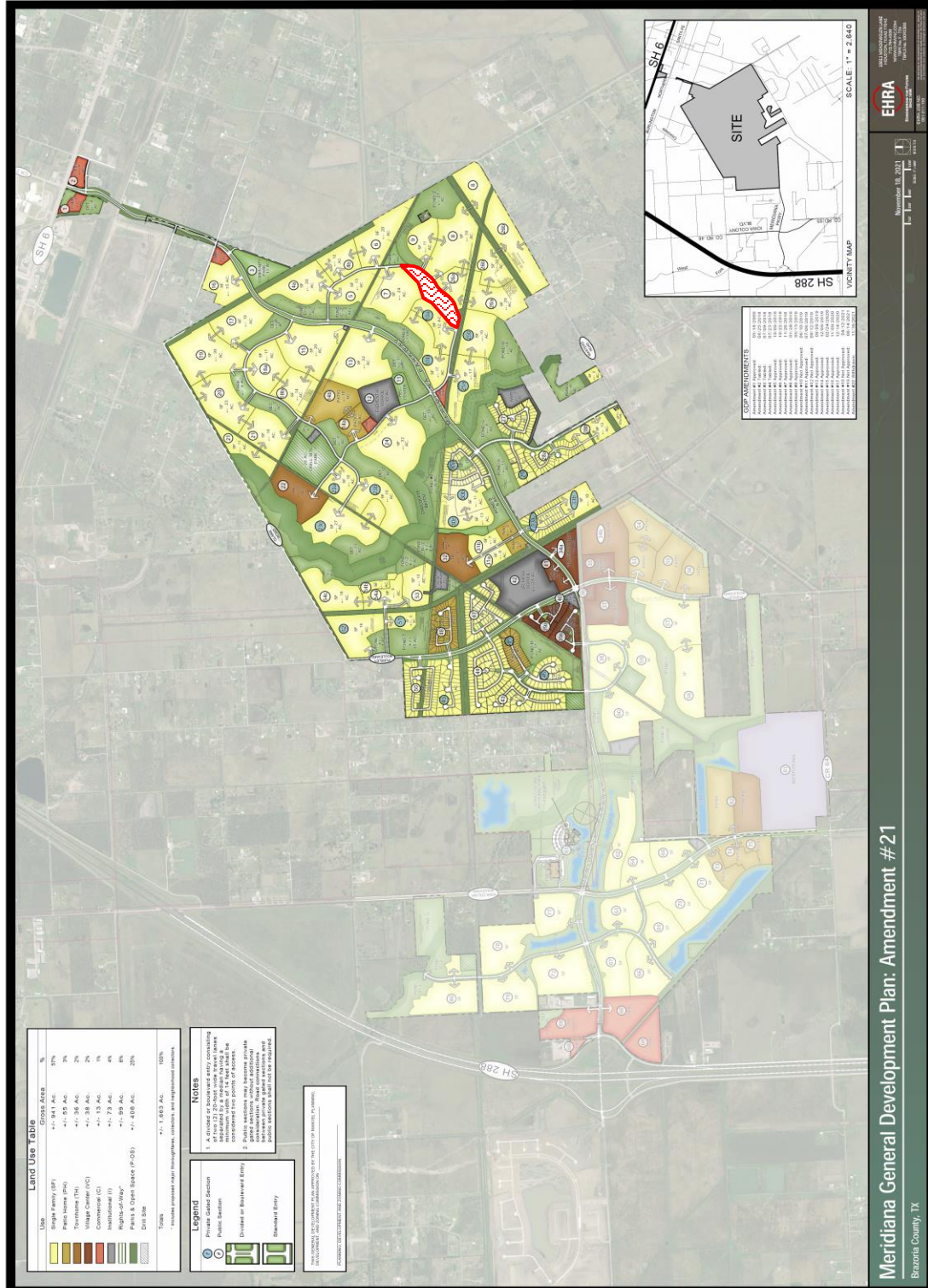
1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).



DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, dated December 30, 2020, the 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.
- 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 Marvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-O-03, 2009-O-04, and 2009-O-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-O-04, approved on March 3, 2022.
- All sidewalks shall be constructed in accordance with City of Marvel 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 Marvel 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 "Y" provides a total of 2.25 acres of unencumbered open space within the boundary of this plat.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Detention Reserve "Y" 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.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revert in the dedicators, his heirs, assigns, or successors.
- All Public Utility Easements (P.U.E.'s) on this plat are for wet utilities including water, sanitary, and drainage pipes, structures, and appurtenances.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

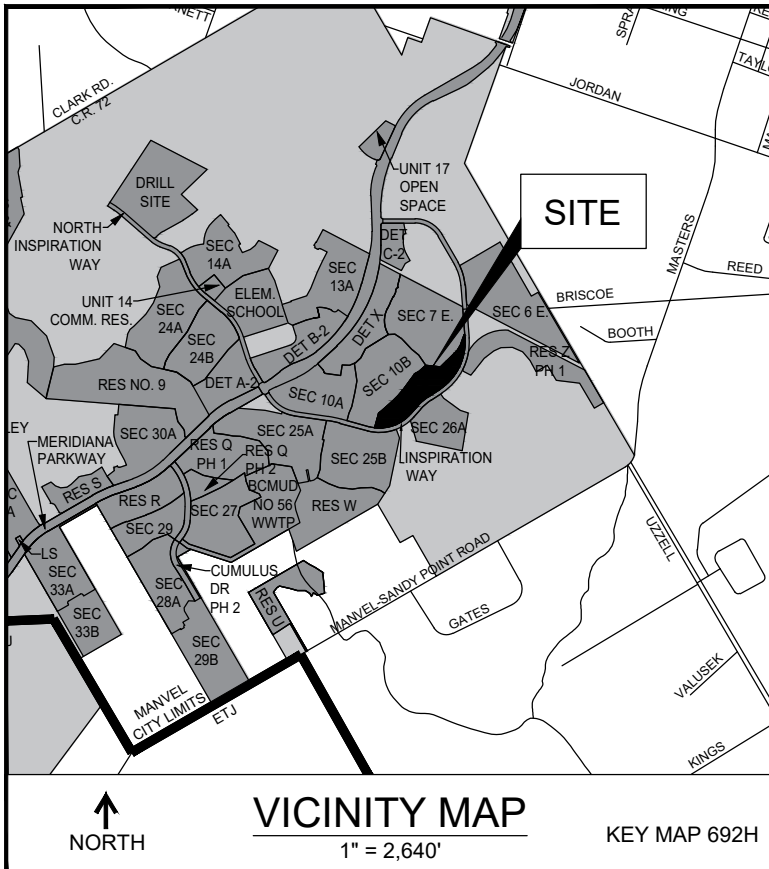
- Slab elevations (finished floor) shall be a minimum of 2 feet above natural ground.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

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
Y	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	438,234.11	10.06	B.C.M.U.D. NO. 57



LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 15°07'57\"	212.44'
L2	N 55°09'07\"	44.39'
L3	N 44°46'40\"	111.86'
L4	N 39°26'18\"	111.85'
L5	N 61°59'03\"	66.75'
L6	N 46°48'18\"	121.29'
L7	S 84°14'36\"	206.14'
L8	N 45°14'30\"	321.62'
L9	N 31°37'02\"	78.72'
L10	N 19°44'08\"	158.25'
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L12	S 04°21'23\"	48.15'
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C3	570.00'	549.51'	S 69°05'07\"	528.48'

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



Meridiana Detention Reserve "Y" Preliminary Plat A Subdivision of 10.06 acres, being a partial replat of Lots 6-15, Block 1, of Luling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

March 15, 2024

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBR# NO. F-726
TBR#5 NO. 1007200



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EHRA JOB NO. 081-011-203

Land Use Table		
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Single Family (SF)	+/- 941 Ac.	57%
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Public Section

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(See Note 1)

Standard Entry
(See Note 2)

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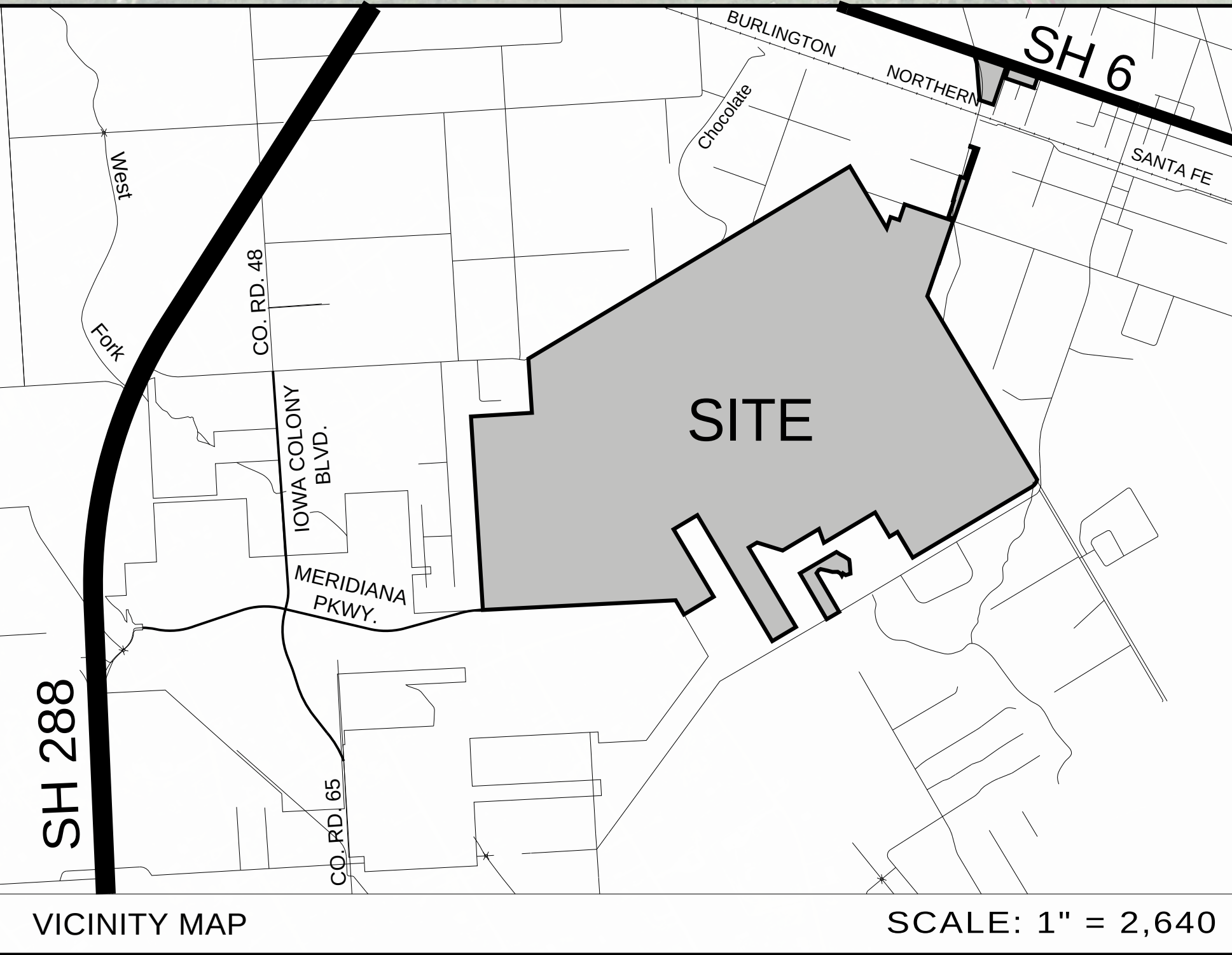
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THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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Amendment #16 Approved:	11/09/2020
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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'



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HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPPL No. 10092300

ENGINEERING THE FUTURE

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.

ORDINANCE NO. 2024-O-12

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 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 SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO 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.

* * * * *

WHEREAS, LJA Engineering, Inc., (“Applicant”), on behalf of Hillwood Residential, L.P., has made application to the City to amend the Valencia Planned Unit Development to add twenty acres of land to make the development for a total of approximately 457 acres; and

WHEREAS, the Applicant, has requested to rezone the total 457 acres of land from Single-Family Residential District and Planned Unit Development (PUD) to Planned Unit 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 rezone and 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 rezoning and development plan amendments; 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 457 acres generally east of State Highway 288, North of Highway 6, generally south of Del Bello Boulevard, and West of Farm to Market Road 1128, is hereby changed from Single-Family Residential (SFR) and Planned Unit Development (PUD) is hereby changed to Planned Unit Development (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 **Valencia 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



MANVEL PD&Z DATA SHEET

MEETING DATE: March 25, 2024

TOPIC: Consideration and possible action regarding amending the zoning ordinance by changing the zoning classification of 458.4 acres of land generally located east of State Highway 288, North of Highway 6, Generally South of Del Bellow Boulevard, and West of Farm to Market 1128, from Single-family Residential District (SFR) and Planned Unit Development to Planned Unit Development (PUD) for the Valencia Planned Unit Development and adopt the amended Valencia Planned Unit Development document.

BACKGROUND: The Valencia Planned Unit Development (PUD) is primarily a residential project that consists of approximately 457.0 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. The Valencia Planned Unit Development was approved on August 16, 2024, under Ordinance #2021-O-18. This amendment proposes to add intends to add 18.6 acres to the development. These proposed amendments have been outlined within the attached staff report.

STAFF RECOMMENDATION: Staff recommends the PD&Z recommends approval of Ordinance No. 2024-O-12 as the proposed amendments to the Valencia Planned Unit Development (PUD) are following the goals of the City and will be a majority of single-family detached residences.

ATTACHMENTS Staff Report, Ordinance No. 2024-O-12, 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 _____

Staff Report: Summary of Proposed Valencia Planned Unit Development (PUD) Amendment

Introduction: The Valencia Planned Unit Development (PUD) is primarily a residential project that consists of approximately 457.0 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. The Valencia Planned Unit Development was approved on August 16, 2024, under Ordinance #2021-O-18. This amendment proposes to add intends to add 18.6 acres to the development and have the following proposed amendments. These modifications have been outlined below in two categories.

1. Proposed Substantial Changes.

- a. Adding an Additional Commercial Tract
- b. Modifications of signage requirements
- c. Single-family Section C-08 and Boulevard Entrance
- d. Charlotte Roadway Expansion
- e. Drill Site/Open Space location.

2. Minor Changes.

- a. Circulation on parkland dedication requirements
- b. Specialty Residential Product and added conceptual standards for zero lot line and zipper lot homes.



1. Proposed Substantial changes:

- a. **Adding an Additional Commercial Tract:** This amendment adds a 1.5-acre commercial tract on the southeast corner of Charlotte Street and Pollard Boulevard (See exhibit one and two). This area is shown in the plan as C-06 and is adjacent to Lake B within the Valencia development.
- b. **Modifications of signage requirements:** The signage section has been modified the existing regulations for Primary Entry Monuments, Secondary Entry Signs, Temporary Construction/Sales Signs, and Temporary Community Signs.
 - i. **Primary Entry Monuments:** The entry monument was modified to be a sign that is twenty (20) feet in height, sixty (60) feet in length, maximum area of 400 square feet and twenty (20) feet in depth. This was modified from a maximum of 35' tall, a twenty (20) by twenty (20) foot tower, eighty (80) feet in length, and a maximum of 450 square feet. This amendment is a further clarification of the signage requirements and is less than the previously approved primary entry monument.
 - ii. **Secondary Entry Signs:** The secondary entry monument sign has been changed to be no greater than 25' in height, forty (40) feet in length, and fifteen (15) feet in depth. A water cistern of twenty-five (25) feet in height

by fifteen (15) feet in length. The combined area of this tower and secondary monument sign shall not be over 400 square feet. The previous secondary entry signs were a maximum of twelve (12) feet tall, by twelve (12) feet for the tower footprint, and the blade wall with a maximum height of eight (8) feet and thirty (35) feet in length, and a maximum of 150 square feet. Although this is an increase in sign height, these signs will assist in branding this development within the city.

- iii. **Temporary Construction Signs/Sales signs:** Temporary construction signs have been changed to a maximum of sixty-four (64) square feet from the previous amendment of 32 square feet. The maximum height remains the same as previous at eight (8) feet in height and eight (8) feet in width. These signs will be removed when the principal building site is occupied.
- iv. **Temporary Community Signs:** A total of ten (10) community signs are proposed along Pollard Boulevard, State Highway 6, and Del Bello Boulevard. This proposal has an increase of two signs allowed on Pollard Boulevard to make a total of four, two additional signs on Del Bello Boulevard to make a total of four, and two signs on State Highway 6 where there were none previously. These offsite signs will continue to be a maximum of 128 square feet with a maximum of 10 feet in height and be removed 30 days following the permanent resident occupying the last model home.

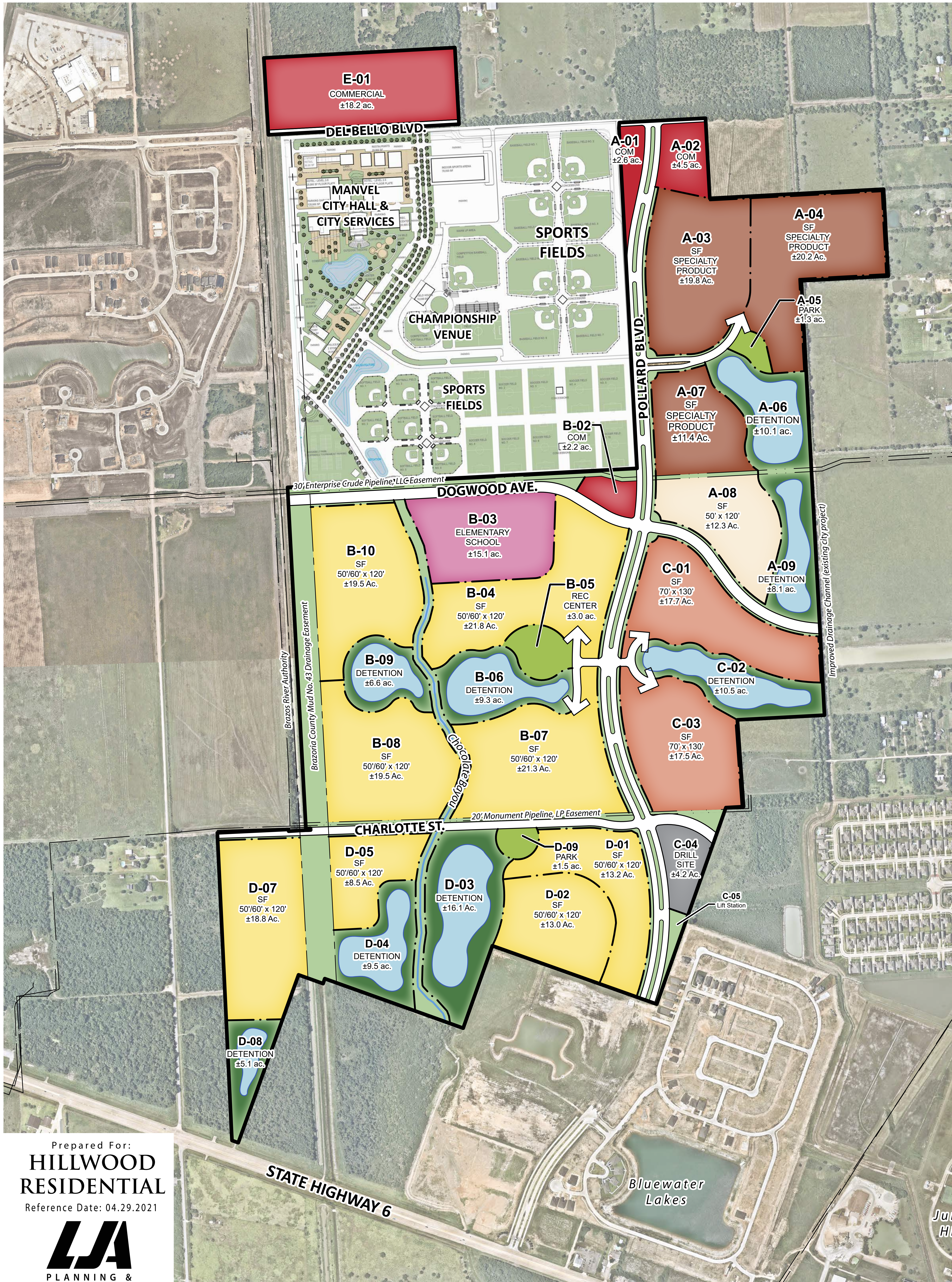


- c. **Single-family Section C-08 and Boulevard Entrance:** This seven-acre single-family residential section is a total seven acres and proposes to utilize a Boulevard entrance from a future extension of Charlotte Roadway. This would match similar residential sections in the Lakeland subdivision located just east of this area.
- d. **Charlotte Roadway Expansion:** A This proposal puts in place the requirements for the expansion of Charlotte Street with the development of residential and an approved 380 development agreement with City Council. Currently, Charlotte Street was not improved by Lakeland to easily connect to this development.
- e. **Drill Site/Open Space location::** The existing drill site location has bene moved easterly within the development adjacent to section C-08. This area has been designated as open space and will be utilized as open space within the community. Any drill site within the City of Manvel must adhere to strict requirements found within the City's Sec. 35-101 of the Oil and Gas Wells. These strict requirements include a minimum of 2,000 feet from any residential building or subdivision deed restricted to residential use.

2. Proposed Minor changes.

- a. **Clarification of Parkland Dedication requirements:** Parkland dedication shown in the plans is for 1,100 proposed single-family units. If this development has an increase or decrease in units, these will be done proportionally with one acre of parkland for every 100 proposed single-family lots.
- b. **Specialty Residential Products Exhibits:** Exhibits have been added for the specialty residential products of zero-lot line, and zipper lot homes.





Prepared For:
**HILLWOOD
RESIDENTIAL**
Reference Date: 04.29.2021

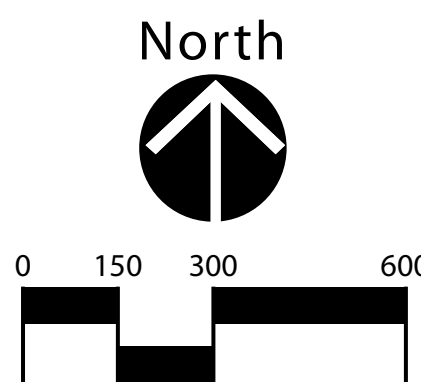


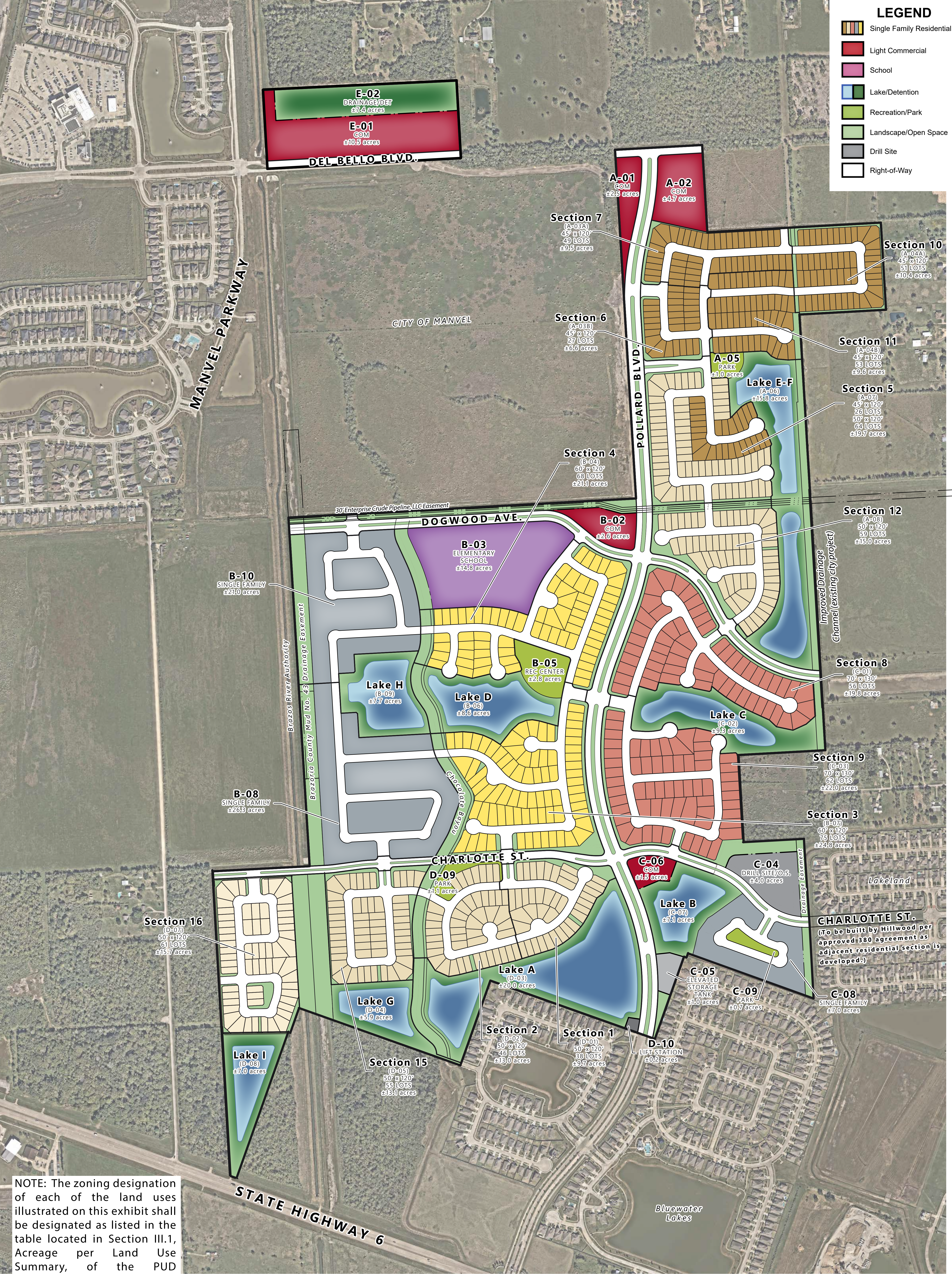
3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

EXHIBIT E

Planned Unit Development
Conceptual Land Use Exhibit
SOWELL TRACT
±438.4 Acres of Land
Manvel, Texas

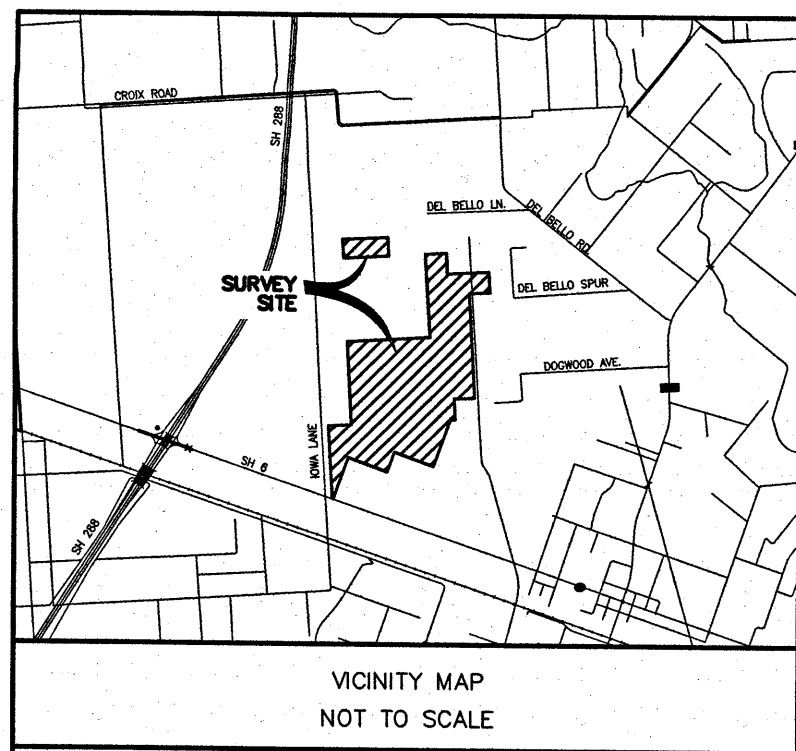




Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

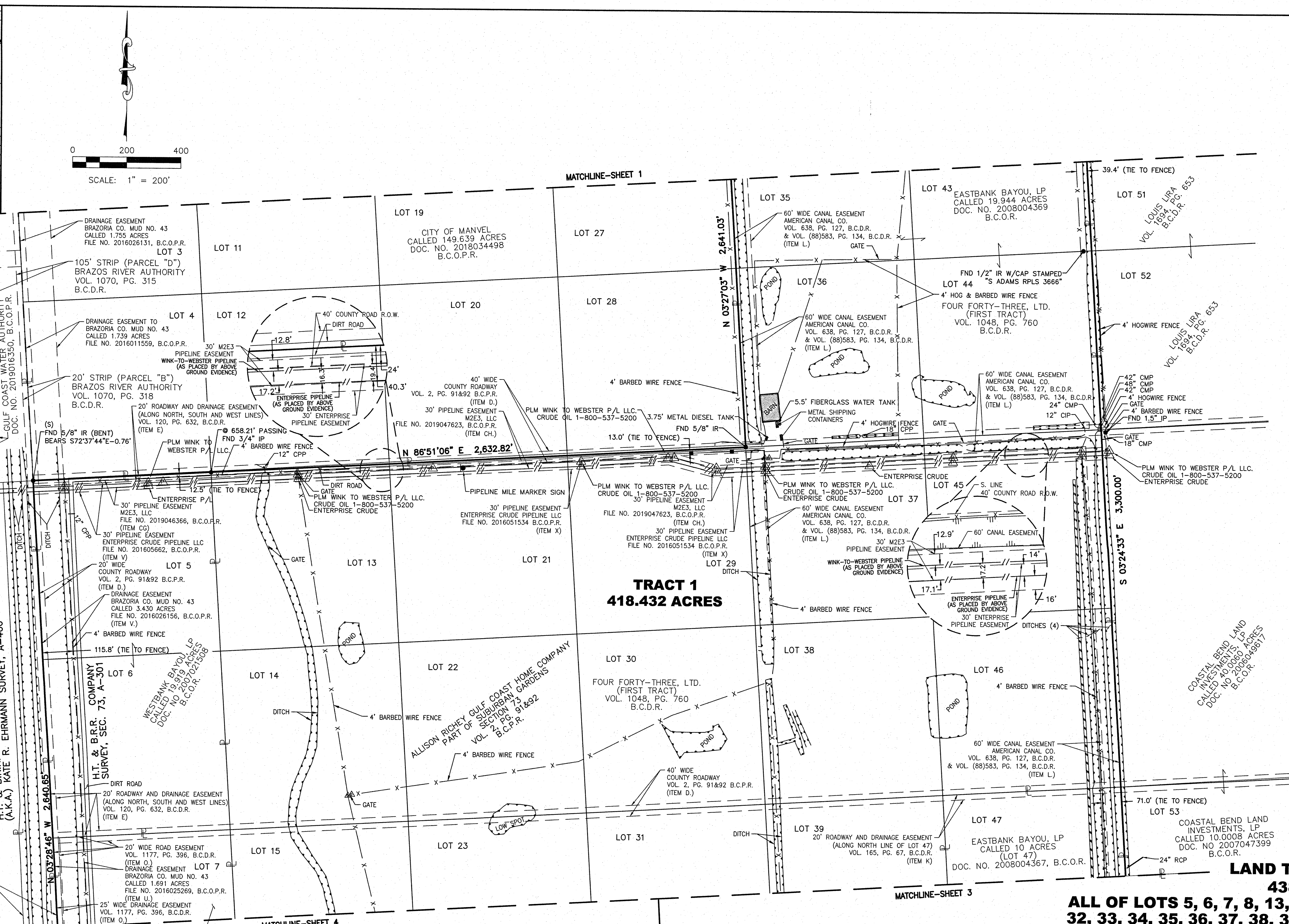


0 200 400
SCALE: 1" = 200'

DOGWOOD AVENUE
(80' R.O.W.)
RIGHT-OF-WAY EASEMENT
DOGWOOD AVENUE
CALLED 0.1722 ACRE
DOC. NO. 2019016545, B.C.O.P.R.
RESERVE "D"
BOUNDARY LINE AGREEMENT
DOC. NO. 2019016350, B.C.O.P.R.
DOC. NO. 2019016552, B.C.O.P.R.
MANVEL PARKWAY
(120' R.O.W.)
PLM WINK TO WEBSTER P/L LLC.
CRUDE OIL 1-800-537-5200
ENTERPRISE CRUDE
SHEA HOMES HOUSTON LLC
CALLED 50.104 ACRES
DOC. NO. 2018049942, B.C.O.R.

SONNAR OF SCOTSDALE, LLC
CALLED 35.848 ACRES
DOC. NO. 2009021816, B.C.O.R.
H.T. & B.R.R. COMPANY SURVEY, SEC. 72,
(A.K.A.) KATE R. EHRLICH SURVEY, A-460
N 03°28'46" W 2,640.65'
H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301
WESTBANK BAYOU, LP
CALLED 10 ACRES
DOC. NO. 2008004367, B.C.O.R.

BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
(CAUSE NO. 54, 761A)
VOL. 33, PG. 154
B.C.D.C.R.
CYNTHIA LEE SOWELL WEISINGER,
CRISTI SOWELL HARVEY AND ANDREW WARD SOWELL,
AS CO-TRUSTEES OF CHARLES L. SOWELL FAMILY TRUST
CALLED 9.988 ACRES
DOC. NO. 2016025233 B.C.O.P.R.



LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

LEGEND	
B.C.D.R.	DEED RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
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P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
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IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CIP	CAST IRON PIPE
A.K.A.	ALSO-KNOWN-AS
U.E.	UTILITY EASEMENT
RES.	RESERVE
FND.	FOUND
CONC.	CONCRETE MONUMENT
↓	SAME OWNER
—	PROPERTY LINE
—	HIGHBANK OF DITCH
—	FENCE (AS SPECIFIED)
—	OVERHEAD ELECTRIC
—	PIPELINE
△	PIPELINE MARKER
△	TELECOMMUNICATIONS MARKER
—	POWERTPOLE
—	GUY-WIRE
—	FLUSHING VALVE
—	WATER VALVE

TRACT 1
418.432 ACRES

LAND TITLE SURVEY OF
438.393 ACRES

ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"
OF THE ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS SUBDIVISION,
VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.

LOCATED IN THE
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H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,
H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)
MARY V. O'DONNELL SURVEY, A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJA001-2791-2101

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3600 W Sam Houston Parkway S

Suite 175

Houston, Texas 77042

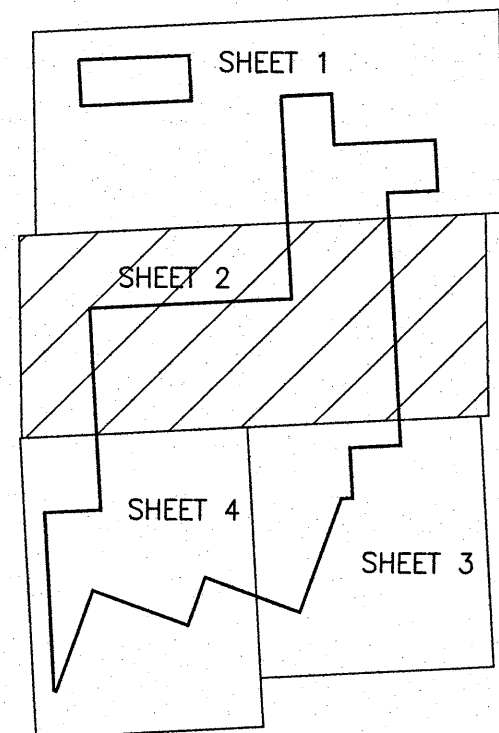
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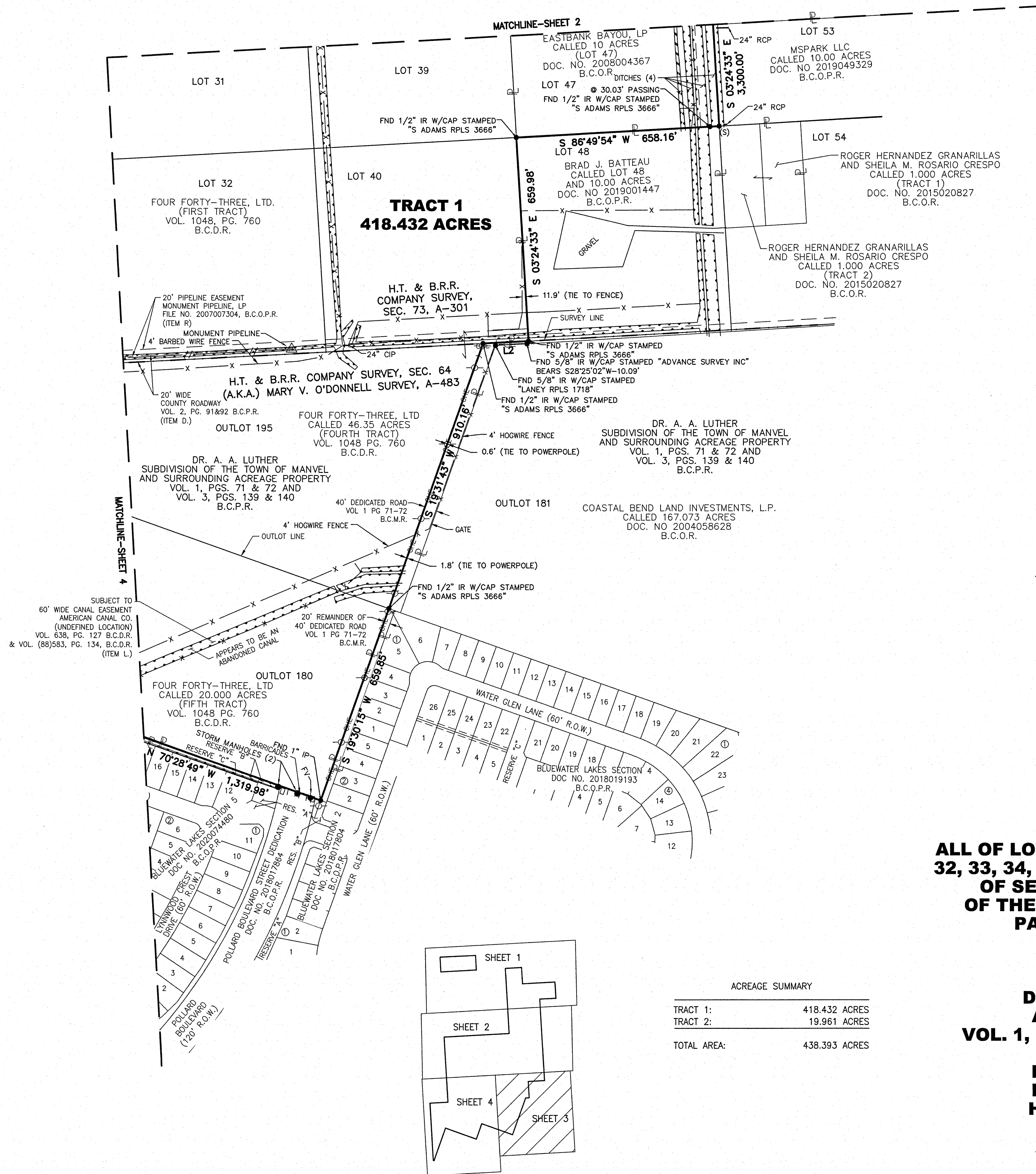
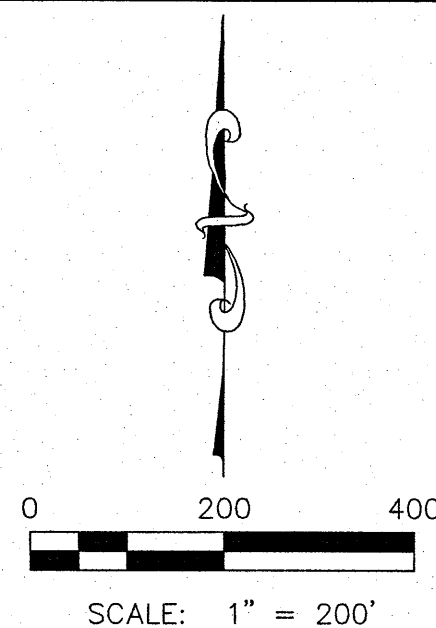
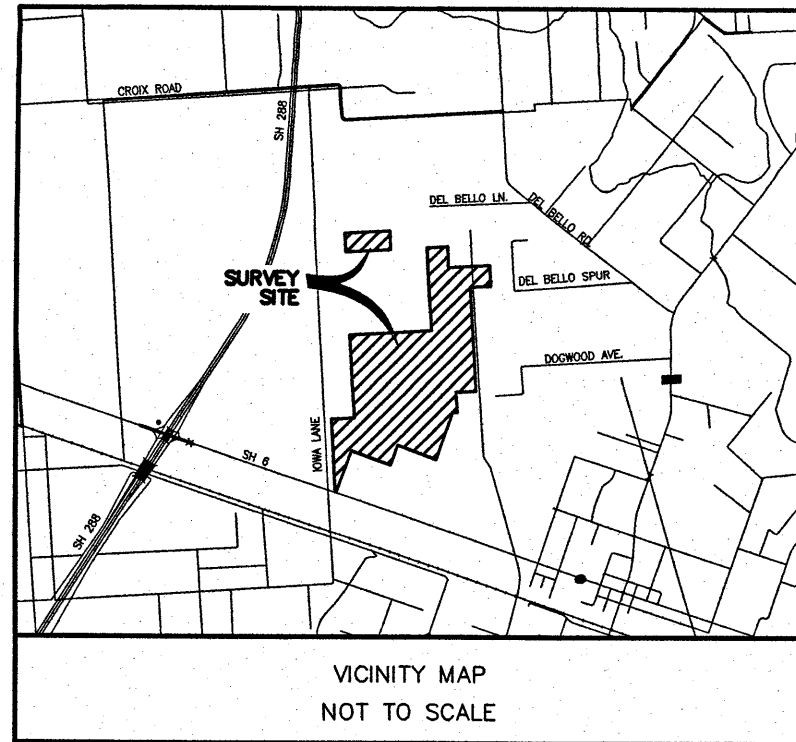
Fax 713.953.5026

T.B.P.E.L.S. Firm No. 10194382

ACREAGE SUMMARY	
TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

EXHIBIT C





LINE	BEARING	DISTANCE
L1	N 70°29'23" W	133.64'
L2	S 86°49'56" W	147.25'

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FEBRUARY 2021 JOB NO. LJA5001-2791-2101

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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

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TOTAL AREA:	438.393 ACRES

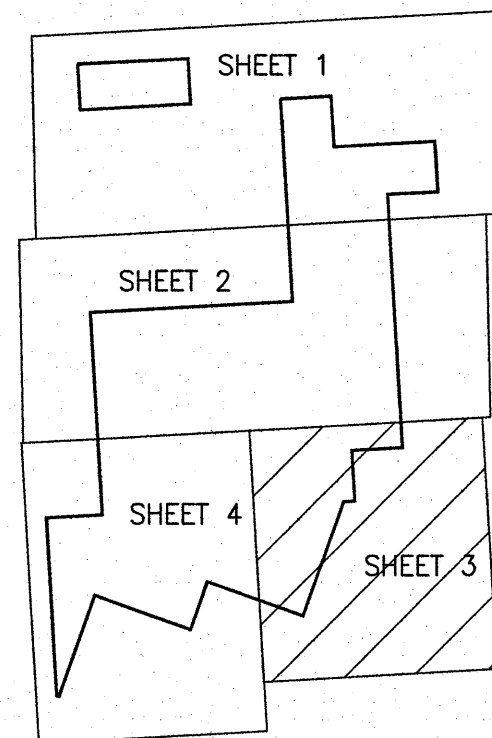
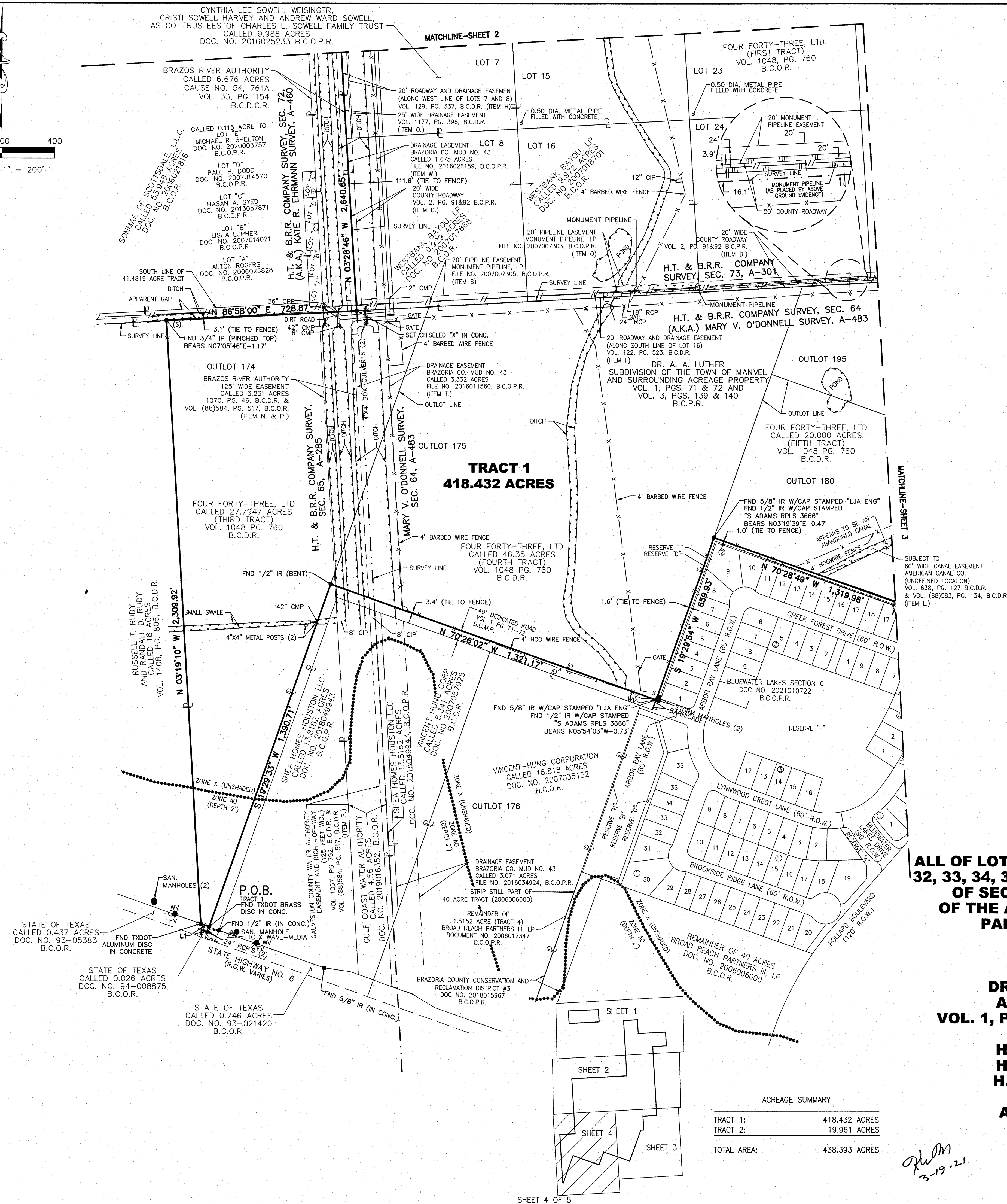
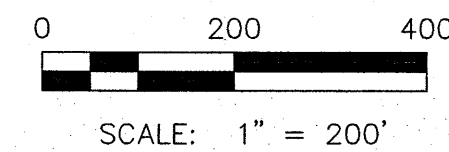
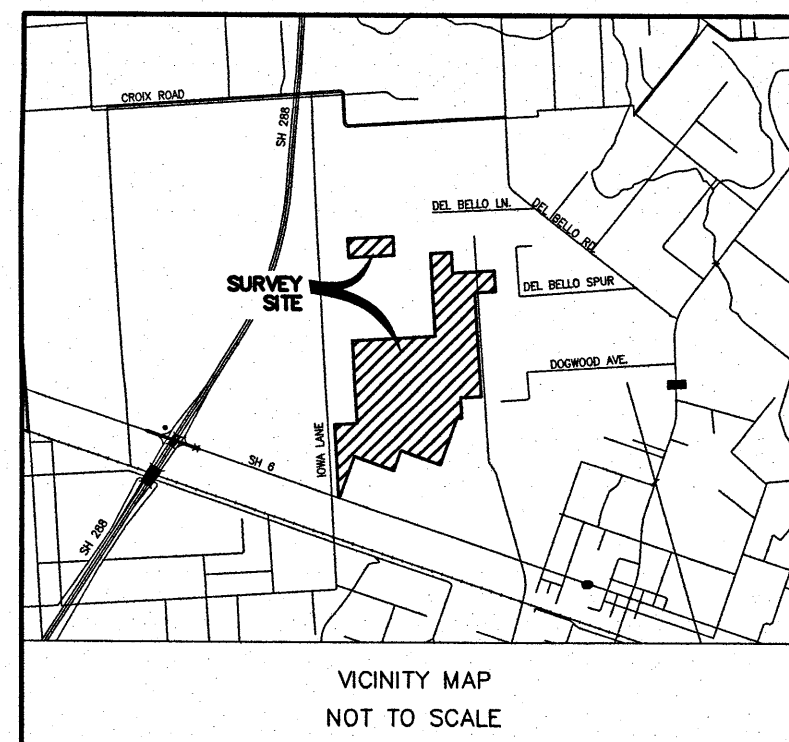


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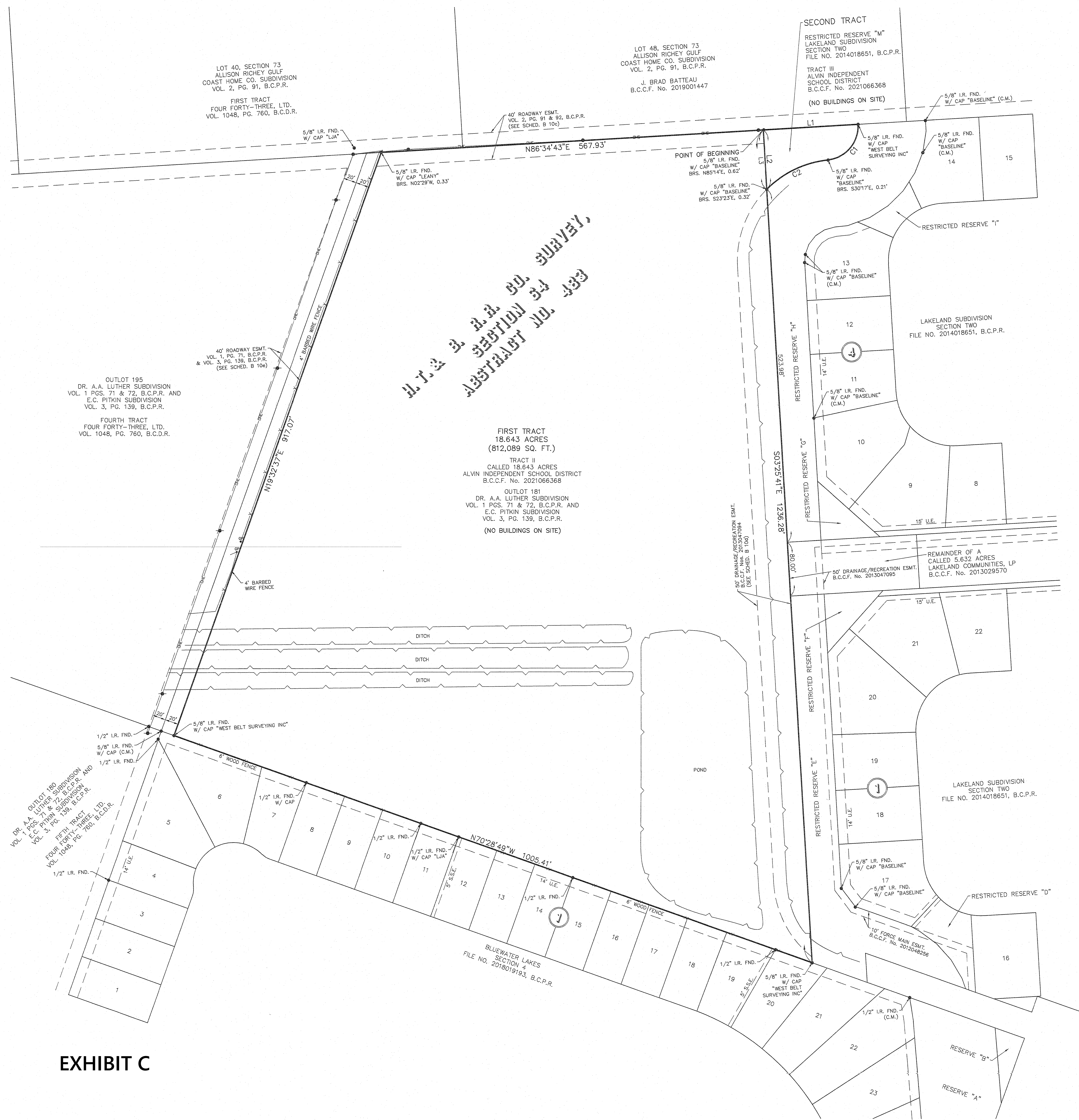
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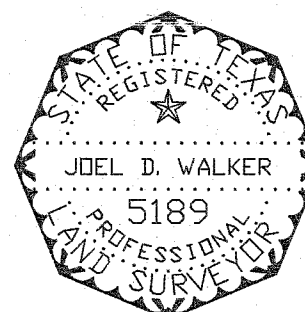


certify hereby to Valencia 288, LLC, a Texas Limited Liability Company and Old Republic National Title Insurance Company that (a) this survey conforms to the current Texas Society of Professional Surveyors' standards and practices for a plat of Category 1A, Convention II TSPS Land Title Survey, (B) this plat of survey and the property description set forth herein are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (c) the survey was conducted by a duly licensed and qualified surveyor; (d) all monuments, shown hereon actually exist, and the location, size, and type of material thereof are correctly shown; (e) except as shown hereon, there are no visible discrepancies, conflicts, shortages in area, or boundary encroachments, easements, or other interests or encumbrances on the Property; there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area, or boundary encroachments, easements, or other interests or encumbrances as shown hereon, and all are located within the boundaries of the Property and are set back from the Property lines the distances indicated; (f) all recorded easements, encroachments, or other interests or encumbrances on the Property are shown hereon; and (g) this plat of survey is the Company's Commitment for Title Insurance No. 23003142A, effective date: November 2, 2023, issue date: December 4, 2023, have been correctly plotted hereon; (j) the boundaries, dimensions, and other details shown hereon are true and correct and conform to the actual conditions of the land noted, as defined by the Federal Emergency Management Agency, as reflected by Floor Insurance Rate Map Panel # 48039C0130K, map revised date: December 30, 2020, which such map panel was used in the survey, and the Property is situated.

Executed on December 4, 2023.

12/4/23
DATE

Joel D Walker
JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189



SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

2. THE CAD FILE OF THE DRAWING SHOWN
HEREIN IS BASED ON TEXAS SOUTH CENTRAL
ZONE NO. 4204, STATE PLANE SURFACE VALUE
(NAD83) AND MAY BE CONVERTED TO GRID BY
SCALING THE DRAWING BY THE FOLLOWING
COMBINED SCALE FACTOR OF 0.999868151807.

3. ACCORDING TO F.I.R.M. MAP NO. 48039C0130K (COMMUNITY-PANEL NO. 4800760130K), MAP REVISED DATE: DECEMBER 30, 2020. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON-SITE OBSERVATION UNLESS OTHERWISE NOTED.

5. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MANVEL FOR ZONE "SINGLE FAMILY RESIDENTIAL DISTRICT".

6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 23003142A. EFFECTIVE DATE: NOVEMBER 2, 2023. ISSUE DATE: DECEMBER 4, 2023.

8. THE SUBJECT TRACT IS AFFECTED BY THE RESTRICTIVE COVENANTS RECORDED IN FILE No. 2014018651, B.C.P.R. AND B.C.C.F. Nos. 2014019226, 2014019758, 2014019759, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 1)

9. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 78-4 RECORDED UNDER VOL. 1447, PG. 442, B.C.D.R. (SEE SCHED. B 101)

10. THE SUBJECT TRACT IS AFFECTED BY CITY
OF MANVEL ORDINANCE No. 2008-0-12
RECORDED UNDER B.C.C.F. No. 2008026132.
(SEE SCHED. B 10m)

11. THE SUBJECT TRACT IS AFFECTED BY THE
BLANKET EASEMENT TO CENTERPOINT ENERGY
HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY
RESOURCES CORP., d/b/a CENTERPOINT

ENERGY TEXAS GAS OPERATIONS, AND
SOUTHWESTERN BELL TELEPHONE COMPANY,
d/b/a AT&T TEXAS, AND COMCAST OF
HOUSTON, LLC RECORDED UNDER B.C.C.F. No.
2012048141. (AS TO SECOND TRACT) (SEE
SCHED. B 10p)

12. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 20140002448. (AS TO SECOND TRACT) (SEE SCHED. B 10a)

13. THE SUBJECT TRACT IS AFFECTED BY THE EASEMENTS RECORDED UNDER B.C.C.F. No. 2014019226. (AS TO SECOND TRACT) (SEE SCHED. B 10r)

14. THE OIL, GAS AND OTHER MINERAL RIGHTS RECORDED UNDER VOL. 609, PG. 258, B.C.D.R., VOL. 609, PG. 260, B.C.D.R. AND B.C.C.F. Nos. 2008020855, 2013028725 AND 2015029838 THRU 2015029852 DO NOT LIE WITHIN THE BOUNDARY OF THE SUBJECT TRACT. (AS TO SECOND TRACT) (SEE SCHED. B 10s thru v)

15. THE SUBJECT TRACT IS AFFECTED BY THE ANNUAL ASSESSMENTS, SPECIAL ASSESSMENTS AND SPECIFIC ASSESSMENTS RECORDED UNDER B.C.C.F. Nos. 2014019226, 2014019758, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 10w)

16. THE SUBJECT TRACT IS AFFECTED BY THE
WAIVER OF SPECIAL APPRAISAL FOR THE
BENEFIT OF BRAZORIA COUNTY M.U.D. No. 61
RECORDED UNDER B.C.C.F. No. 2018002858. (A
TO SECOND TRACT) (SEE SCHED. B 10x)

ALVIN INDEPENDENT
SCHOOL DISTRICT

LAND TITLE SURVEY

FIRST TRACT
18.643 ACRE TRACT AND
SECOND TRACT

RESTRICTED RESERVE "M"
LAKELAND SUBDIVISION,
SECTION TWO
OUT OF THE
H.T.&B. R.R. CO. SURVEY
SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS



21020 PARK ROW
KATY, TX. 77449

PHONE: (281) 599-8200
FAX: (281) 492-6000

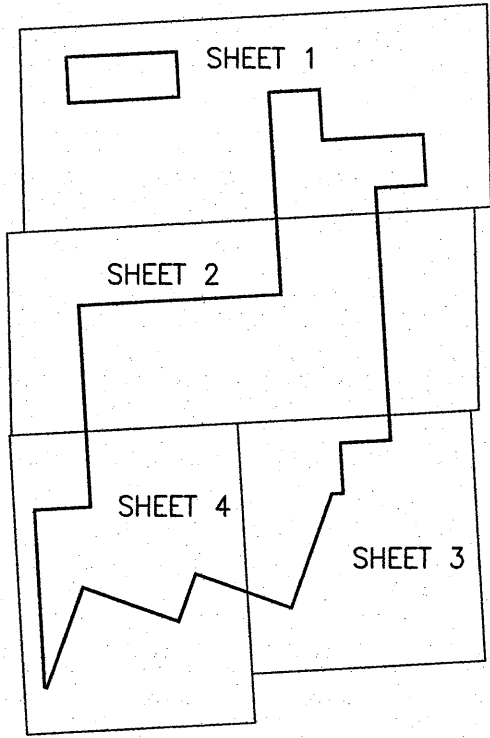
NO.	DATE	REVISIONS
A	12/4/23	REFERENCED NEW TITLE COMMITMENT
DRAWN BY: MDL		CHECKED BY: KMH
SCALE: 1"=60'		APPROVED BY: JDW
PROJECT NO. S647-0337A		DATE: NOVEMBER 28, 2023

NOTES:

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
- 2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, OF NO. CTH-COM-CIT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:
- 10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)
- 10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 822, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.
- 10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO QUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT
- 10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

- 10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2') AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- 4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- 7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

EXHIBIT C



ACREAGE SUMMARY	
TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

**LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"
OF THE ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS SUBDIVISION,
VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE
H.T. & B. RR CO. SURVEY, SEC 65, A-285,
H.T. & B. RR CO. SURVEY, SEC 73, A-301,
H.T. & B. RR CO. SURVEY, SEC 64 (A.K.A.)
MARY V. O'DONNELL SURVEY , A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA001-2791-2101

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

EXHIBIT D

METES AND BOUNDS DESCRIPTION
OF
TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

THENCE S 86°50'29" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33" W, 3.08 feet, continuing along and with the common line of Section 73 and Division "O" and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "O", Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

THENCE S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°49'54" E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11" E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'32" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "FMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

THENCE S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped "Adams RPLS 3666" found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'11" W, 1975.03 feet;

THENCE S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped "FMS" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LJA Eng" found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'20" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 19°28'54" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'10" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10" W, 365.23 feet;

THENCE N 03°19'19" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped "Kalkomey" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14" W, 38.07 feet;

THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57" W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel "B" tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46" W, 900.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06" W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35" E, 14.3 feet;

THENCE N 86°50'29" E, along and with the common line of Section 73, Division "O", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

EXHIBIT A

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8-inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

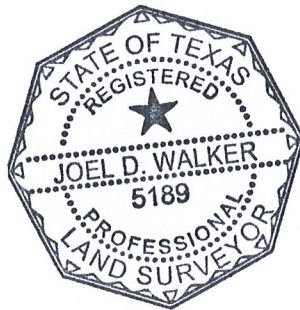
THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 70 degrees 29 minutes West, 20.00 feet and a 1/2-inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

EXHIBIT D

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land as depicted on the Land Title Survey dated: November 28, 2023, revised: December 4, 2023, prepared by West Belt Surveying, Inc., Project No. S647-0337A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288



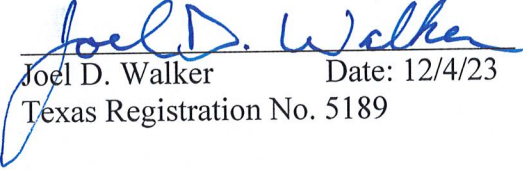

Joel D. Walker Date: 12/4/23
Texas Registration No. 5189

Exhibit "B"

Valencia Planned Unit Development

Prepared for:

Hillwood Residential, L.P.

Prepared by:



**PLANNING &
LANDSCAPE
ARCHITECTURE**

February 2024

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EXHIBITS

Exhibit A - Area Location Exhibit
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 Exhibit C – Survey
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I. INTRODUCTION

This application was prepared on behalf of Hillwood Residential, L.P. pursuant to the City of Manvel's zoning ordinance Sec. 77-29 Planned Unit Development District (PUD) district. The purpose of a PUD District is to provide a high level of amenities, encourage a pedestrian friendly environment, and provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Valencia PUD is primarily a residential project that consists of approximately 457.0 acres of land and is located immediately east of State Highway 288, north of Highway 6, generally south of Del Bello Boulevard, and generally west of Farm-to-Market 1128. The Area Location Map (Exhibit A) located in the Exhibits section of this document illustrates the location of the property.

The property is generally flat with elevations ranging from 44 feet to 60 feet above mean sea level (MSL) and is largely comprised of prairie land and agricultural fields. The property is encumbered by several existing east-west pipeline easements and Chocolate Bayou which runs in a north-south direction on the western portion of the property. The MUD 43 Drainage Easement and a portion of the Brazos River Authority controlled drainage easement, at approximately 125 feet in width, runs north-south along the western property boundary.

Generally, the surrounding land use is a mix of undeveloped acreage to the southwest, some large lot residential to the north, and standard single-family residential developments to the northwest, southeast, and south. The single-family residential developments are Bluewater Lakes to the south, Lakeland to the southeast, and Del Bello Lakes to the west. To the southeast lies Manvel Junior High and Manvel High School located at the intersection of State Highway 6 and McCoy Road. The future location of the Manvel City Center directly abuts the northwestern boundary of a portion of the development, south of Del Bello Boulevard.

The surrounding area can be seen on the Area Location Map and the Project Aerial map (Exhibit A and B).

II. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

The Valencia PUD complies with the Manvel Comprehensive Plan by adhering to the development principles outlined in the plan. This is accomplished by encouraging well-planned quality residential and non-residential development; providing open space for recreation and protecting the natural environment; and offering a variety of housing choices (See Conceptual Land Use Plan, Exhibit E). The Valencia PUD has a well-defined network of both vehicular and pedestrian circulation systems that provide connectivity, not only to the project itself, but to existing developments to the south and west as well as to the future Manvel City Center. The diversity of housing types varies from the traditional single-family subdivision to higher density single-family specialty products that ensure residents of all ages and needs can fulfill their housing needs. The development of an internal parks system includes a recreation center, smaller parks, and significant open space areas that will help provide for the City's future open space needs.

2. Justification

The intent of the PUD District is to encourage high quality development in the City by providing additional flexibility to take advantage of special site characteristics, location, and land uses. This document establishes certain development standards that exceed the minimum Manvel

zoning regulation requirements for properties specifically located within the boundaries of the Valencia PUD.

The PUD will meet or exceed the minimum requirements of Manvel's zoning regulations through specific architectural design and engineering standards such as:

- Creating a PUD district which will respond to market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating unique single-family specialty products that will provide a variety of housing stock to ensure residents of all ages and needs can fulfill their housing requirements;
- Providing parks, amenitized detention areas, and a well-defined trail system; and
- Complying with the amended Major Thoroughfare Plan to provide sufficient connectivity throughout the project for vehicular and pedestrian activity.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the Valencia PUD will be a collection of individual neighborhoods that take their access from Dogwood Avenue, Charlotte Street and Pollard Boulevard, and/or an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhoods will be developed with lot sizes that vary from 50 feet to 70 feet or greater in width to respond to market conditions.

The single-family specialty products will provide unique types of residential development that is less than fifty feet in width that may include front loaded products, rear loaded or alley products, townhome alley products, and/or "zipper" lots (single-family lots with detached garages in alternating depths). The single-family specialty products neighborhoods will be developed with varying lot sizes and product types to respond to market conditions.

4. Drill Site

A 4.0-acre drill site is located on the north side of the future Charlotte Street extension, to the north of Bluewater Lakes Section 2, and to the west of Lakeland Section 2. The drill site will be used as open space area unless or until the mineral rights owners elect to exercise their drilling rights. The size and location of any drilling facility associated with the extraction of oil and gas shall be conceptual until a permit is issued by the City of Manvel in accordance with Chapter 35, of the *City of Manvel Code of Ordinances*. This drill site shall not be calculated towards the parkland dedication requirement. Should the surface owner acquire the mineral rights and elect to remove the drill site, the designated drill site shown on the exhibits to this Valencia PUD may be used as a park or for single-family residential uses (See Section III.2, Single-Family Residential Lot Distribution Table). If the designated drill site is used for a park, that acreage may be applied to the parkland dedication requirements.

5. Potential School Site

The project is located within the Alvin Independent School District. The size and the location of the proposed school site will be coordinated between the developer and the school district. In the event that Alvin Independent School District does not purchase the proposed school site, that site may be used for single-family residential uses (See Section II.2, Single-Family Residential Lot Distribution Table).

6. Parks and Open Space

Parks and open space accounts for approximately 36.6% of the gross acreage within the Valencia PUD. The open space calculation includes private parks, public parks, landscape reserves, pipeline easements, drainage easements, canal easements, trails, natural open space areas, drill sites, lakes/detention areas, and drainage facilities. The Valencia PUD Conceptual Amenities and Open Space Plan (Exhibit H) shows a private recreation center, public parks, lake/detention areas, and open space areas all connected via a pedestrian trail system. The proposed private recreation center, located to the west of Pollard Boulevard, will provide off-street parking and may contain active amenities such as water based recreational activities with commonly associated facilities, an active play area for children, and other passive amenities. In the event that a “splash pad” type amenity is installed, a water recirculation system will also be installed for the purpose of water conservation. The other two parks shown on Exhibit H will be public and have more passive facilities such as play areas for children, trails, picnic tables and benches. One of the lake/detention areas, designated D-03 on Exhibit H, may have active amenity features such as a kayak launch and fishing facilities. All land which is dedicated for the purpose of fulfilling the parkland dedication requirement will be developed with some form of either passive or active amenities. The various private recreation center, public parks, and trails will be developed as the adjacent residential sections are developed.

The pedestrian trail system will be comprised of a hierarchy of trail widths ranging from 12 feet in width to 6 feet in width; all sidewalks located in front of homes will be 5 feet in width.

The lakes within the Valencia PUD will maintain a constant water level while also serving as detention facilities for the project and provide a significant amount of open space. The lake/detention areas will not only enhance the aesthetic quality of the development but will provide numerous opportunities for the enjoyment of the residents.

7. Other Land Uses

The Valencia PUD has five proposed commercial sites located throughout the development; ±4.7 acre and ±2.5 acre commercial sites located at the southeast and southwest corners of Del Bello Boulevard and Pollard Boulevard, a ±2.6 acre commercial site located at the northwest corner of Pollard Boulevard and Dogwood Avenue, a ±1.5 acre commercial site at the southeast corner of Charlotte Street, and a ±10.5 acre site located on the northeast corner of Del Bello Boulevard and Manvel Parkway. It is anticipated that the commercial developments will largely be neighborhood retail in nature.

III. ZONING

1. Proposed Zoning

1. To implement the conceptual master plan as currently proposed, each of the proposed land uses has been assigned a zoning district consistent with the current City of Manvel zoning regulations as shown on the Composition of Land Use Table below. The various land uses will follow the development requirements for their assigned zoning district as described in the Zoning Ordinance, in effect when this PUD is approved, unless otherwise noted in this PUD. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the regulations listed below and this PUD Document, this PUD Document will govern.

Land use shall be regulated on a total acreage basis. Each Land Use may be increased or decreased in acreage by up to 10% of the total gross acreage. The percentage land use area change is required to ensure the success of the Valencia PUD by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow Valencia PUD to remain competitive in the real estate market over the life of the project and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The land uses may be relocated within the boundaries of the PUD, as necessary to address economic and market conditions or future modification of roadway and drainage alignments. The Land Use Comparison table below provides a detailed tabulation of each land use within the development as shown on the Conceptual Land Use Exhibit, Exhibit E. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this document.

2. Conversion of Specific Land Uses

- a. The conversion of the Drill Sites, Parkland, and/or Potential School will only be allowed to convert to parkland or single-family residential uses.
- b. Conversion of the Drill Sites and/or Potential School Site will be the only instance in which density may be increased within the development. However, the increase in density shall be limited to the traditional single-family lot products as described in Section III.V.3, Traditional Single-Family.
- c. In the event that the drill sites or school site is converted to single-family residential, this conversion of land use shall not be counted towards the ten percent (10%) of change described in Section III.1.

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A. Acreage per Land Use Summary

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints			
Major Thoroughfare & Collector Roadways	PUD-SFR	37.6	
Existing Utility & Canal Easements	PUD-SFR	33.5	
Drainage & Detention	PUD-SFR	81.4	
Chocolate Bayou	PUD-SFR	7.6	
Drill Site	PUD-SFR	4.0	
Subtotal		164.1	36.0%
Community Elements			
Recreation Center & Parks	PUD-SFR	5.6	
Elementary School	PUD-SFR	14.8	
Landscape/Open Space	PUD-SFR	33.9	
Subtotal		54.3	11.7%
Commercial			
Commercial	PUD-LC	21.8	
Subtotal		21.8	4.8%
Single-Family Residential			
Single-Family Residential	PUD-SFR	216.8	
Subtotal		216.8	47.5%
Totals		457.0	100.0%

B. Single-Family Residential Lot Distribution Table

Lot Size	Allowable Percentage of Total Lots	Approximate Acreage
50' X 120' (Typical)	30%	65.0
60' X 120' (Typical)	32%	69.4
70' X 130' (Typical)	10%	21.7
Specialty Product	28%	60.7
Gross Residential Total	100%	216.8

Please refer to the Single-Family Residential Exhibit, Exhibit F, for the proposed location of the various lot products. The locations of the various products shown on the exhibit may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. Refer to Section III.V.3 and Section III.V.4, of this document for a listing of lot sizes and applicable standards for the various single-family residential products, including the single-family specialty product. The 50 foot lots and Specialty Products combined shall not exceed a total of 58% of the total lot count in the project; the 60 foot lots and 70 foot lots may each be increased by an additional 10% of the total lot percentage. Additionally, if the drill site and/or the school site is converted to a residential use (See Section II.4

and II.5), any of the lot sizes shown on the table above may be used provided that the percentage ratio of the various lot sizes shall not be modified.

C. Commercial Land Uses

The proposed five (5) commercial tracts are intended to provide neighborhood-scaled commercial development with retail, service, and office uses. Below is a list of allowed uses within these tracts:

a. Permitted Uses:

- Retail bakeries
- Furniture and home furnishing stores
- Electronics and appliance stores
- Building material, garden equipment and supplies dealers
- Food and beverage stores
- Health and personal care stores
- Clothing and clothing accessories stores
- Sporting goods, hobby, book, and music stores
- General merchandise stores
- Misc. store retailers
- Postal Service
- Finance and insurance
- Real estate
- Lessors of nonresidential buildings (except mini warehouses)
- Consumer good rental
- Professional, scientific, and technical services
- Accounting, tax preparation, bookkeeping and payroll
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Educational support services
- Social assistance
- Child day care services
- Arts, entertainment, and recreation
- Fitness and Sports Centers
- Food services and drinking places
- Electronic and precision

equipment repair and maintenance

- Automotive glass replacement shop
- Personal and laundry services

b. Office functions only:

- Any manufacturing or industrial related uses
- Support activities for agriculture and forestry
- Construction of buildings
- Transportation and warehousing
- Commercial and industrial machinery and equipment rental

c. Special Use Permit required:

- Beverage manufacturing
- Information
- Gasoline stations
- Ambulatory health care services
- Hospitals
- Lessors of mini warehouses and self-storage units
- Automotive and equipment rental
- Amusement, gambling, recreation industries
- Recreational goods rental
- Colleges, universities, professional, and business schools
- Nursing and residential care facilities
- Other residential care facilities

c. Special Use Permit required (con't)

- Bed and breakfast
- All other amusement and recreational industries
- Mobile food services
- Drinking places (alcoholic beverages)
- Automotive repairs and maintenance
- Personal and household

- Goods repair and maintenance
- Other personal care services
- Religious organizations
- Civil and social organizations
- Non-store retailers
- Technical and trade schools
- Other schools and instruction
- Accommodations

IV. PARKS

To meet the parks dedication requirement, there shall be a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots. Based upon the estimated number of 1,100 single-family residential lots, the Valencia PUD will be required to provide approximately ± 11 acres of parkland. In the event that the number of single-family residential lots exceeds the acreage listed above, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply. Should the number of lots decrease from the estimated number of 1,100, the requirement of a minimum of one acre of parkland dedicated for every 100 proposed single-family residential lots shall apply.

Parkland Dedication will be credited based on the following criteria:

- a. Private parks: No more than 50% of the required parkland dedication acreage shall be comprised of private parkland.
- b. Public parks: Public parkland shall be dedicated to the City of Manvel once the full reimbursement for the public park has been received and maintained by the Homeowners Association. However, to be considered public parkland, the area must be available to all residents of the City of Manvel.
- c. Trails: No more than 50% of the required parkland dedication acreage may be comprised of trails. To qualify for credit as trails, the following requirements must be met:
 - i. All-weather hike/bike paths, landscaping and sodding installed according to the construction standards of the city for trails;
 - ii. Have connections to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
 - iii. Reserves dedicated as parkland acreage for trails shall have an average minimum width of 25 feet.
- d. Lakes: No more than 35% of the required parkland dedication acreage may be comprised of lakes/detention. To qualify for credit as lakes, the following requirements must be met:
 - i. Be located adjacent to parkland or open space that is designated for public use;
 - ii. Maintain a constant water surface elevation;
 - iii. Have connections via trails/sidewalks to surrounding private parks, public parks, open space, recreation areas, school and/or other trails/sidewalks;
 - iv. Contain a minimum size of eight acres;
 - v. Have side slopes not to exceed a five to one (5:1) ratio in the location of any ingress/egress areas for the purpose of fishing or kayak related activities;
 - vi. Must be available to all residents of the City of Manvel.

The proposed parks dedication requirement will be met in the following manner:

Open Space Amenity	Acreage
Recreation Center (Private)	± 2.8 acres

Parks (Public)	±2.8 acres
Lake D-03 (Public)	±3.4 acres (maximum 35% credit)
Trails adjacent to Chocolate Bayou or Lake/detention areas (Public)	±2.0 acres (maximum 50% credit)
Total	±11.0 acres

The acreages and locations of the various parks shown on the above table may be adjusted and/or moved within the boundaries of the PUD as allowed by this document. A well-defined trail system will be constructed throughout the development as depicted on the Conceptual Amenities and Open Space Plan (Exhibit H). The Homeowners Association will be responsible for maintaining all private parks, public parks, open space, trails, and landscaped areas within the PUD.

V. DEVELOPMENT REGULATIONS

Unless otherwise outlined in this document, all City of Manvel regulations, as amended from time to time, shall apply to this PUD. If any provision of a future amended zoning or subdivision regulation imposes a higher standard than that provided for in this PUD document, then the provisions of this PUD document shall control. If any provision of any city regulation not contained in this PUD document imposes a higher standard, that regulation shall control. Notwithstanding the foregoing, no amendment shall impact the project's vested rights. When there is a conflict between the requirements in the development regulations listed below and this PUD Document, this PUD document will govern.

1. Architectural Standards

Residential and Commercial Development Guidelines shall be created to protect the integrity of the residential and commercial development within the PUD. The Commercial Development Guidelines shall comply with the architectural standards listed in Chapter 77-51 of the Manvel Code of Ordinances unless otherwise noted in this document. Below are additional regulations that apply to the architectural standards within the PUD:

- a. Structures located within recreation center or park sites shall follow building material standards and setbacks set forth in the Valencia CCRs.
- b. Structures not enclosed on at least three sides shall not be held to the Commercial Development Guidelines.
 - i. Such structures shall not be required to comply with Commercial setback or exterior building material requirements and shall follow building material standards and setbacks set forth in the Valencia CCRs

2. Street and Circulation System

The Valencia PUD will have sufficient mobility through the construction of several proposed roadways:

- Pollard Boulevard, a 120 foot wide thoroughfare running north-south through the property from its connection to Del Bello Boulevard in the north to its existing location in Bluewater Lakes;
- Del Bello Boulevard, a 120 foot wide thoroughfare that lies along the northern side of the future Manvel City Center. The existing thoroughfare connects to State Highway 288 to the west.
- Dogwood Avenue, an 80 foot collector road that runs east-west just to the south of the future Manvel City Center;
- Charlotte Street, a 80 foot collector road that runs east of Pollard Boulevard in the southern portion of the Valencia PUD. The portion of Charlotte right-of-way located adjacent to C-

- 08 and outside of the Valencia boundary shall only be developed as C-08 is developed;
- Charlotte Street, a 60 foot collector road that runs west of Pollard Boulevard in the southern portion of the Valencia PUD.
- Alleys shall be maintained by the HOA. The City will not be responsible for repairs or maintenance of any alley.

The thoroughfare and circulation plan for Valencia PUD and the surrounding vicinity is illustrated on the Conceptual Roadway Exhibit (Exhibit G). Refer to the Utility agreement and any amended agreements thereafter for applicable regulations and details regarding paving width, sidewalk width, and phasing of these roadways.

3. Traditional Single-Family

Lot Sizes and Standards:

- a. 50' lots:
 - i. Minimum lot size area: 6,000 square feet
 - ii. Minimum width – 50 feet (measured at the front yard setback)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum
- b. 60' lots:
 - i. Minimum lot size area: 7,200 square feet
 - ii. Minimum width – 60 feet (measured at the front building line)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum
- c. 70' lots:
 - i. Minimum lot size area: 8,400 square feet
 - ii. Minimum width – 70 feet (measured at the front yard setback)
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet

4. Single-Family Specialty Product

Please refer to Single-Family Specialty Product Exhibits L, M, & N in this document.
Lot Sizes and Standards:

- a. Front loaded detached lots:
 - i. Minimum width – 42 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Side yard setback – 5 feet minimum
 - v. Corner side yard setback – 10 feet minimum
 - vi. Garage Front yard setback – 25 feet minimum
 - vii. Rear yard setback – 15 feet minimum
 - viii. Building height – 40 feet maximum
- b. Rear loaded (alley) detached lots:
 - i. Minimum width – 35 feet (measured at the front yard setback)
 - ii. Minimum depth – 100 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Building height – 40 feet maximum
- c. Rear loaded (alley) attached lots:
 - i. Minimum width – 28 feet (measured at the front yard setback)
 - ii. Minimum depth – 90 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum between structures
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Common walls allowed on one side
 - ix. Building height – 40 feet maximum
- d. Rear loaded (alley) townhome lots:
 - i. Minimum width – 25 feet (measured at the front yard setback)
 - ii. Minimum depth – 90 feet
 - iii. Front yard setback – 15 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum between structures
 - vi. Corner side yard setback – 10 feet minimum
 - vii. Alley width – 20 feet
 - viii. Common walls allowed on both sides
 - ix. Maximum number of attached units: Five
 - x. Minimum number of attached units: Two
 - xi. Only 20% of the units within a townhome development shall be allowed to have two attached units
 - xii. Building height – 40 feet maximum
- e. Zipper lots (single-family detached lots with alternating depth detached garages):
 - i. Minimum width – 25 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Rear yard setback – 10 feet minimum
 - v. Side yard setback – 5 feet minimum
 - vi. Corner side yard setback – 10 feet minimum

- vii. Garage building line – 25 feet minimum
 - viii. If the garage is set to the minimum of 25 feet, then the adjacent lot shall have a minimum setback of 50 feet.
 - ix. Garage side setback – 0 feet with a minimum of 10 feet of separation from structures on the adjacent lot. Garage structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
 - x. Building height – 40 feet maximum
- f. Patio & Zero Lot Line Lots
- i. Minimum width – 50 feet (measured at the front yard setback)
 - ii. Minimum depth – 120 feet
 - iii. Front yard setback – 20 feet minimum
 - iv. Garage front yard setback – 25 feet minimum
 - v. Rear yard setback – 15 feet minimum
 - vi. Side yard setback – 5 feet minimum
 - vii. Corner side yard setback – 10 feet minimum
 - viii. A minimum of 0 feet to 5 feet on one side yard and 5 feet to 10 feet on the other side yard, with an aggregate minimum side yard setback of 10 feet between the two lots.
 - ix. In no case shall units on adjoining lots be separated by less than 10 feet in width
 - x. Patio home structures located less than four feet from the lot line shall have a “private four-foot perpetual drainage and maintenance easement” provided on the adjacent property and shown on the final plat.
 - xi. Building height – 40 feet maximum

If the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet.

Where alleys dead-end, a turnaround shall be provided. Waste collection in an alley shall only be provided if approved by the City’s waste haul contractor, otherwise, trash collection shall be taken from the front curb. The Homeowners Association shall enforce no parking and keep the alley clear from obstacles.

5. Streets

In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control. The development will provide points of access as required by Streets, Section 62-104(5) Multiple access points with the following modifications:

- a. Two points of access. There shall be a minimum two points of access from a collector street into a subdivision or subdivision phase, up to a maximum of 75 platted lots. A boulevard may be used as a second point of access to satisfy this requirement only for the parcel designated as C-08, as shown on the Conceptual Land Use Plan, Exhibit E. Section 1 (D-01) and Section 2 (D-02) shall share a boulevarded entry and second point of access, but shall be platted separately. All entry points as shown on Exhibit E shall provide sufficient access to address. Section 15 (D-05) shall have one boulevarded entry and a second connection via Section 2 (D-02).
- b. Three points of access. There shall be a minimum of three points of access from a collector street in a subdivision or subdivision phase for 76 to 175 platted lots.
- c. Four points of access. There shall be a minimum of four points of access from a collector

street in a subdivision or subdivision phase for 176 platted lots or greater.

- d. Boulevard entries. A boulevard entry may only be considered as two points of access when a third or fourth point of access is triggered under subsections 5.b. and 5.c. above.
- e. Future access: A future point of access to an undeveloped area may be used to qualify as a point of access to satisfy the requirements above.
- f. The only crossings of the existing drainage channel and canal easement along the western boundary of the PUD shall be Del Bello Boulevard, Dogwood Avenue and Charlotte Street. No additional street crossings shall be required.
- g. The parcel designated as C-08 shall only be required to provide one boulevarded point of access to Charlotte street due to existing development to the east and south, proposed detention pond to the west and size of the tract.

6. Commercial

- a. Minimum lot width – 60 feet (measured at the front yard setback)
- b. Minimum lot depth – 100 feet
- c. Front yard setback – 25 feet minimum
- d. Rear yard setback – 10 feet minimum
- e. Side yard setback – 5 feet minimum
- f. Corner side yard setback – 10 feet minimum
- g. Building Height:
 - i. Pad Site - No building may exceed thirty five feet in height.
 - ii. Commercial Anchor Tenant- No building may exceed sixty feet in height
- h. Building Materials:
 - i. All commercial buildings within the proposed commercial tracts must be composed of a minimum of 75% masonry exclusive of windows, doors, or other transparent materials. The calculation shall be based on the total square footage of all facades.
 - ii. The following materials shall meet the masonry requirement:
 - 1. Stone
 - 2. Brick
 - 3. Concrete (including tilt wall)
 - 4. Hollow clay tile
 - 5. Concrete Masonry Unit (CMU)
 - 6. Glass block
 - 7. True Stucco
 - 8. Insulated concrete forms (ICF)
 - i. Non-masonry materials may not exceed 25% of the building's elevation.
 - ii. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - 1. Cementitious Fiber
- j. Architectural metal panels to include, but not be limited to: lap-seam metal panels; exposed fastener panels; concealed fastener panels; flat plate metal panels; aluminum composite materials (ACM); metal composite materials (MCM); and/or formed metal panels (r-panels).
- k. Landscape Requirements
 - i. A minimum of 10% of the site (excluding building footprint) shall be landscaped.

- All pervious area shall be counted toward the total landscape area (excluding pavers).
- ii. Landscaping and/or a masonry fence shall screen outside storage areas, including but not limited to, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right-of-way
 - iii. Street Trees
 - 1. A minimum of 1 tree is required for every 50 feet of street frontage.
 - 2. No street tree shall be less than three inch (3") caliper
 - 3. Trees may be grouped or placed at regular intervals so long as the spacing requirements listed above are met.
 - iv. Parking lot landscaping
 - 1. In addition to the Street Trees noted above, a minimum two inch (2") caliper tree shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least 9 feet wide;
 - b. Each have a square footage minimum 180 square feet;
 - c. Provides 1 tree island for every 10 parking spaces;
 - d. The tree islands shall be planted with sod and/or other plantings.
 - 2. Shrub planting shall be placed along the perimeter of a parking lot to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches. Parking lot shrubs shall be a minimum of 24-inches at the time of planting.
 - 3. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height to comply with sight triangle requirements.

7. Signage

The proposed locations for the project signage can be found in the Conceptual Signage Location Exhibit (Exhibit K). All signage within the development will be in accordance with the Manvel City Sign Ordinance except for the items listed below. When there is a conflict between the requirements in the sign ordinance and this PUD Document, this PUD document will govern.

a. Residential Single-Family Development Signage:

- i. Primary Entry Monument: The overall primary entry monument shall consist of a primary monument sign, an attached sign blade wall, and an optional attached covered structure. The primary monument sign shall not exceed a sign area of 200 square feet. The sign blade wall shall attach the primary monument sign and the attached covered structure. The attached covered structure shall be open on three sides and shall contain roof signage that shall not exceed 200 square feet. The combined sign area of the primary monument sign and structure roof sign shall not exceed 400 square feet. The overall building envelope including the primary monument sign, attached sign structure, and attached covered structure shall be no greater than twenty feet (20') in height, sixty feet (60') in length, and twenty feet (20') in depth. These signs will be placed at the major entry point to the project.
- ii. Secondary Entry Monument: The secondary entry monument building envelope shall be no greater than twenty-five feet (25') in height, forty feet (40') in length, and fifteen feet (15') in depth. A water cistern twenty-five feet (25') in height by fifteen (15') in length shall contain signage on two walls of the water cistern. An ornamental/decorative fence may be provided as part of the overall design of the secondary entry monument and shall not be measured as part of the building envelope. The combined sign area of the tower and secondary monument sign

shall not exceed 400 square feet. These signs will be placed at the secondary entry points to the project.

- iii. Village/Park Entry Monument: Six feet (6') tall with a six-foot by six-foot (6'x6') tower footprint and an attached or isolated sign blade wall with a maximum size of six feet tall by twenty feet in length (6'x20'). The sign area shall not be greater than 64 square feet. These signs will be placed at the entry points to residential subdivisions within the project.
- iv. Model Home Monument: Used to identify different builder model homes to potential home buyers. The monuments shall be a maximum of 60 square feet in size and shall not to exceed five feet (5') in height. These monuments may be installed at model homes at various locations within the development. All model home monuments must be removed when the model home is purchased and used as a private home.
- v. Temporary Construction Signs/For Sale Signs: To be used during construction of the development. These signs recognize builders, architects, engineers, leasing representatives, lenders, and other associated with the project. There shall be one sign per parcel of land and the sign shall have a maximum of 64 square feet in size and not to exceed eight feet (8') in height and eight feet (8') in width per parcel of land. All temporary signs must be removed when the principle building on the applicable building site is occupied.
- vi. Temporary Community Signs: Used to direct potential home buyers to various neighborhoods and/or model homes. These temporary signs may be installed at various locations within the development. In addition, ten (10) offsite signs shall be permitted along these corridors:
 - Four (4) along Pollard Boulevard from State Highway 6;
 - Four (4) along Del Bello Boulevard from State Highway 288 to Pollard Boulevard;
 - Two (2) along State Highway 6 from State Highway 288 to Masters Road.

The Temporary Community Signs shall be a maximum of 128 square feet in size and shall not to exceed ten feet (10') in height. These signs may remain until 30 days following the permanent resident occupancy of the last model home. These signs may be placed within the right-of-way with the condition that they be located a minimum of four feet (4') from the back of curb. If a Temporary Community Sign is not in compliance with the above section, the City has the right to remove said sign at the expense of the developer with a ten (10) business days notification.

b. Commercial Development Signage:

i. Building Mounted Signs

- a. Maximum Sign Area: The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet, whichever is less.
- b. Location/Number: Tenants are permitted to have one building mounted sign per building elevation facade, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be

concealed.

i. **Monument Signs**

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All monument signs shall be located a minimum of 10 feet from the property line.
- b. There shall be a minimum of 100 feet between monument signs.
- c. All monument signs must be perpendicular to the right of way.
- d. **Single Tenant Monument Sign**
 - i. Height - Maximum 6 feet (including base)
 - ii. Length – Maximum 13 feet
 - iii. Sign Area - Maximum of 45 square feet
 - iv. Location/Number: One single tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
 - v. Illumination: Internal illumination shall be LED or white neon tubing

e. **Multi-Tenant Monument Sign**

- i. Height - Maximum 8 feet (including base)
- ii. Length – Maximum 13 feet.
- iii. Sign Area – Maximum of 65 square feet
- iv. Location/Number: One multi-tenant monument sign per commercial tract, unless located on a corner; then one located on each public street. Signs shall be constructed perpendicular to the adjacent public street. If anchor tenant occupies 50,000 SF or more, it may have an additional one single-tenant sign.
- v. If more than one sign is approved, they may not be placed any closer than 110 feet. In no case will there be more than one sign per entrance, unless permitted by Subsection e.iv. above.
- vi. Illumination: Internal illumination shall be LED or white neon tubing per sign specifications.

f. **Electronic Reader Boards**

Electronic Reader Boards/ LED screens are permitted under the following regulations:

- i. LED signs are permitted for on premised signs and/or for tenants within a single development;
- ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
- iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
- iv. Automatic dimmer equipment must be installed and operational; Maximum wattage at 6,500.
- v. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
- vi. Size of the changeable area is no greater than 25 percent of the overall signage area

c. School Signage:

i. **Building Mounted Signs**

- a. **Maximum Sign Area:** The total building mounted sign area shall not exceed a total of 2 square feet per linear foot of the façade width or 200 square feet,

whichever is less.:

- b. Location/Number: Tenants are permitted to have one building fascia sign per building elevation, except those on a corner facing two public streets, which may have two (2) signs; one facing each street.
- c. Illumination: Graphic sign bands must be internally illuminated. Internal illumination shall be LED or white neon tubing. All ballasts, transformers, conduits, and other necessary electrical and structural equipment must be concealed.

ii. Monument Signs

These signs shall be freestanding, double-sided monument type set perpendicular to the public street right-of-way.

- a. All signage shall be located a minimum of 10 feet from the property line.
- b. All signage must be perpendicular to the right of way.
- c. Height - Maximum 6 feet (including base)
- d. Length – Maximum 13 feet
- e. Sign Area - Maximum of 45 square feet
- f. Location/Number: One sign per school site, unless located on a corner; then one located on each public street. Sign shall be constructed perpendicular to the adjacent public street.
- g. Illumination: Internal illumination shall be LED or white neon tubing
- h. Electronic Reader Boards
Electronic Reader Boards/ LED screens are permitted under the following regulations:
 - i. LED signs are permitted for on premised signs;
 - ii. No internal or external illumination of the LED screens will be allowed between the hours of 10pm and 6am;
 - iii. Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet;
 - iv. Automatic dimmer equipment must be installed and operational;
 - v. Maximum wattage at 6,500.
 - vi. Display Time - The message is displayed for a minimum of 15 seconds without changing, flashing, or scrolling;
 - vii. Size of the changeable area is no greater than 25 percent of the overall signage area

8. Trails

The pedestrian pathway system, which is illustrated on the Conceptual Amenities and Open Space Plan (Exhibit H), will use a combination of 12 foot wide and 8 foot wide primary trails, and additional trails of not less than five feet in width to serve the residents of the project and provide multiple pedestrian connections. The trails system will provide easy and safe pedestrian access to public parks, private parks, open space, commercial tracts, single-family residential areas, and the school (if any) located within the project.

9. Utilities

Utilities will be provided by a Municipal Utility District pursuant to a Utility Agreement with the City of Manvel approved at the same time as the Valencia PUD. In the event that there is a conflict between the Valencia PUD and the Utility Agreement and any amended agreements thereafter, the Utility Agreement shall control.

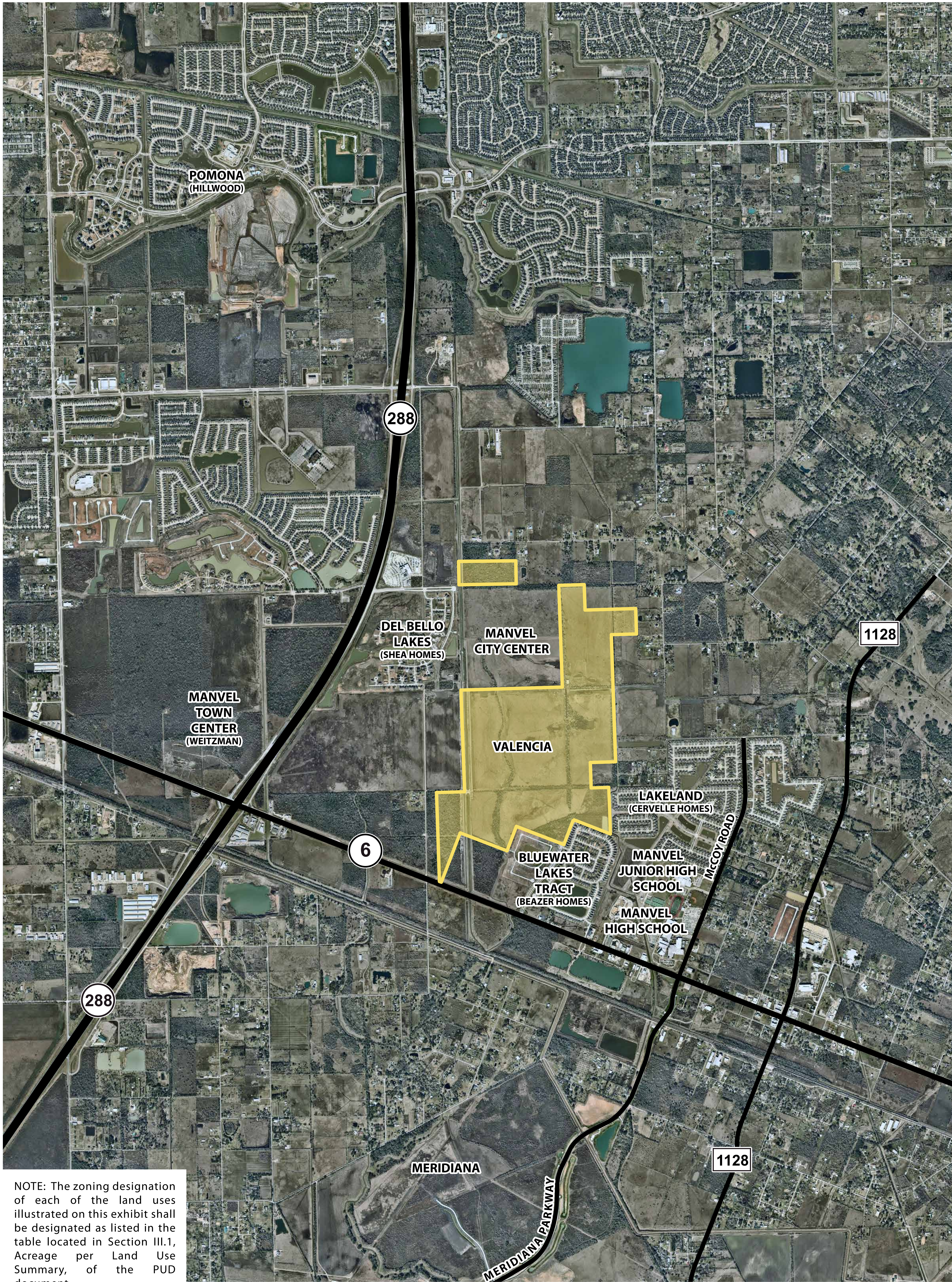
10. Other Regulations

- i. Fencing - Fences in any single-family residential district may not exceed seven (7') feet in height.
- ii. Proximity of structures to pipelines - No residential or commercial structure shall be erected or moved to a location nearer than 30 feet to any existing pipeline, except for low pressure distribution system pipeline as defined in section 62-2 of the Manvel Code of Ordinances.
- iii. Trees –Trees may be planted within right-of-way medians to enhance the overall landscape plan for the development. Trees shall be planted at a minimum spacing of 50 feet and located within the center of the right-of-way median. They may be located within other areas of the right-of-way in a limited manner to address physical or other constraints that exist in various areas throughout the development. In the event that there are utilities located within the future drip line of the tree, a suitable root barrier shall be used.
- iv. Off-street parking areas – Off-street parking areas shall be provided for the use of community occupants and guests at the recreation center site. Twenty-five (25) off-street parking stalls will be provided for the recreation center site.
- v. Paving Material – Permeable pavers, such as Trugrid or a comparable alternative, may be installed around non-residential buildings to fulfill fire code requirements.

V. PHASING / DEVELOPMENT SCHEDULE

The first phase of the project will be south of Del Bello Boulevard and Pollard Boulevard, working from the north to south as the project proceeds, as shown on the Phasing Exhibit (Exhibit I). The location and timing of future phases will be dependent upon market conditions and is subject to change. Commercial development will be driven by market conditions.

The construction of modular voter homes, shall be allowed to be located on the site throughout the duration of the project. A recorded final plat and/or permanent access shall not be required for such uses.



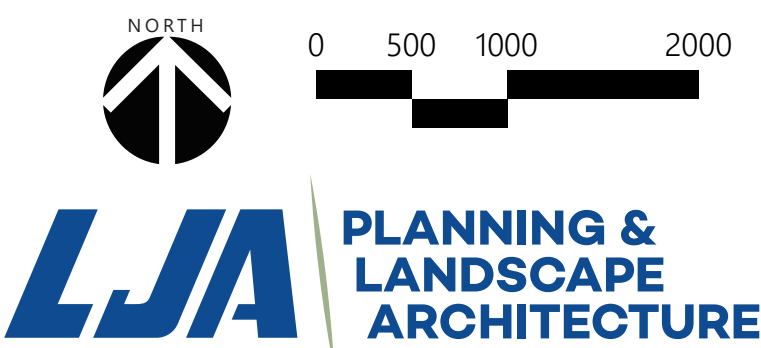
NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
**HILLWOOD
RESIDENTIAL**

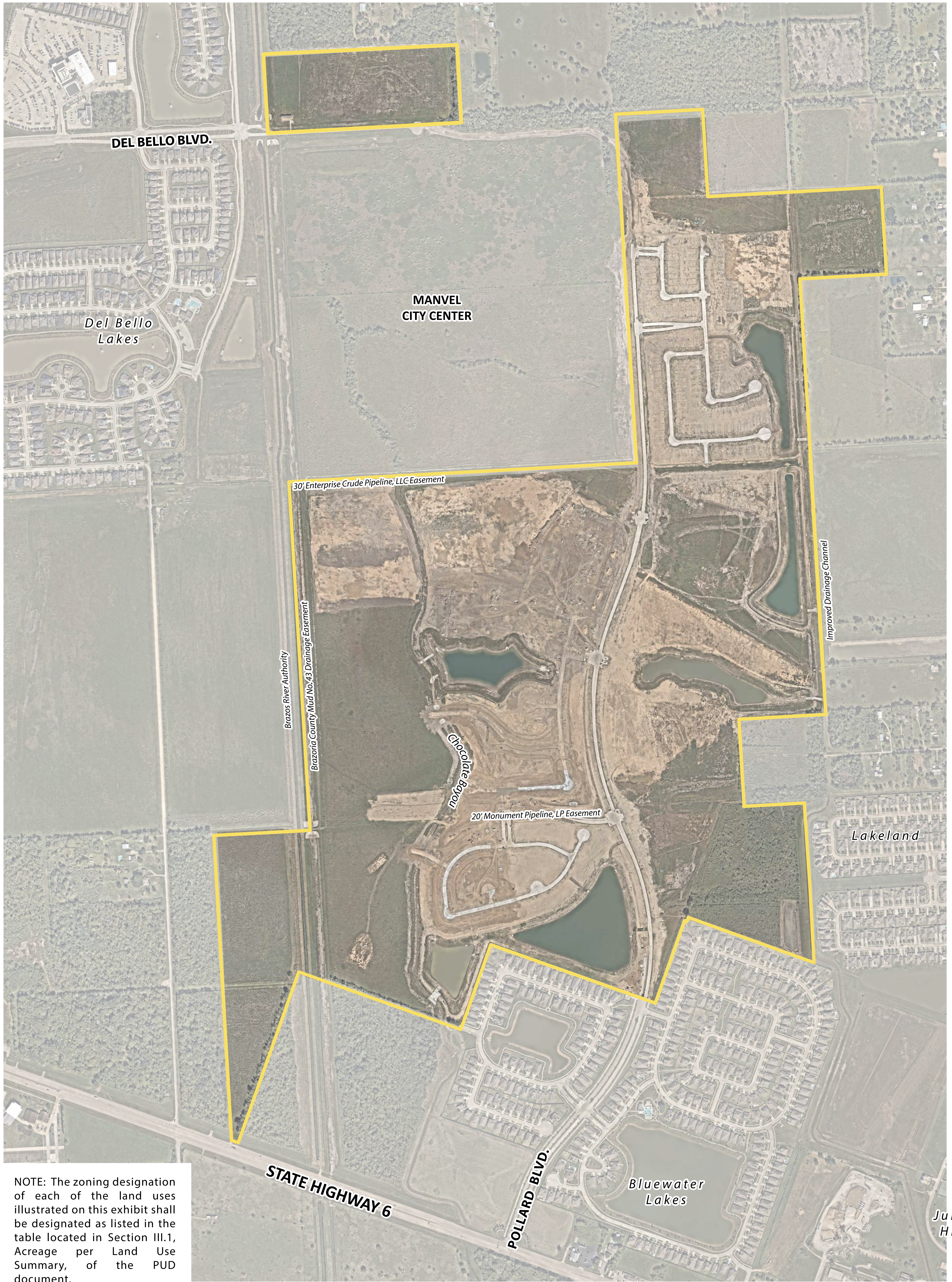
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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan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

EXHIBIT A
Planned Unit Development
Area Location Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

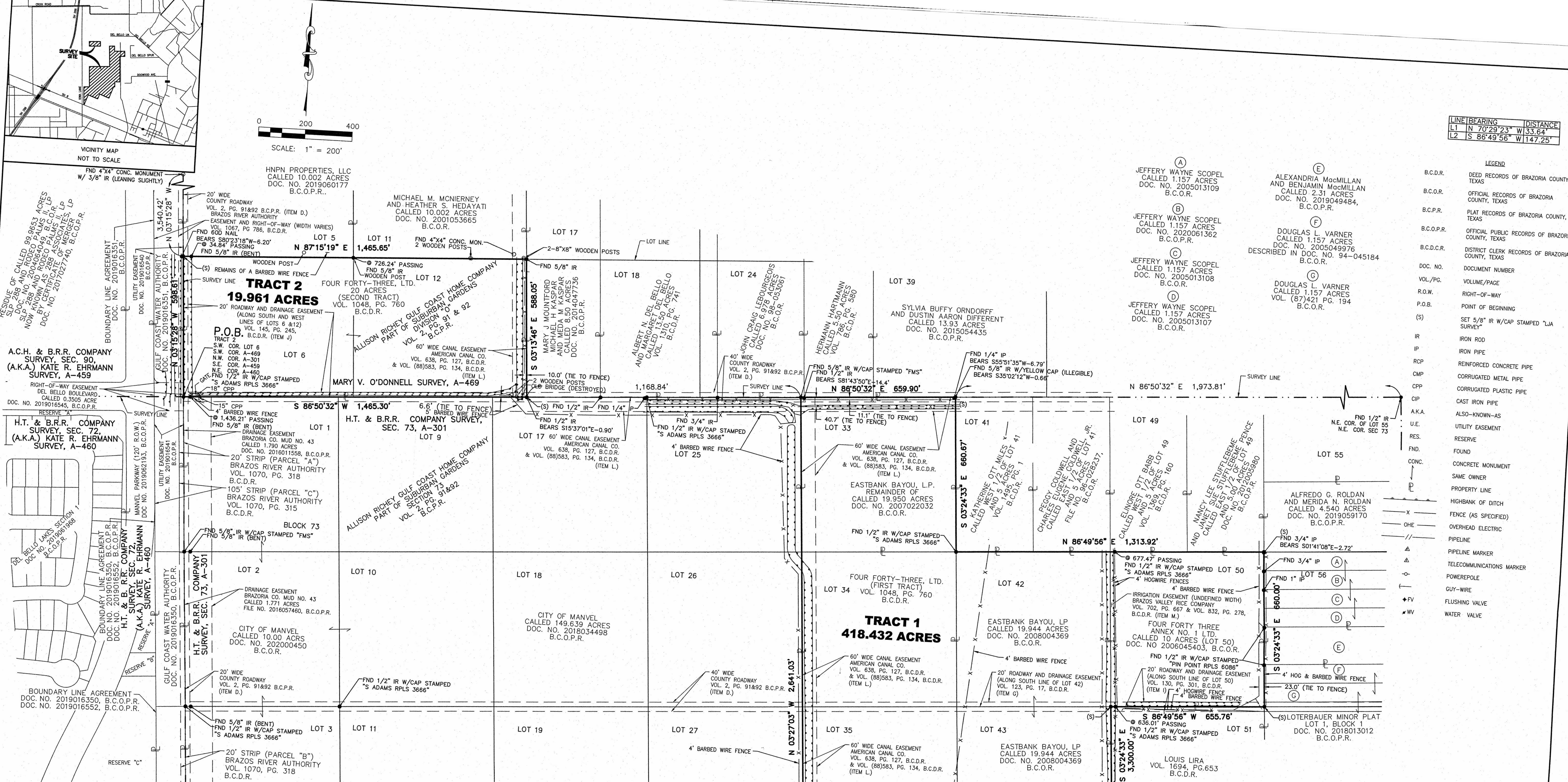
Prepared for
**HILLWOOD
RESIDENTIAL**

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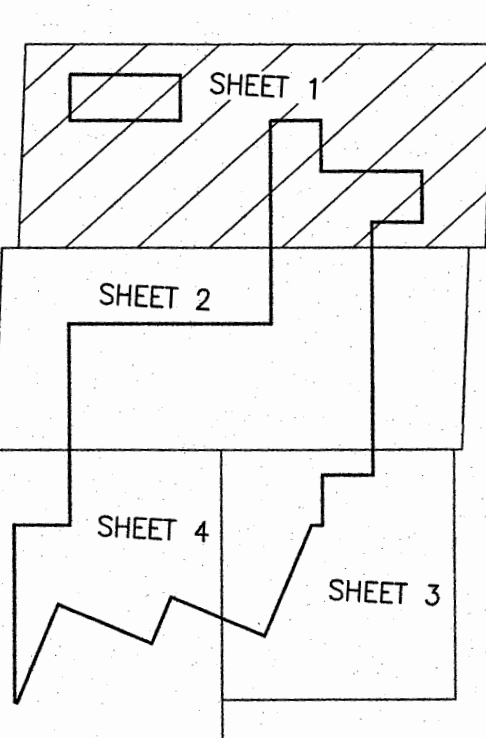
EXHIBIT B
Planned Unit Development
Project Aerial Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



LINE	BEARING	DISTANCE
L1	N 70°29'23" W	33.64'
L2	S 86°49'56" W	147.25'

- LEGEND**
- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
 - B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
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 - B.C.D.C.R. DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
 - DOC. NO. DOCUMENT NUMBER
 - VOL./PAGE VOLUME/PAGE
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - (S) SET 5/8" IR W/CAP STAMPED "LIA SURVEY"
 - IR IRON ROD
 - IP IRON PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
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 - PIPELINE
 - PIPELINE MARKER
 - TELECOMMUNICATIONS MARKER
 - POWERSPOLE
 - GUY-WIRE
 - FLUSHING VALVE
 - WV WATER VALVE



ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

EXHIBIT C

LAND TITLE SURVEY OF 438.393 ACRES

ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50 OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O" PART OF SUBURBAN GARDENS SUBDIVISION, VOL. 2, PAGE 91-92, B.C.P.R.

ALL OF OUTLOTS 175 AND 195 AND PART OF OUTLOTS 174 AND 180

DR. A. A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R. LOCATED IN THE

H.T. & B. R.R. CO. SURVEY, SEC 65, A-285, H.T. & B. R.R. CO. SURVEY, SEC 73, A-301, H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.) MARY V. O'DONNELL SURVEY, A-483, AND MARY V. O'DONNELL SURVEY, A-469 BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJA001-2791-2101

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

SURVEYOR'S CERTIFICATE

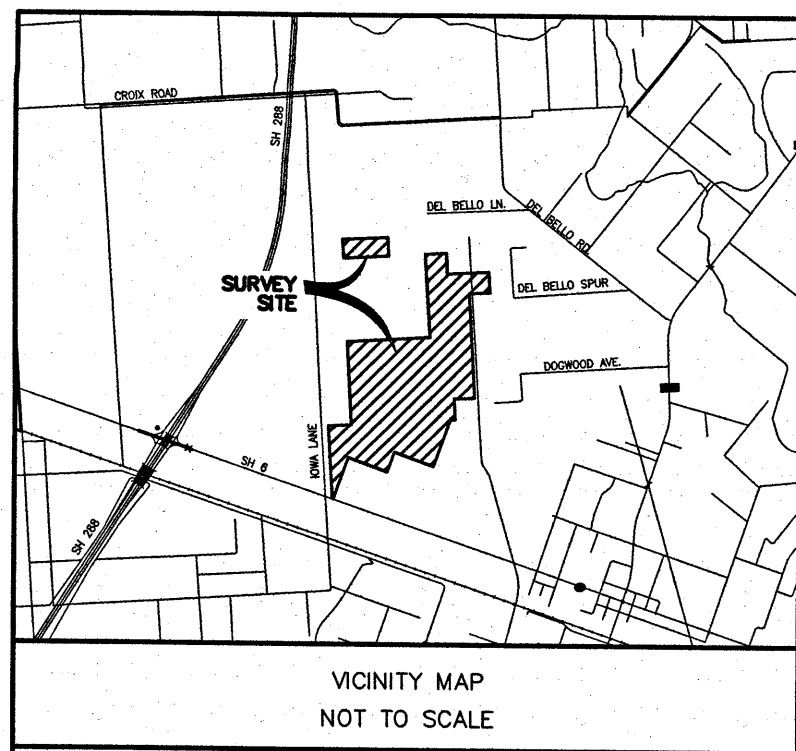
I, KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO WESTBANK BAYOU, L.P., EASTBANK BAYOU, L.P., CYNTHIA LEE SOWELL WEISINGER, CRISTI SOWELL HARVEY, ANDREW WARD SOWELL, ANNEX NO. 1, LTD., CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND HILLWOOD ENTERPRISES, LP, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED FEBRUARY, 2021.

Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797
DATED FEBRUARY 26, 2021

3-19-21

REVISED ON MARCH 19, 2021 TO REFLECT UPDATED TITLE COMMITMENT.



0 200 400
SCALE: 1" = 200'

DOGWOOD AVENUE
(80' R.O.W.)
RIGHT-OF-WAY EASEMENT
DOGWOOD AVENUE
CALLED 0.1722 ACRE
DOC. NO. 2019016545, B.C.O.P.R.
RESERVE "D"
BOUNDARY LINE AGREEMENT
DOC. NO. 2019016350, B.C.O.P.R.
DOC. NO. 2019016552, B.C.O.P.R.
MANVEL PARKWAY
(120' R.O.W.)
SHEA HOMES HOUSTON LLC
CALLED 50.104 ACRES
DOC. NO. 2018049942, B.C.O.P.R.

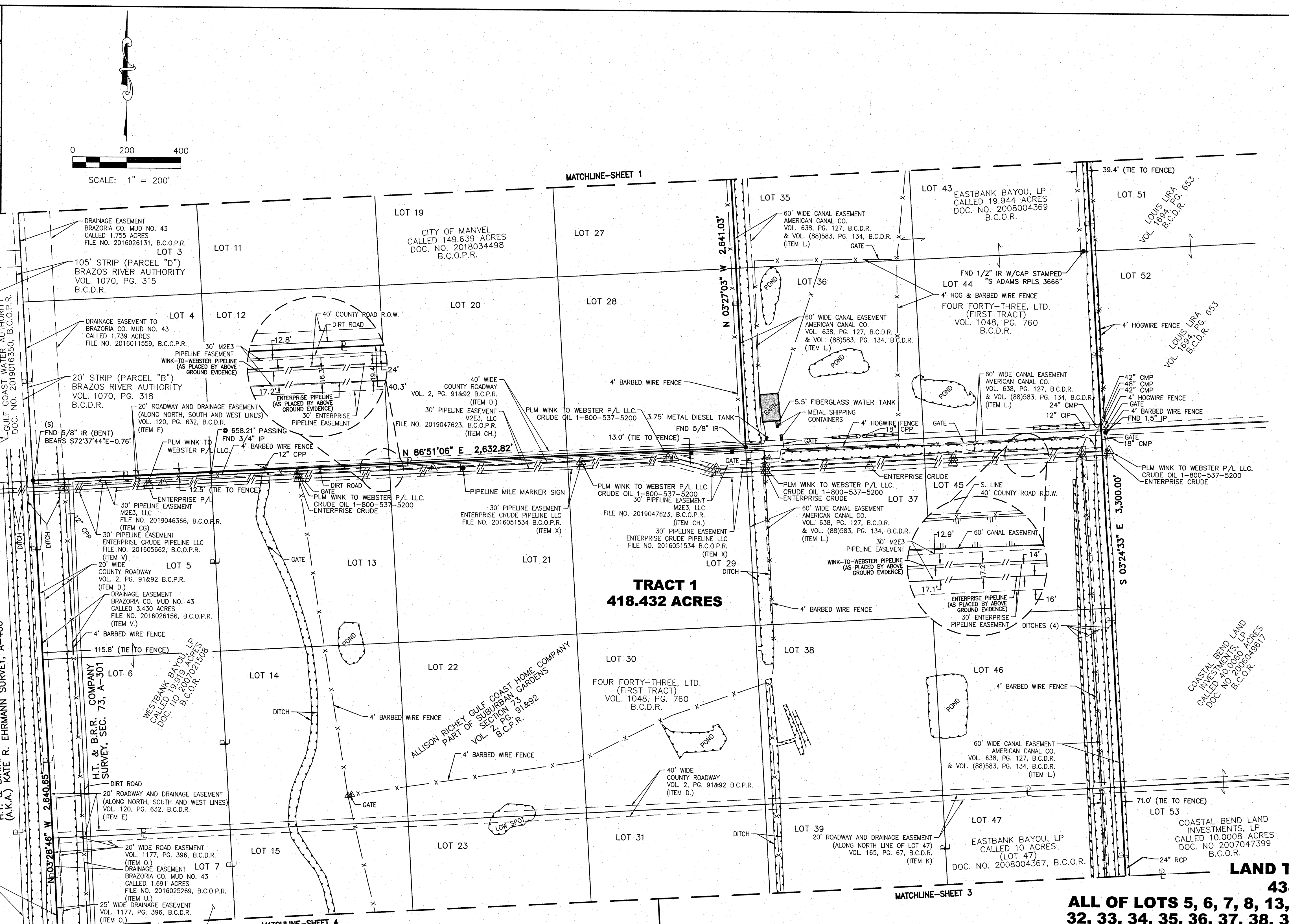
PLM WINK TO WEBSTER P/L LLC.
CRUDE OIL 1-800-537-5200
ENTERPRISE CRUDE
SONNAR OF SCOTSDALE, LLC
CALLED 35.848 ACRES
DOC. NO. 2009021816, B.C.O.P.R.

H.T. & B.R.R. COMPANY SURVEY, SEC. 72,
(A.K.A.) KATE R. EHRLICH SURVEY, A-460
BRAZOS RIVER AUTHORITY
CALLED 6.676 ACRES
(CAUSE NO. 54, 761A)
VOL. 33, PG. 154
B.C.D.C.R.

CYNTHIA LEE SOWELL WEISINGER,
CRISTI SOWELL HARVEY AND ANDREW WARD SOWELL,
AS CO-TRUSTEES OF CHARLES L. SOWELL FAMILY TRUST
CALLED 9.988 ACRES
DOC. NO. 2016025233 B.C.O.P.R.

EXHIBIT C

S:\Sector Survey Projects\LAS001\2791\2101\CAD\SOWELL_LTS.dwg 3/19/2021



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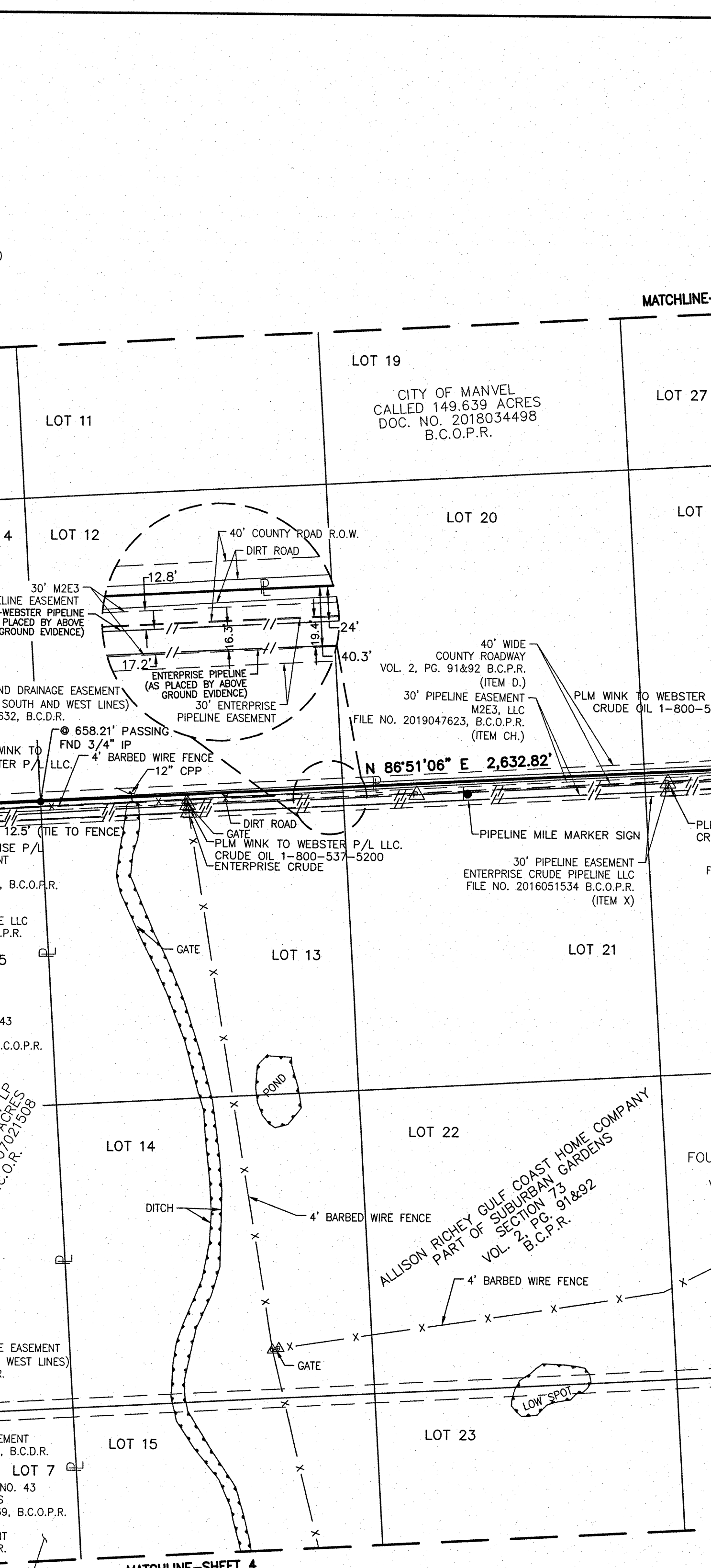
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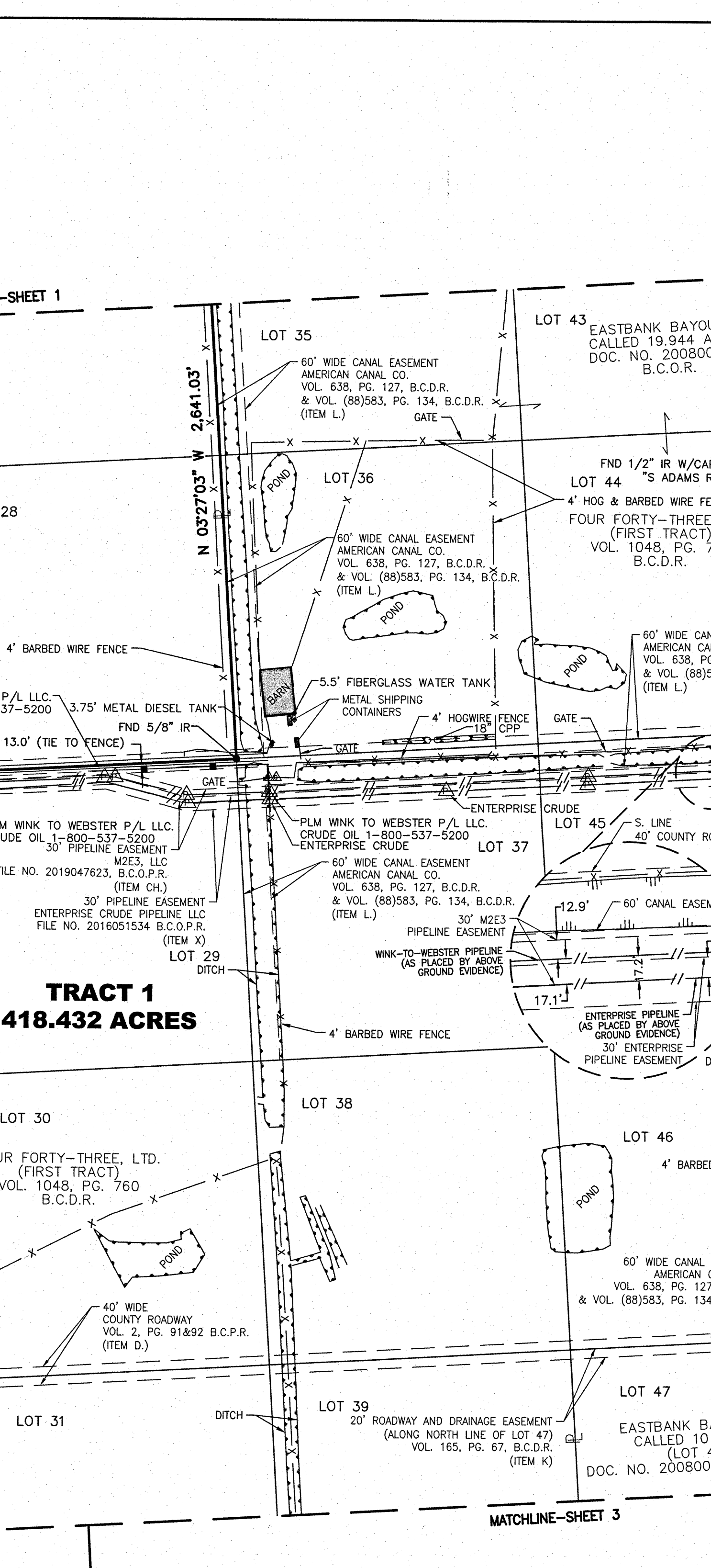
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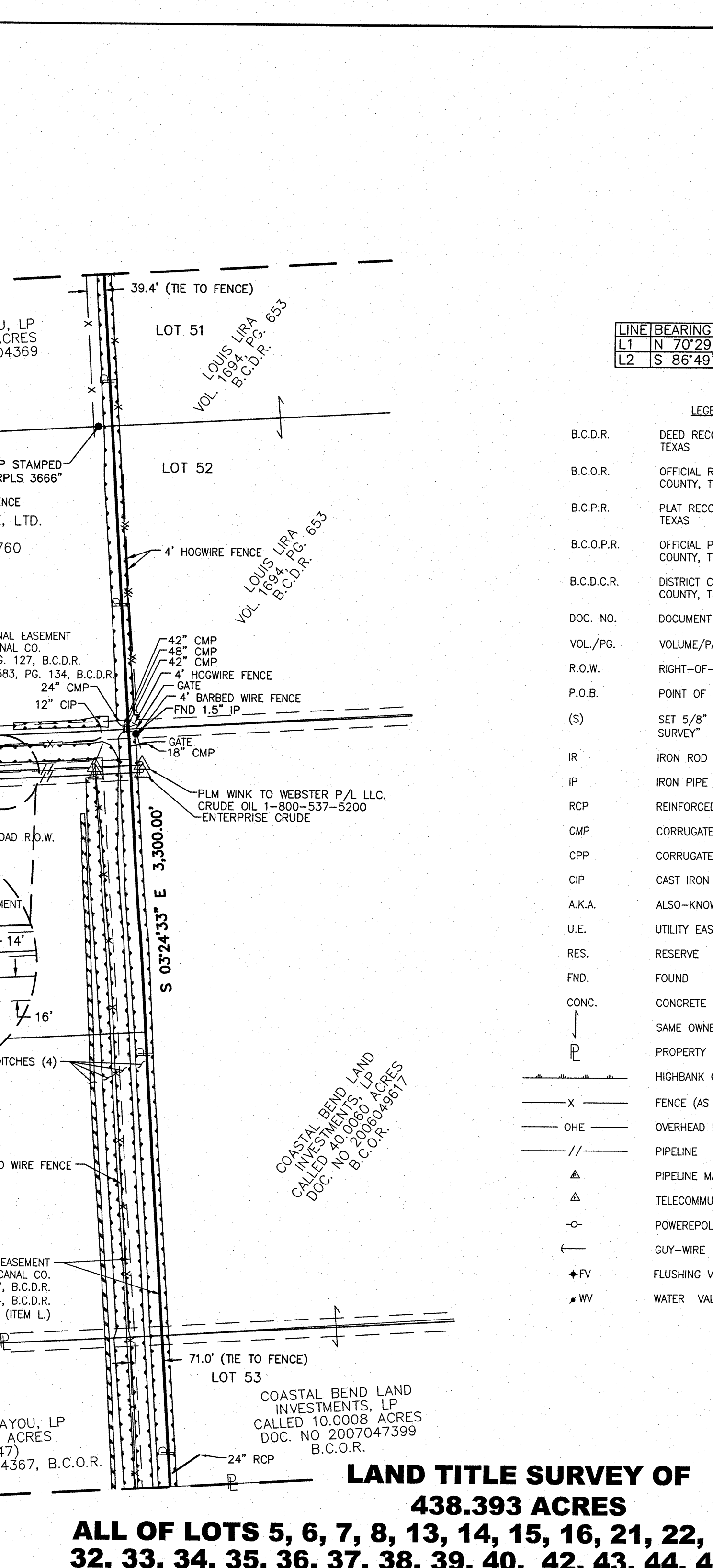
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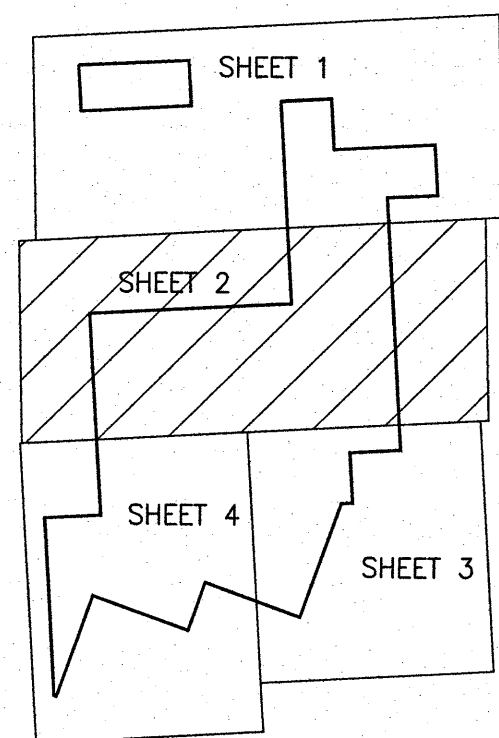
LEGEND

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B.C.O.R.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.P.R.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
B.C.D.C.R.	DISTRICT CLERK RECORDS OF BRAZORIA COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME/PAGE
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P.O.B.	POINT OF BEGINNING
(S)	SET 5/8" IR W/CAP STAMPED "LJA SURVEY"
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IP	IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
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A.K.A.	ALSO-KNOWN-AS
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△	PIPELINE MARKER
△	TELECOMMUNICATIONS MARKER
—	POWERSPOLE
—	GUY-WIRE
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—	WATER VALVE

LAND TITLE SURVEY OF
438.393 ACRES
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OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"
OF THE ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS SUBDIVISION,
VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE
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H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,
H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)
MARY V. O'DONNELL SURVEY, A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

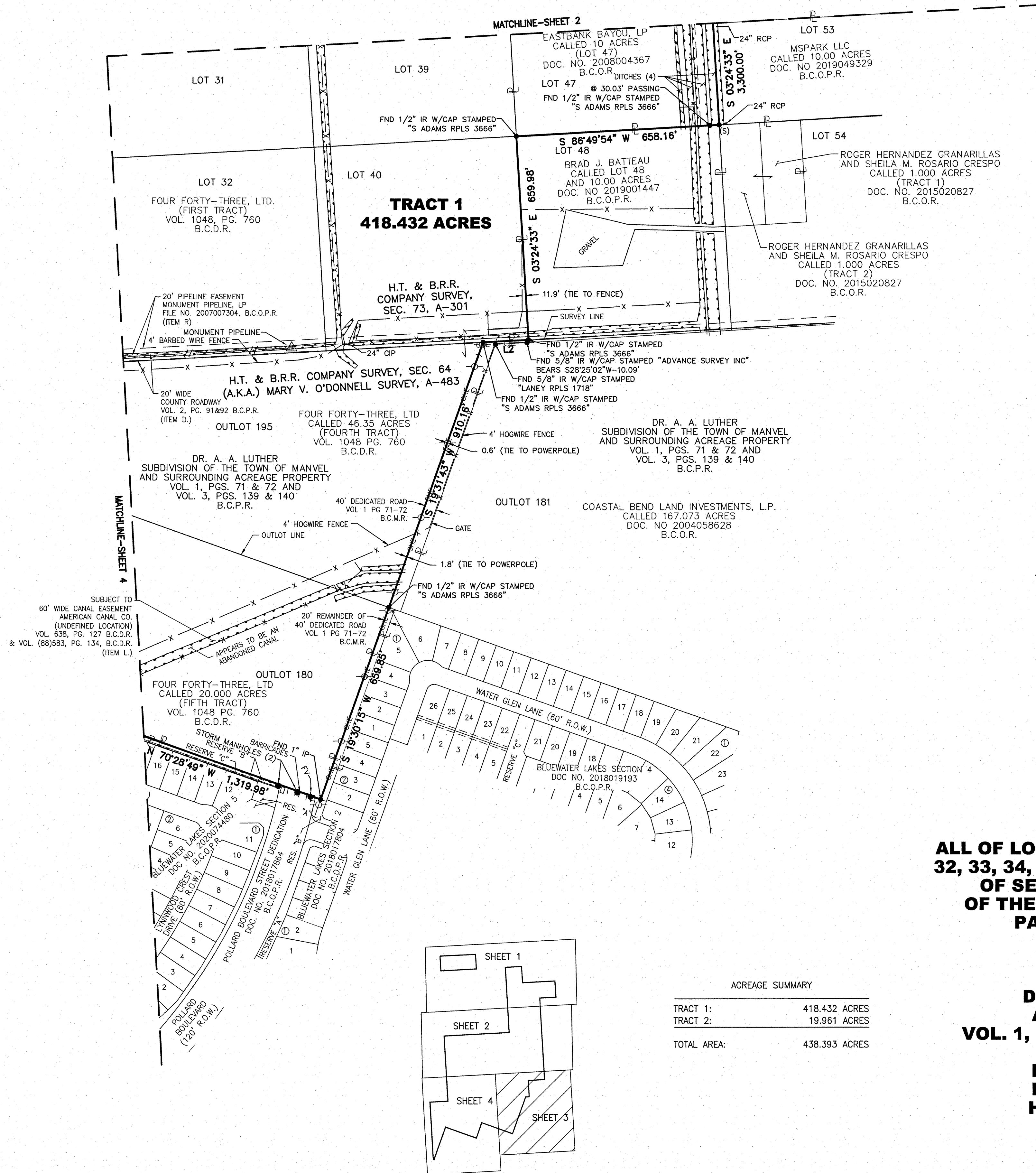
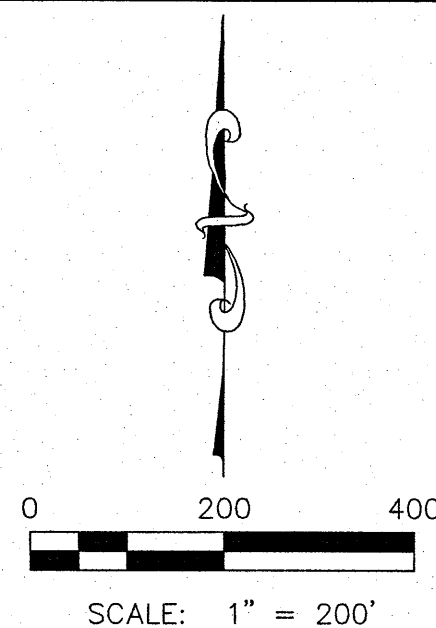
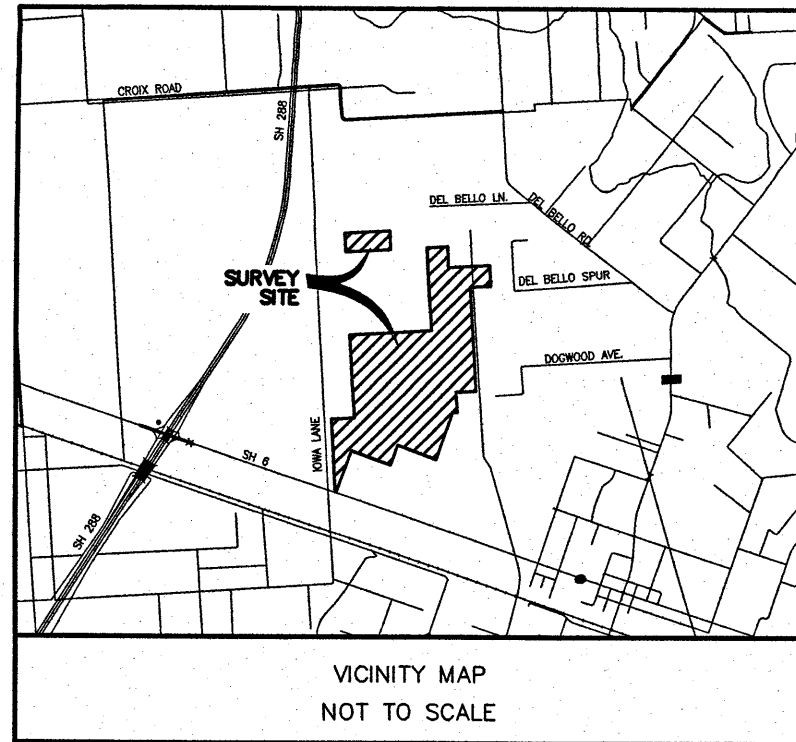
FEBRUARY 2021 JOB NO. LJA001-2791-2101

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



MATCHLINE-SHEET 3
MATCHLINE-SHEET 4

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LAND TITLE SURVEY OF
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ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
AND SURROUNDING ACREAGE PROPERTY
VOL. 1, PAGES 71-72 AND VOL. 3, PAGE 139-140, B.C.P.R.
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY, SEC 65, A-285,
H.T. & B. R.R. CO. SURVEY, SEC 73, A-301,
H.T. & B. R.R. CO. SURVEY, SEC 64 (A.K.A.)
MARY V. O'DONNELL SURVEY, A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS

FEBRUARY 2021 JOB NO. LJA5001-2791-2101

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

ACREAGE SUMMARY

TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

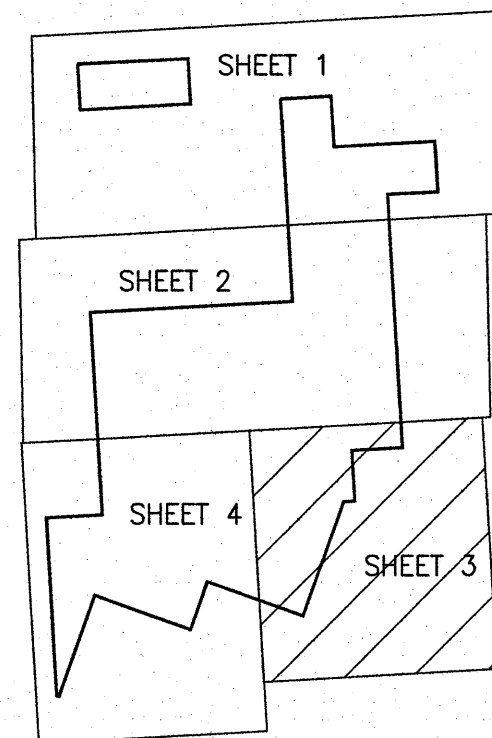
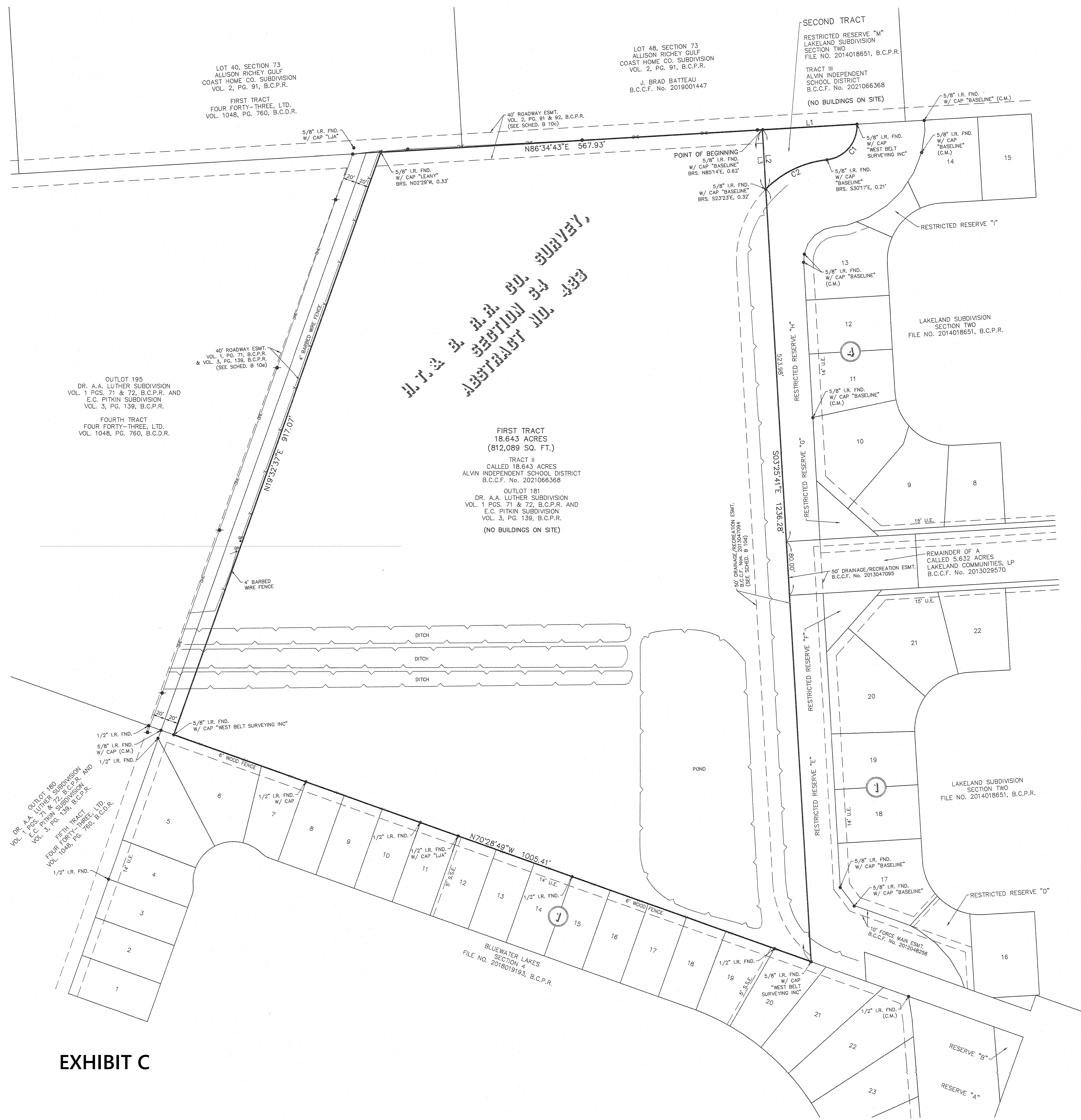


EXHIBIT C

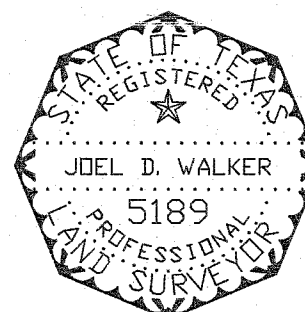
EXHIBIT C



certify hereby to Valdez 288, LLC, a Texas Limited Liability Company and Old Republic National Title Insurance Company that (a) this survey conforms to the current Texas Society of Professional Surveyors' standards and practices for a Category 1A, Conveyance II TSPS Land Title Survey; (b) this plot of survey and the property description set forth herein are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (c) the survey was conducted by the undersigned or under the direct supervision; (d) all monuments, shown hereon actually exist, and the location, size, and type of material thereof are correctly shown; (e) except as shown hereon, there are no visible discrepancies, conflicts, shortages in area, or boundary encroachments, easements, or other interests or encumbrances on the Property; there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area, or boundary encroachments, easements, or other interests or encumbrances as shown hereon, and all are located within the boundaries of the Property and are set back from the Property lines the distances indicated; (f) all recorded easements, encroachments, or other interests or encumbrances on the Property are shown hereon; and (g) this survey is submitted in support of the Company's Commitment for Title Insurance No. 23003142A, effective date: November 2, 2023, issue date: December 4, 2023, have been correctly plotted hereon; (j) the boundaries, dimensions, and other details shown hereon are true and correct and were prepared from a survey of the Property as noted, as defined by the Federal Emergency Management Agency, as reflected by Floor Insurance Rate Map Panel # 48039C0130K, map revised date: December 30, 2020, which such map panel was used in whole or in part in the preparation of this survey. Executed on December 4, 2023.

12/4/23
DATE

Joel D Walker
JOEL D. WALKER, R.P.L.S.
TEXAS REGISTRATION NO. 5189



SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83

2. THE CAD FILE OF THE DRAWING SHOWN
HEREIN IS BASED ON TEXAS SOUTH CENTRAL
ZONE NO. 4204, STATE PLANE SURFACE VALUE
(NAD83) AND MAY BE CONVERTED TO GRID BY
SCALING THE DRAWING BY THE FOLLOWING
COMBINED SCALE FACTOR OF 0.999868151807.

3. ACCORDING TO F.I.R.M. MAP NO. 48039C0130K (COMMUNITY-PANEL NO. 4800760130K), MAP REVISED DATE: DECEMBER 30, 2020. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

4. ALL UTILITIES SHOWN HEREON ARE LOCATED USING "APPARENT & VISIBLE" EVIDENCE BY ON-SITE OBSERVATION UNLESS OTHERWISE NOTED.

5. THE SUBJECT TRACT IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF MANVEL FOR ZONE "SINGLE FAMILY RESIDENTIAL DISTRICT".

6. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUE. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

7. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 23003142A. EFFECTIVE DATE: NOVEMBER 2, 2023. ISSUE DATE: DECEMBER 4, 2023.

8. THE SUBJECT TRACT IS AFFECTED BY THE RESTRICTIVE COVENANTS RECORDED IN FILE No. 2014018651, B.C.P.R. AND B.C.C.F. Nos. 2014019226, 2014019758, 2014019759, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 1)

9. THE SUBJECT TRACT IS AFFECTED BY CITY OF MANVEL ORDINANCE No. 78-4 RECORDED UNDER VOL. 1447, PG. 442, B.C.D.R. (SEE SCHED. B 10I)

10. THE SUBJECT TRACT IS AFFECTED BY CITY
OF MANVEL ORDINANCE No. 2008-O-12
RECORDED UNDER B.C.C.F. No. 2008026132.
(SEE SCHED. B 10m)

11. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TRADING CO., 2272 TRAVIS, LUBBOCK, TEXAS 79401.

ENERGY TEXAS GAS OPERATIONS, AND
SOUTHWESTERN BELL TELEPHONE COMPANY,
d/b/a AT&T TEXAS, AND COMCAST OF
HOUSTON, LLC RECORDED UNDER B.C.C.F. No.
2012048141. (AS TO SECOND TRACT) (SEE
SCHED. B 10p)

12. THE SUBJECT TRACT IS AFFECTED BY THE BLANKET EASEMENT TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON, LLC RECORDED UNDER B.C.C.F. No. 2014002448. (AS TO SECOND TRACT) (SEE SCHED. B 10q)

13. THE SUBJECT TRACT IS AFFECTED BY THE EASEMENTS RECORDED UNDER B.C.C.F. No. 2014019226. (AS TO SECOND TRACT) (SEE SCHED. B 10r)

14. THE OIL, GAS AND OTHER MINERAL RIGHTS
RECORDED UNDER VOL. 609, PG. 258, B.C.D.R.,
VOL. 609, PG. 260, B.C.D.R. AND B.C.C.F. Nos.
2008020855, 2013028725 AND 2015029838
THRU 2015029852 DO NOT LIE WITHIN THE
BOUNDARY OF THE SUBJECT TRACT. (AS TO
SECOND TRACT) (SEE SCHED. B 10s thru v)

15. THE SUBJECT TRACT IS AFFECTED BY THE ANNUAL ASSESSMENTS, SPECIAL ASSESSMENTS AND SPECIFIC ASSESSMENTS RECORDED UNDER B.C.C.F. Nos. 2014019226, 2014019758, 2021069517 AND 2023041966. (AS TO SECOND TRACT) (SEE SCHED. B 10w)

16. THE SUBJECT TRACT IS AFFECTED BY THE
WAIVER OF SPECIAL APPRAISAL FOR THE
BENEFIT OF BRAZORIA COUNTY M.U.D. No. 61
RECORDED UNDER B.C.C.F. No. 2018002858. (A
TO SECOND TRACT) (SEE SCHED. B 10x)

ALVIN INDEPENDENT
SCHOOL DISTRICT

LAND TITLE SURVEY

FIRST TRACT
18.643 ACRE TRACT AND
SECOND TRACT

RESTRICTED RESERVE "M"
LAKELAND SUBDIVISION,
SECTION TWO
OUT OF THE
H.T.&B. R.R. CO. SURVEY
SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS



21020 PARK ROW
KATY, TX. 77449

PHONE: (281) 599-8211
FAX: (281) 492-6000

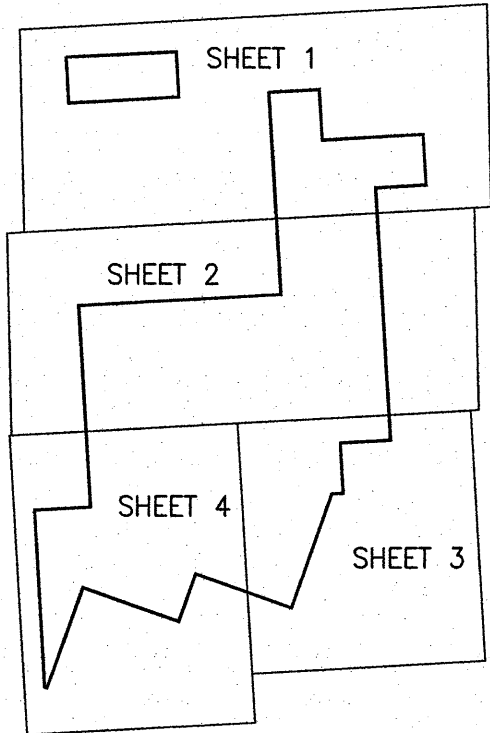
CERTIFIED FIRM NO. 100738900					
NO.	DATE	REVISIONS			
A	12/4/23	REFERENCED NEW TITLE COMMITMENT			
DRAWN BY: MDL			CHECKED BY: KMH		
SCALE: 1"=60'			APPROVED BY: JDW		
PROJECT NO. S647-0337A			DATE: NOVEMBER 28, 2023		

NOTES:

- 1) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
- 2) THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, OF NO. CTH-COM-CIT20731337, HAVING AN EFFECTIVE DATE OF MARCH 3, 2021, AND AN ISSUED DATE MARCH 10, 2021. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
- THE FOLLOWING ITEMS IN SCHEDULE B, ARE AS FOLLOWS:
- 10 D. ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 91 AND 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; PUBLIC ROAD EASEMENT ALONG THE NORTH PROPERTY LINE. (AS TO LOTS 5, 7, 13, 15, 19, 21, 23, 29, 31, 33, 34, 35, 37, 39, 43, 45 AND 47 AND OUTLOTS 174, 175 AND 195, OF TRACT 1)
PUBLIC ROAD EASEMENT ALONG THE SOUTH PROPERTY LINE. (AS TO LOTS 6, 8, 14, 16, 22, 24, 30, 32, 34, 36, 38, 40, 42, 44, 46 AND 50, OF TRACT 1 AND TRACT 2)
PUBLIC ROAD EASEMENT ALONG THE WEST PROPERTY LINE. (LOTS 5, 6, 7 AND 8, OF TRACT 1 AND LOT 6, OF TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 E. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: JULY 30, 1913
RECORDING NO:VOLUME 120, PAGE 632, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 F. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: OCTOBER 9, 1913
RECORDING NO:VOLUME 122, PAGE 523, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 G. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY
RECORDING DATE: AUGUST 15, 1913
RECORDING NO:VOLUME 123, PAGE 17, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN.(AS TO LOT 42, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 H. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: NOVEMBER 19, 1914
RECORDING NO:VOLUME 129, PAGE 337, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 7 AND 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 I. ROADWAY AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT: RESERVED BY: ALLISON-RICHEY GULF COAST HOME CORPORATION
RECORDING DATE: JUNE 25, 1914
RECORDING NO:VOLUME 130, PAGE 301, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 J. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: FEBRUARY 27, 1918
RECORDING NO:VOLUME 145, PAGE 245, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO TRACT 2)
- 10 K. ROAD EASEMENT(S) AND APPURTENANCES AS RESERVED IN A DOCUMENT:
RESERVED BY: ALLISON-RICHEY GULF COAST HOME COMPANY RECORDING DATE: OCTOBER 15, 1920
RECORDING NO:VOLUME 165, PAGE 67, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS
AFFECTS: 20 FEET WIDE AND TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 47, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 L. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:AMERICAN CANAL COMPANY
RECORDING DATE: NOVEMBER 22, 1955
RECORDING NO:VOLUME 638, PAGE 127, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME (88) 583, PAGE 134, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 25, 33, 34, 35, 36, 37, 45, 46 AND 47 AND OUTLOT 180 AND OUTLOT 195, OF TRACT 1 AND TRACT 2). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 M. LATERAL OR CANAL EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO:BRAZOS VALLEY RICE COMPANY
RECORDING DATE: OCTOBER 8, 1962
RECORDING NO:VOLUME 702, PAGE 667, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AND AND INSTRUMENT RECORDED IN VOLUME 822, PAGE 278, DEED RECORDS BRAZORIA COUNTY, TEXAS
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 50, OF TRACT 1). DOES AFFECT SUBJECT TRACT(LOT 50), NO DEFINED WIDTH.
- 10 N. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: BRAZOS RIVER AUTHORITY
RECORDING DATE: SEPTEMBER 24, 1970
RECORDING NO:VOLUME 1070, PAGE 46, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO QUOTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 O. ROAD AND DRAINAGE EASEMENT(S) AND APPURTENANCES AS REFERENCED IN A DOCUMENT: RECORDING DATE: SEPTEMBER 27, 1973
RECORDING NO:VOLUME 1177, PAGE 396, OF THE DEED RECORDS OF BRAZORIA, COUNTY, TEXAS AFFECTS:REFERENCED IN PARAGRAPHS A. AND B. TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 P. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT: GRANTED TO: GALVESTON COUNTY WATER AUTHORITY
RECORDING DATE: AUGUST 24, 1988
RECORDING NO:IN VOLUME (88) 584, PAGE 517, DEED RECORDS BRAZORIA COUNTY, TEXAS AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOT 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 Q. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007303
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 16, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 R. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007304
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 24, 32 AND 40, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 S. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: MONUMENT PIPELINE, LP, A TEXAS LIMITED PARTNERSHIP RECORDING DATE: FEBRUARY 6, 2007
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2007007305
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 T. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: MARCH 15, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016011560
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO OUTLOTS 174 AND 175, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 U. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 1, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016025269
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 7, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 V. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026156
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5 AND 6, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
JUDGEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622-IS NOT RELATED TO SAID BCMUD NO. 43 EASEMENT
- 10 W. DRAINAGE EASEMENT(S) AND APPURTENANCES AS GRANTED IN A DOCUMENT:
GRANTED TO: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43 RECORDING DATE: JUNE 6, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016026159
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOT 8, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.

- 10 X. PIPELINE RIGHT-OF-WAY AND EASEMENT(S) AND APPURTENANCES AS GRANTED IN AN AGREED FINAL JUDGMENT: GRANTED TO: ENTERPRISE CRUDE PIPELINECOMPANY LLC
RECORDING DATE: OCTOBER 19, 2016
RECORDING NO:UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 2016051534 AND INSTRIMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2016056622
AFFECTS: TRAVERSING A PORTION OF THE SUBJECT PROPERTY AND BEING MORE PARTICULARLY LOCATED AND DEFINED THEREIN. (AS TO LOTS 5, 13, 21, 29, 37 AND 45, OF TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CG. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY: WESTBANK BAYOU, L.P., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019046366. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 10 CH. PERMANENT EASEMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY:FOUR FORTY-THREE, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 26, 2019
RECORDING NO.: UNDER BRAZORIA COUNTY CLERK'S FILE NO(S). 2019047623. (AS TO TRACT 1). DOES AFFECT SUBJECT TRACT AND SHOWN HEREON.
- 3) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAPS, MAP NO. 48039C0130K, AND MAP NO. 48039C0110K, WITH A REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AO" (DEPTH 2') AND ZONE "X"(UNSHADED). ZONE "X"(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- 4) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
- 5) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
- 6) THERE IS NO VISIBLE EVIDENCE OF BURIAL GROUNDS OR MAJOR EARTH WORK AT THE TIME OF THE SURVEY.
- 7) THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE METES AND BOUNDS DESCRIPTION BY LJA SURVEYING, INC. OF THE SAME CERTIFICATION DATE SHOWN HEREON, HEREBY REFERENCED AS PART 2 OF 2. THIS SURVEY IS PART 1 OF 2.

EXHIBIT C



ACREAGE SUMMARY	
TRACT 1:	418.432 ACRES
TRACT 2:	19.961 ACRES
TOTAL AREA:	438.393 ACRES

**LAND TITLE SURVEY OF
438.393 ACRES
ALL OF LOTS 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31,
32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, AND 50
OF SECTION 73 AND LOTS 6 AND 12 OF DIVISION "O"
OF THE ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS SUBDIVISION,
VOL. 2, PAGE 91-92, B.C.P.R.
ALL OF OUTLOTS 175 AND 195 AND
PART OF OUTLOTS 174 AND 180
DR. A. A. LUTHER SUBDIVISION OF MANVEL
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LOCATED IN THE
H.T. & B. RR CO. SURVEY, SEC 65, A-285,
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MARY V. O'DONNELL SURVEY , A-483,
AND MARY V. O'DONNELL SURVEY, A-469
BRAZORIA COUNTY, TEXAS**

FEBRUARY 2021 JOB NO. LJA001-2791-2101

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

EXHIBIT D

METES AND BOUNDS DESCRIPTION
OF
TRACT 1

A 418.318 acre (18,221,949 square feet) tract, being all of Lots 5, 6, 7, 8, 13, 14, 15, 16, 21, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47 and 50 of the Allison-Richey Gulf Coast Home Company Suburban Gardens Subdivision of Section 73, H.T. & B. Railroad Company Survey, Abstract 301, according to the map or plat thereof, recorded in Volume 2, Page 91 and 92, of the Plat Records of Brazoria County, Texas (B.C.P.R.) and being all of those certain tracts conveyed to Westbank Bayou, LP, called 19.919 acres (Lots 5-6), recorded in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007021508, called 9.929 acres (Lot 8), recorded in B.C.C.F. No. 2007017868 and called 9.972 acres (Lot 16), recorded in B.C.C.F. No. 2007018701 and being all of that certain tract conveyed to Charles L. Sowell called 9.988 acres (Lot 7), recorded in Volume 1177, Page 396, deed records of Brazoria County, Texas (B.C.D.R.), and being all of those certain tracts conveyed to Eastbank Bayou, LP, called 10 acres (Lot 33), recorded in B.C.C.F. No. 2007022032, called 19.944 acres (Lots 42-43), recorded in B.C.C.F. No. 2008004369 and called 10 acres (Lot 47), recorded in B.C.C.F. No. 2008004367 and being all of that certain tract conveyed to Four Forty-Three Annex No. 1, LTD., called 10.00 acres (Lot 50), recorded in B.C.C.F. No. 2006045403 and being a part of that certain tract conveyed to Four Forty-Three Ltd. (called 433.09 acres), recorded in Volume 1048, Page 760, B.C.D.R., with said 18,221,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast corner of said Section 73 and an interior corner of the H.T. & B. Railroad Company Survey, Section 74, Abstract 493, recorded in Volume 2, Page 66, B.C.P.R.) and being at the centerline intersection of 60 foot Pollard Drive (as occupied) (Platted as 40 feet - Volume 2, Page 91 and 92, B.C.P.R.) and 60 foot Del Bello Boulevard (as occupied)(Platted as 50 feet - Volume 2, Page 66, B.C.P.R.), marking the northeast corner of the Michael D. Roland and Marcy D. Roland tract (called 5.46 acres), recorded in B.C.C.F. No. 2004072423 and 2007030104, the northwest corner of the Michael C. Black tract (called 4.00 acres), recorded in B.C.C.F. No. 96-015514 and the Northeast corner of said Section 73;

THENCE S 86°50'29" W, along and with the common line of Section 73 and 74 and centerline of said 40 foot platted road, at 658.00 feet pass a point marking the southwest corner of Lot 1 of said Section 74 and the southeast corner of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R., from which a 5/8 inch iron rod bears, S 38°48'33" W, 3.08 feet, continuing along and with the common line of Section 73 and Division "O" and centerline of said 40 foot platted road, a total distance of 1974.26 feet (called 1980.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the north line of Section 73, the north line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., the south line of said Division "O", Abstract 469, the south line of the Sylvia Buffy Orndorff and Dustin Aaron Different tract (called 13.93 acres), recorded in B.C.C.F. No. 2015054435, and the centerline of said 40' platted road, marking the northwest corner of the Katherine Ott Miles tract (called 5 acres), recorded in Volume 1459, Page 1, B.C.D.R., the northeast corner of said Eastbank Bayou, LP tract (Lot 33), and being the common corner of Lot 33 and 41 of said Section 73 at the most northerly Northwest corner and **POINT OF BEGINNING** of herein described tract:

THENCE S 03°24'40" E, along and with the common line of said Lot 33 and 41, a distance of 660.58 feet (called 660.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the southeast corner of said Eastbank Bayou, LP tract (Lot 33), the southwest corner of said Miles tract, the northwest corner of said Eastbank Bayou, LP tract (called 19.944 acres), an interior corner of herein described tract and being the common corner of Lots 33, 41, 42 and 34 of said Section 73;

THENCE N 86°49'54" E, along and with the common line of Lots 41, 42, 49 and 50 of said Section 73, a distance of 1314.38 feet (called 1320.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southeast corner of the Jane Hetherington Brown and Norman Paul Brown tract (called 5 acres), recorded in B.C.C.F. No. 2014042893, the southwest corner of the Suzanne Renae Scopel tract (called 5 acres), recorded in B.C.C.F. No. 2005013089, the northwest corner of the Jeffery Wayne Scopel tract (called 1.157 acres), recorded in B.C.C.F. No. 2005013109, the northeast corner of said Four Forty-Three Annex No. 1, LTD. Tract (called 10.00 acres) and the most easterly northeast corner of herein described tract and being the common corner of Lots 49, 55, 56 and 50 of said Section 73;

THENCE S 03°25'11" E, along and with the common line of Lots 50 and 56 and east line of said Four Forty-Three Annex No. 1, LTD. tract, a distance of 660.67 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Douglas Varner Tract (called 1.157 acres), recorded in Volume (91) 906, Page 253, of the official records of Brazoria County, Texas (B.C.O.R.), the northwest corner of the Laura Loterbauer tract (called Minor Plat of 2.50 acres), recorded in B.C.C.F. No. 2018006317, the northeast corner of the Louis Lira tract (called 20 acres), recorded in Volume 1694, Page 653, B.C.D.R. and an angle point for corner of herein described tract and being the common corner of Lots 50, 56, 57 and 51 of said Section 73;

THENCE S 86°50'32" W, along and with the common line of Lots 50 and 51, same being the common line of said Four Forty-Three Annex No. 1, LTD. Tract and said Lira tract, a distance of 657.24 feet (called 660.00 feet), to a 5/8 inch iron rod with cap stamped "FMS" set, in the east line of said Eastbank Bayou, LP tract (called 19.944 acres), marking the southwest corner of said Four Forty-Three Annex No. 1, LTD. tract, the northwest corner of said Lira tract, an interior corner of herein described tract and being the common corner of Lots 50, 51, 43 and 42 of said Section 73;

THENCE S 03°24'55" E, along and with the common line of Lots 43, 51, 44, 52, 45, 46 and 61 at 1320.21 feet (called 1320.00 feet) pass a point in the centerline of a 40 foot platted road, recorded in Volume 2, page 91 and 92, B.C.P.R. marking the northwest corner of the Coastal Bend Land Investments, LP tract (called 40.0060 acres)(called Lot 61), recorded in B.C.C.F. No. 2006049617 and being the common corner of Lots 44, 52, 61 and 45, continuing for a total distance of 3299.48 feet (called 3300.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set, marking the southwest corner of the Jose T. Villanueva and Trinidad Villanueva tract (called 5 acres), recorded in B.C.C.F. No. 2004036528, the northwest corner of the Roger Hernandez Gandarillas and Sheila M. Rosario Crespo tract (called 1.000 acre), recorded in B.C.C.F. No. 2015020827, the northeast corner of said Aspect Energy, LLC tract (called 10 acres), the southeast corner of the said Eastbank Bayou, LP tract (called 10 acres)(Lot 47), the most easterly southeast corner of herein described tract and being the common corner of Lots 53, 54, 48 and 47 of said Section 73;

THENCE S 86°49'54" W, along and with the common line of Lots 48 and 47, same being the common line of said Eastbank Bayou, LP tract (Lot 47) and said Aspect Energy, LLC tract, a distance of 657.49 feet (called 660.00 feet) to a 1/2 iron rod with cap stamped "Adams RPLS 3666" found in the east line of the of said 443.09 acre tract, marking the southwest corner of said Eastbank Bayou, LP tract and the northwest corner of said Aspect Energy, LLC tract, and interior corner of herein described tract and being the common corner of Lots 48, 40, 39 and 47 of said Section 73;

THENCE S 03°24'40" E, along and with the common line of Lots 48 and 40, same being the common line of said Aspect Energy, LLC tract and said 443.09 acre tract, a distance of 660.05 feet (called 660.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" set in the centerline of a 40 foot platted road, recorded in Volume 2, Page 91 and 92, B.C.P.R., in the called south line of Section 73 and the north line of the H.T. & B. Railroad Company Survey, Section 64, Abstract 483 and the north line of the Dr. A.A. Luther Subdivision of Manvel, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R. and the north line of Outlot 181 of said Dr. A.A. Luther Subdivision, marking the northwest corner of the Coastal Bend Land Investments, LP tract (remainder of a called 167.073 acre tract), recorded in B.C.C.F. No. 2004058628, the southwest corner of said Aspect Energy, LLC tract, an angle point in the east line of said 443.09 acre tract and an angle point for corner of herein described tract and being the common corner of Lots 48 and 40 of said Section 73, from which a 5/8 inch iron rod with cap stamped "Base Line" found marking the southeast corner of said Section 73 bears, S 86°50'11" W, 1975.03 feet;

THENCE S 86°50'11" W, continuing along and with the common line of said Section 73, Section 64 and the Dr. A.A. Luther Subdivision, same being the common line of said Outlot 181 and Lot 40, and centerline of said 40 foot platted road, a distance of 147.66 feet to a 5/8 inch iron rod with cap stamped "FMS" set in said common line, marking the northeast corner of the Four Forty-Three, LTD. Tract (called 24.00 acres)(Outlot 195), recorded in Volume 1048, Page 760, B.C.D.R. and an interior corner of herein described tract and being the westerly line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R.;

THENCE S 19°30'25" W, along and with the easterly line of said Outlot 195 and the westerly line of said 40 foot platted road, at 909.98 feet pass a 1/2 inch iron rod found, marking the southeasterly corner of said Outlot 195 and the northeasterly corner of the Four Forty-Three, LTD. Tract (called 20.00 acres)(North ½ of Outlot 180), continuing for a total distance of 1569.69 feet to a 1 inch iron pipe found, marking the southeasterly corner of said 20.00 acre tract, the northeasterly corner of the Beazer Homes Texas, LP tract (called 19.99 acres)(south ½ Outlot 180), recorded in B.C.C.F. No. 2016050422 and an angle point in the westerly line of the Beazer Homes Texas, LP tract (called 5.40 acres), recorded in B.C.C.F. No. 2016050422 and the most easterly southeast corner of herein described tract;

THENCE N 70°27'42" W, along and with the common line of said North ½ of Outlot 180 and the South ½ of Outlot 180, a distance of 1319.95 feet (called 1320.00 feet) to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 46.35 acres)(Outlot 175), marking the common corner of the South ½ and North ½ of Outlot 180 and an interior corner of herein described tract;

THENCE S 19°29'54" W, along and with the common line of said 46.35 acre tract and said 19.99 acre tract, same being the common line of Outlot 180 and 175, a distance of 660.47 feet to a 1/2 inch iron rod with cap stamped "LJA Eng" found, in the north line of a 40 foot platted road, recorded in Volume 1, Page 71 and 72 and Volume 3, Page 139 and 140, B.C.P.R., marking the most westerly northwest corner of said 5.40 acre tract, the southeasterly corner of said 46.35 acre tract and the southwesterly corner of said 19.99 acre tract and an interior corner of herein described tract;

THENCE N 70°26'20" W, along and with the south line of 46.35 acre tract and the north line of said 40 foot platted road, a distance of 1321.08 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, in the easterly line of the Four Forty-Three, LTD. Tract (called 27.7947 acres)(Outlot 174) and the westerly line of said 40 foot platted road, marking the southwesterly corner of said 46.35 acre tract and an interior corner of herein described tract;

THENCE S 19°28'54" W, along and with the common line of said 27.7947 acre tract and westerly line of said 40 foot platted road, a distance of 1390.63 feet to a TxDot Brass Disk found in the northwesterly right-of-way (r.o.w.) line of State Highway No. 6 (a.k.a. Morris Avenue)(200' R.O.W.), recorded in B.C.C.F. No. 2013053500, marking the southeasterly corner of said 27.7947 acre tract and the most southerly southeast corner of herein described tract;

THENCE N 70°30'10" W, along the northwesterly r.o.w. line of said State Highway No. 6, a distance of 33.83 feet to a TxDot Brass Disk found, marking the southeasterly corner of the Russell T. Rudy and Randall D. Rudy tract (called 18 acres), recorded in Volume 1408, Page 806, B.C.D.R., the southwesterly corner of said 27.7947 acre tract and the most southerly southwest corner of herein described tract, from which a TxDot Brass Disk found, at the intersection of easterly r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816 and the northwesterly r.o.w. line of said State Highway No. 6, marking the southwesterly corner of a 0.217 acre tract, recorded in B.C.C.F. No. 2013053500 bears, N 70°30'10" W, 365.23 feet;

THENCE N 03°19'19" W, along and with the common line of said 27.7947 acre tract and said 18 acre tract, a distance of 2310.10 feet to a 1/2 inch iron rod with cap stamped "Adams RPLS 3666" found, marking the northwest corner of said 27.7947 acre tract and an angle point for corner of herein described tract, from which a 3/4 inch pinched top pipe bears, N 09°17' W, 1.1 feet and from which an iron rod with cap stamped "Kalkomey" found in the easterly r.o.w. line of said County Road 82, marking the northwest corner of said 18 acre tract, bears S 87°00'54" W, 328.14 feet and a 5/8 inch iron rod found in the easterly r.o.w. line of said County Road 82, marking the southwest corner of a called 41.4819 acre tract, recorded in B.C.C.F. No. 2003061748 bears, N 02°13'14" W, 38.07 feet;

THENCE N 86°57'38" E, along and with the north line of said 18 acre tract, a distance of 729.52 feet to a 5/8 inch iron rod with cap stamped "FMS" set, at the southwest corner of Section 73 and being in the centerline intersection of two 40 foot platted roads and being the common corner of said Section 73 and the H.T. & B. Railroad Company Survey, Section 72, Abstract 460, marking the southeast corner of the Brazos River Authority tract (called 6.676 acres)(cause no. 54,761A), recorded in Volume 33, Page 154, district clerk records of Brazoria County, Texas (B.C.D.C.R.), the southwest corner of the Brazoria County MUD No. 43 Drainage Easement (called 1.675 acres, recorded in B.C.C.F. No. 2016026159, the southwest corner of said 9.929 acre tract and an interior corner of herein described tract;

THENCE N 03°28'57" W, along and with the common line of said Section 73 and Section 72 and centerline of said 40 foot platted road, at 40.00 feet pass a point marking the southwest corner of a 0.34 acre tract (Parcel 1) out of said called 41.4819 acre tract, continuing for a total distance of 2640.38 feet (called 2640.00 feet) to a 1 inch iron pipe found, marking the northwest corner of a 0.25 acre tract (Parcel 2), the northwest corner of said 19.919 acre tract, the northwest corner of a 3.430 acre drainage easement, recorded in B.C.C.F. No. 2016026156, the northeast corner of said Brazos River Authority tract (called 6.676 acres), the southeast corner of the Brazos River Authority Parcel "D" tract (called 3.18 acres), recorded in Volume 1070, Page 315, B.C.D.R., the southwest corner of the Brazos River Authority Parcel "B" tract (called 0.61 acres), recorded in Volume 1070, Page 318, B.C.D.R., the southwest corner of the Brazoria County Municipal Utility District (M.U.D.) No. 43 Drainage Easement tract (called 1.739 acres), recorded in B.C.C.F. No. 2016011559 and the common corner of Lots 4 and 5, Section 73, from which a 1/2 inch iron rod found in the east r.o.w. line of County Road 82 (a.k.a. Iowa Lane)(60' R.O.W. as occupied), recorded in B.C.C.F. No. 2006021816, marking the southwest corner of the Joan Banneyer tract (called 1.367 acres), recorded in B.C.C.F. No. 2005003981 and the northwest corner of the Sonmar of Scottsdale, LLC tract (called 53.948 acres), bears S 86°37'46" W, 900.42 feet;

THENCE N 86°51'03" E, along and with the common line of herein described tract and said lot 4 and the centerline of a 40 foot platted road, at 657.75 feet (called 660.00 feet) pass a 3/4 inch iron pipe found, marking the northeast corner of said 19.919 acre tract and the southwest corner of the 102929 Brazoria Inc. tract (called 34.90 acres), recorded in B.C.C.F. No. 2005033429 and being the common corner of Lots 4, 12, 13 and 5, and at 1973.99 feet (called 1980.00 feet) pass a 1/4 inch iron pipe found, marking the southeast corner of said 34.90 acre tract and being the common corner of Lots 20, 28, 29 and 21, continuing for a total distance of 2632.44 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the west line of a 60 foot American Canal Company Easement, recorded in Volume 638, Page 127, B.C.D.R., marking an interior corner of said remainder of a 433.09 acre tract and an interior corner of herein described tract and being the common corner of Lots 28, 36, 37 and 29 of said Section 73;

THENCE N 03°27'06" W, along and with the common line of Lots 28, 36, 27, 35, 26, 34, 25 and 33 and the west line of said 60 foot American Canal Company Easement, a distance of 2641.03 feet (called 2640.00 feet) to a 5/8 inch iron rod with cap stamped "FMS" found in the north line of Section 73, the north line of a said 60 foot American Canal Company Easement, the south line of the Mary V O'Donnell Survey, Division "O", Abstract 469, recorded in Volume 2, Page 91 and 92, B.C.P.R. the south line of the John and Edith Lebourgeois tract (called 6.978 acres), recorded in B.C.C.F. No. 98-053061, the north line of the Eastbank Bayou, LP tract (called 19.950 acres), recorded in B.C.C.F. No. 2007022032 and the centerline of said 40 foot platted road, marking the most northerly northwest corner of herein described tract and being the common corner of Lot 25 and 33 of said Section 73, from which a 1/2 inch iron rod found bears, S 82°35" E, 14.3 feet;

THENCE N 86°50'29" E, along and with the common line of Section 73, Division "O", the centerline of said 40 foot platted road and the north line of said 60 foot American Canal Company Easement, a distance of 659.60' (called 660.00 feet) to the **POINT OF BEGINNING** and containing a calculated area of 418.318 acres of land.

EXHIBIT D

FIRST TRACT

18.643 ACRES
812,089 SQUARE FEET
H.T.&B. R.R. CO. SURVEY, SECTION 64
ABSTRACT NO. 483
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 18.643 acre (812,089 square foot) tract of land located in the H.T.&B. R.R. Co. Survey, Section 64, Abstract Number 483, City of Manvel, Brazoria County, Texas and said 18.643 acre tract of land being all of Tract II, a called 18.643 acre tract described in the deed to Alvin Independent School District recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021066368, and being out of and a part of Outlot 181, Dr. A.A. Luther Subdivision recorded under Volume (Vol.) 1, Pages (Pg.) 71 & 72 of the Brazoria County Plat Records (B.C.P.R.) and the E.C. Pitkin Subdivision recorded under Vol. 3, Pg. 139, B.C.P.R., said 18.643 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING in the southerly line of Lot 48, Section 73, Allison Richey Gulf Coast Home Co. Subdivision, recorded under Vol. 2, Pg. 91, B.C.P.R. and being the northwest corner of Restricted Reserve "M", Lakeland Subdivision, Section Two recorded under File No. 2014018651, B.C.P.R. and the northeast corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Baseline" found bears, North 85 degrees 14 minutes East, 0.62 feet;

THENCE, South 03 degrees 25 minutes 41 seconds East, along the west line of said Restricted Reserve "M", passing at a distance of 88.02 feet, the southwest corner of said Restricted Reserve "M" and the most westerly northwest corner of Restricted Reserve "H", said Lakeland Subdivision, Section 2, from which a 5/8-inch iron rod with cap stamped "Baseline" bears, South 23 degrees 23 minutes East, 0.32 feet, continuing along the west line of said Restricted Reserve "H", passing at a distance of 612.00 feet, the southwest corner of said Restricted Reserve "H" and the northwest corner of the remainder of a called 5.632 acre tract described in the deed to Lakeland Communities, LP, recorded under B.C.C.F. No. 2013029570, continuing along the west line of said remainder of a called 5.632 acre tract, passing at a distance of 692.00 feet, the southwest corner of said remainder of a called 5.632 acre tract and the northwest corner of Restricted Reserve "E", said Lakeland Subdivision, Section Two, continuing along the west line of said Restricted Reserve "E", a total distance of 1,236.28 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 20, Block 1, Bluewater Lakes, Section 4, a subdivision recorded under File No. 2018019193, B.C.P.R. and marking the southwest corner of said Restricted Reserve "E" and the southeast corner of said Tract II and the herein described tract;

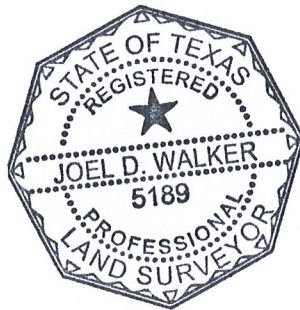
THENCE, North 70 degrees 28 minutes 49 seconds West, along the northeasterly line of said Block 1, Bluewater Lakes, Section 4, a distance of 1,005.41 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" found in the northeasterly line of Lot 6, Block 1, said Bluewater Lakes, Section 4 and the southeasterly line of a 40' wide roadway easement, recorded under Vol. 1, Pgs. 71 & 72, B.C.P.R. and Vol. 3, Pg. 139, B.C.P.R. and marking the southwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 70 degrees 29 minutes West, 20.00 feet and a 1/2-inch iron rod found bears, North 70 degrees 29 minutes West, 40.00 feet;

EXHIBIT D

THENCE, North 19 degrees 32 minutes 37 seconds East, departing the northeasterly line of said Block 1, Bluewater Lakes, Section 4 and along the southeasterly line of said 40' wide roadway easement, a distance of 917.07 feet, to the southerly of Lot 40, Section 73, aforesaid Allison Richey Gulf Coast Home Co. subdivision and the northwest corner of said Tract II and the herein described tract, from which a 5/8-inch iron rod with cap stamped "Leany" found bears, North 02 degrees 29 minutes West, 0.33 feet;

THENCE, North 86 degrees 34 minutes 43 seconds East, along the southerly line of said Lot 40, Section 73 and aforesaid Lot 48, Section 73, a distance of 567.93 feet, to the POINT OF BEGINNING and containing a computed area of 18.643 acres (812,089 square feet) of land as depicted on the Land Title Survey dated: November 28, 2023, revised: December 4, 2023, prepared by West Belt Surveying, Inc., Project No. S647-0337A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row
Katy, Texas 77449
(281) 599-8288



Joel D. Walker
Joel D. Walker Date: 12/4/23
Texas Registration No. 5189

EXHIBIT D

Exhibit B

Legal Description of Drill Site

[Attached]

August 19, 2021
Job No. LJAS001-2791-2104

DESCRIPTION OF
4.000 ACRES
DRILL SITE

Being 4.000 acres of land located in the H.T.& B. R.R. Company Survey, Section 64, (A.K.A.) Mary V. O'Donnell Survey, Abstract 483, Brazoria County, Texas, and also being a portion of Outlot 195 of the Dr. A. A. Luther Subdivision of Manvel and Surrounding Acreage Property, according to the plat recorded in Volume 1, Pages 71-72, and Volume 3, Pages 139-140 of the Plat Records of Brazoria County, Texas (B.C.P.R.), and a portion of that certain tract conveyed to Four Forty Three, Ltd. (described as Fourth Tract) by instrument of record in Volume 1048, Page 760, of the Deed Records of said Brazoria County, Texas (B.C.D.R.), said 4.000 acres being more particularly described as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 1/2-inch iron rod with cap stamped, "S ADAMS RPLS 3666" found for the southeast corner of said Fourth Tract and said Outlot 195, same being the northeast corner of that certain called 20.000 acre tract, conveyed to Four Forty Three, Ltd. (described as Fifth Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R. and Outlot 180 of said Dr. A. A. Luther Subdivision, same being on the northwesterly line of a called 40 foot wide-right-of-way as shown on said Dr. A. A. Luther Subdivision;

Thence, North 19° 31' 43" East, along the east line of said Fourth tract and said Outlot 195, same being a northwesterly line of said 40 foot wide right-of-way, 454.12 feet to the southeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, South 89°45'12" West, departing said common line, 467.08 feet to a point for corner, the beginning of a curve;

EXHIBIT D

4.000 Acres

August 19, 2021
Job No. LJAS001-2791-2104

Thence, 78.42 feet along the arc of a non-tangent curve to the left, having a radius of 1,860.00 feet, a central angle of $02^{\circ} 24' 56''$, and a chord which bears North $21^{\circ} 46' 51''$ West, 78.41 feet to a point for corner;

Thence, North $22^{\circ} 59' 19''$ West, 225.66 feet to a point for corner, the beginning of a curve;

Thence, 49.74 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of $95^{\circ} 00' 00''$, and a chord which bears North $24^{\circ} 30' 41''$ East, 44.24 feet to a point for corner, the beginning of a compound curve;

Thence, 324.76 feet along the arc of a non-tangent curve to the right, having a radius of 472.48 feet, a central angle of $39^{\circ} 22' 55''$, and a chord which bears North $89^{\circ} 47' 18''$ East, 318.40 feet to a point for corner;

Thence, South $70^{\circ} 28' 17''$ East, 340.27 feet to a point for corner on the northwesterly right of way line of the aforementioned 40 foot wide-right-of-way, same being the southeasterly line of the aforementioned Fourth Tract and the aforementioned Outlot 195, from which a 1/2-inch iron rod with cap stamped "S ADAMS RPLS 3666" found for the northwest corner of said 40 foot wide right-of-way, same being the northeast corner of said Fourth Tract, and said Outlot 195, said point lying on the south line of Lot 40 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens Subdivision, Section 73, according to the plat recorded in Volume 2, Pages 91-92, B.C.P.R. and that certain tract conveyed to Four Forty Three, Ltd. (described as First Tract) by instrument of record in Volume 1048, Page 760, B.C.D.R., same being the north line of the aforementioned Mary V. O'Donnell Survey bears North $19^{\circ} 31' 43''$ East, 237.23 feet;

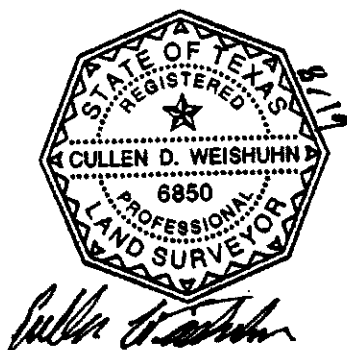
EXHIBIT D

4.000 Acres

August 19, 2021
Job No. LJA001-2791-2104

Thence, South 19° 31' 43" West, along the southeasterly line of said Fourth Tract and said Outlot 195, same being the northwesterly line of said 40 foot wide right-of-way, 218.81 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

Corner monuments were not set at the Client's request.



LJA Surveying, Inc.

LEGEND

B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

B.C.O.R. OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS

B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS

P.O.C. POINT OF COMMENCING

P.O.B. POINT OF BEGINNING

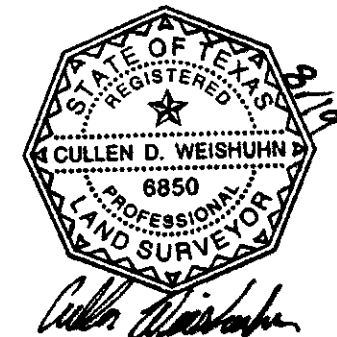
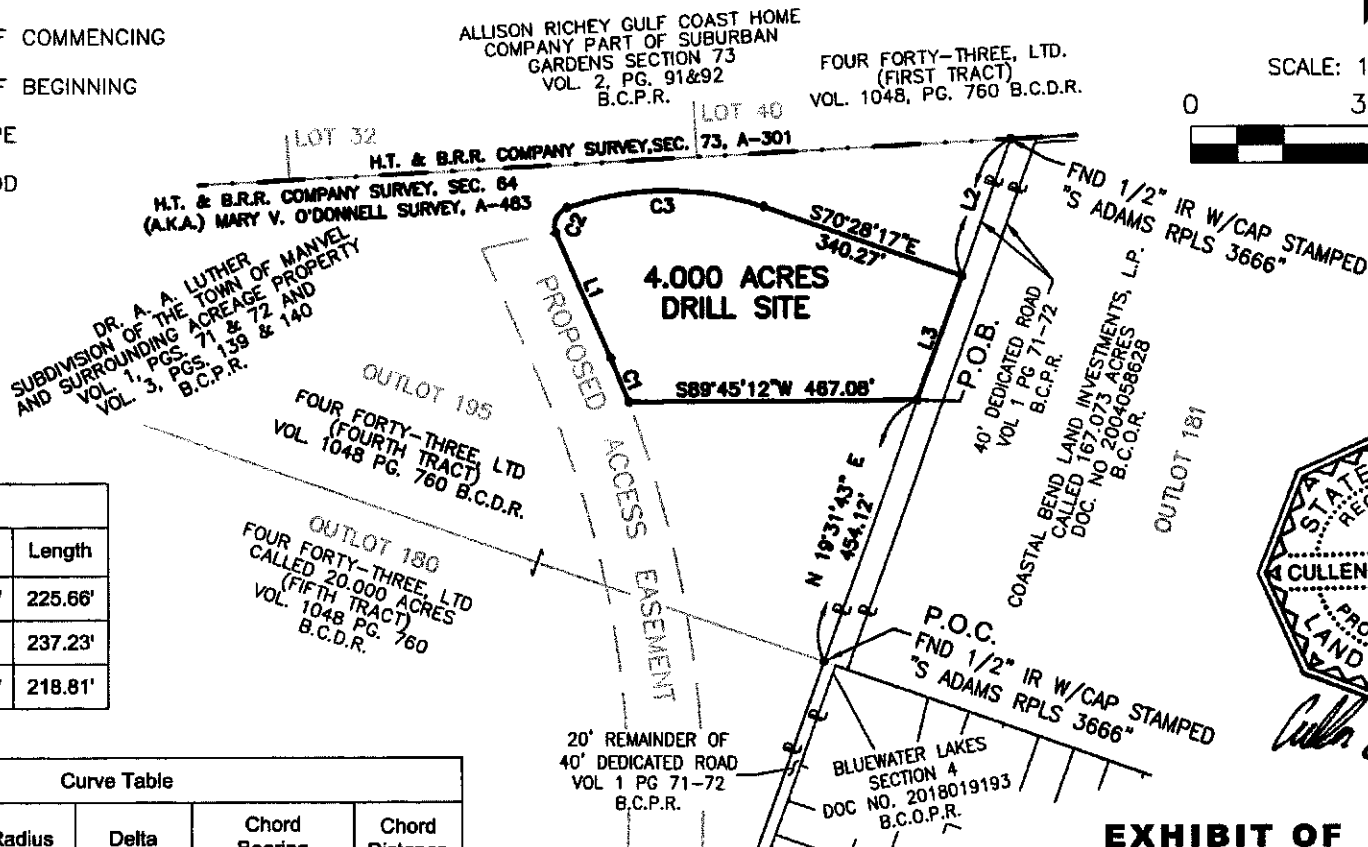
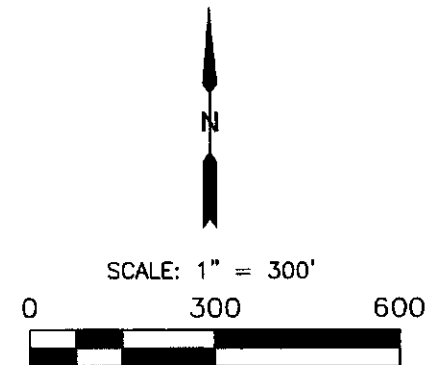
I.P. IRON PIPE

I.R. IRON ROD

VOL. VOLUME

PG. PAGE

EXHIBIT D



Line Table		
Line #	Direction	Length
L1	N22° 59' 19"W	225.66'
L2	N19° 31' 43"E	237.23'
L3	S19° 31' 43"W	218.81'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	78.42'	1,860.00	2°24'56"	N21° 46' 51"W	78.41'
C2	49.74'	30.00	95°00'00"	N24° 30' 41"E	44.24'
C3	324.76'	472.48	39°22'55"	N89° 47' 18"E	318.40'

EXHIBIT OF 4.000 ACRES DRILL SITE IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64 (A.K.A.) MARY V. O'DONNELL SURVEY, A-483 BRAZORIA COUNTY, TEXAS

NOTES:

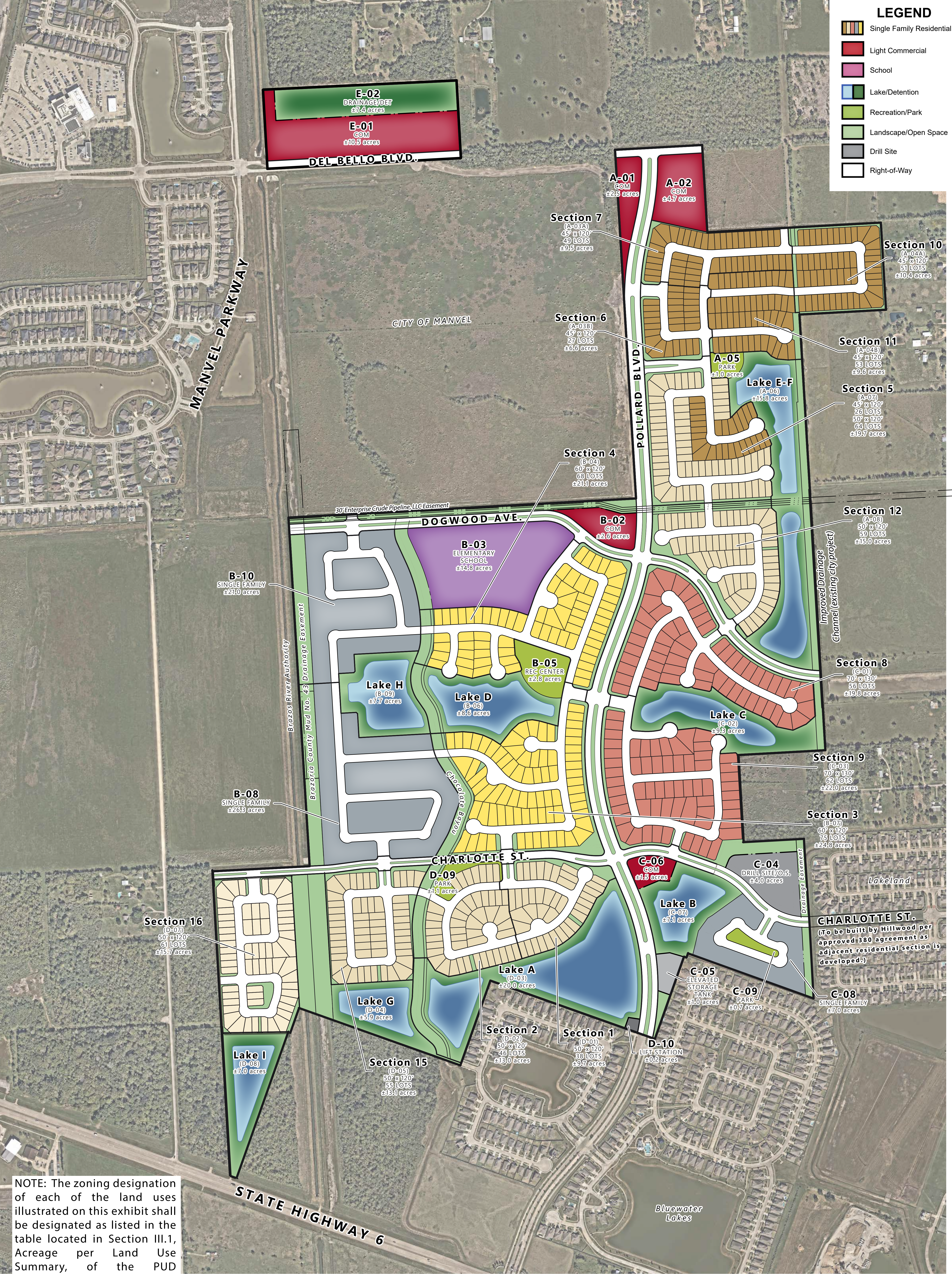
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJ.
- CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.

AUGUST 2021 JOB NO. LJA001-2791-2104

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.L.S. Firm No. 10194382

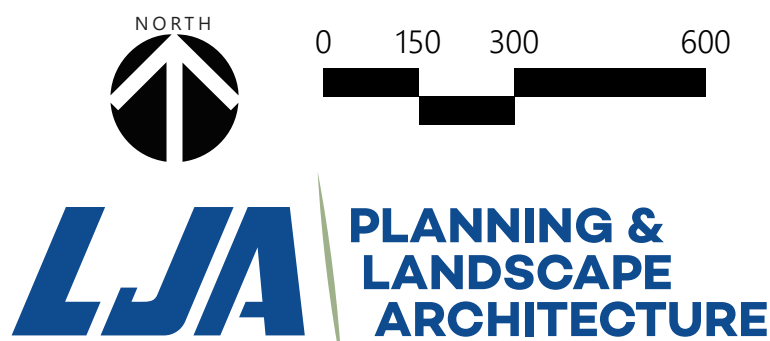




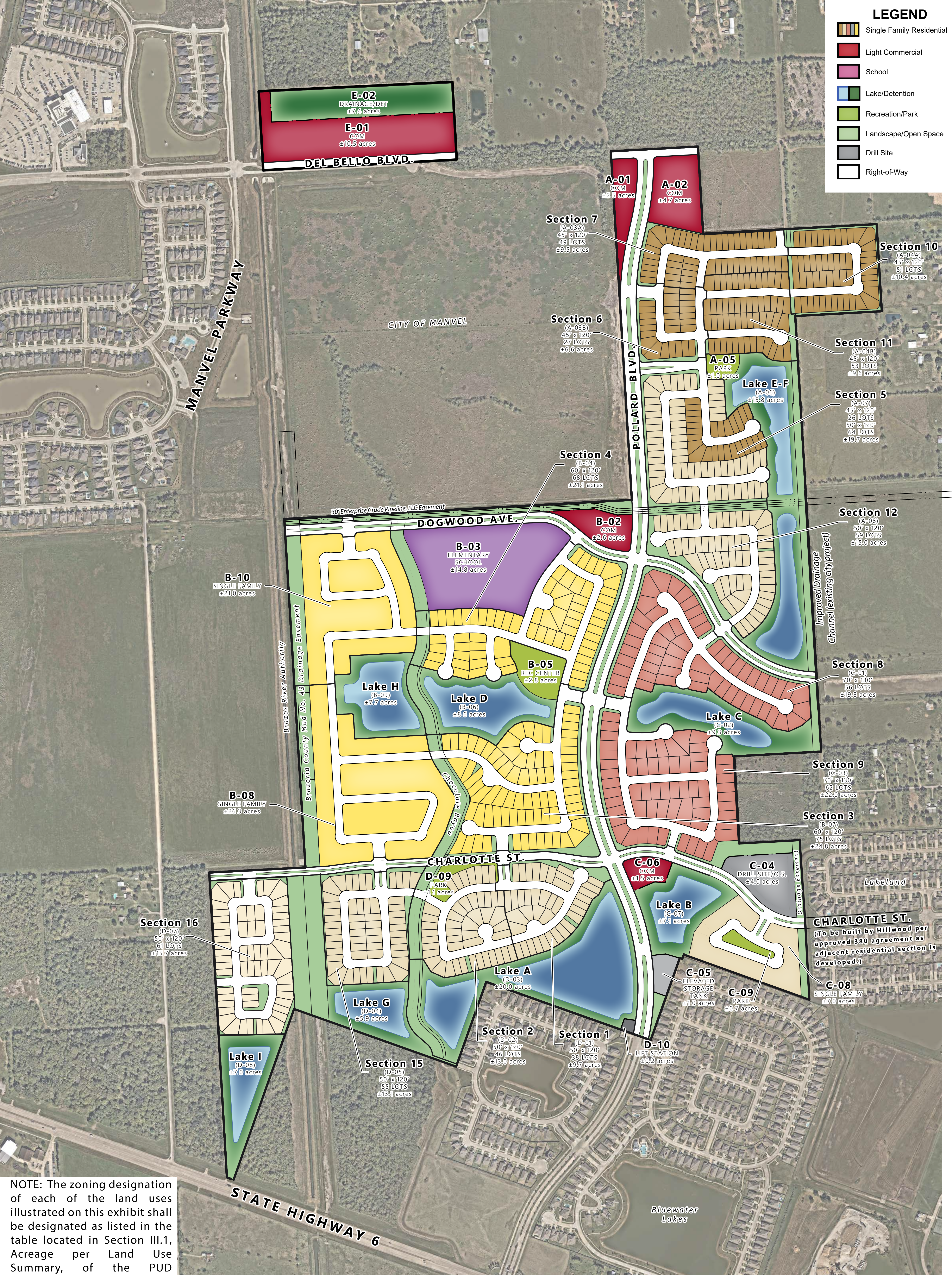
Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN



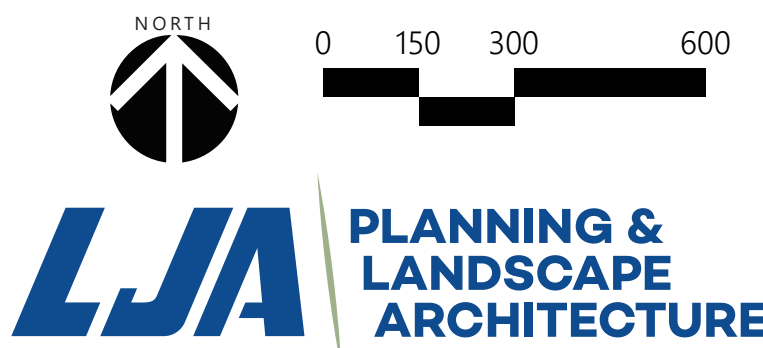
NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
**HILLWOOD
RESIDENTIAL**

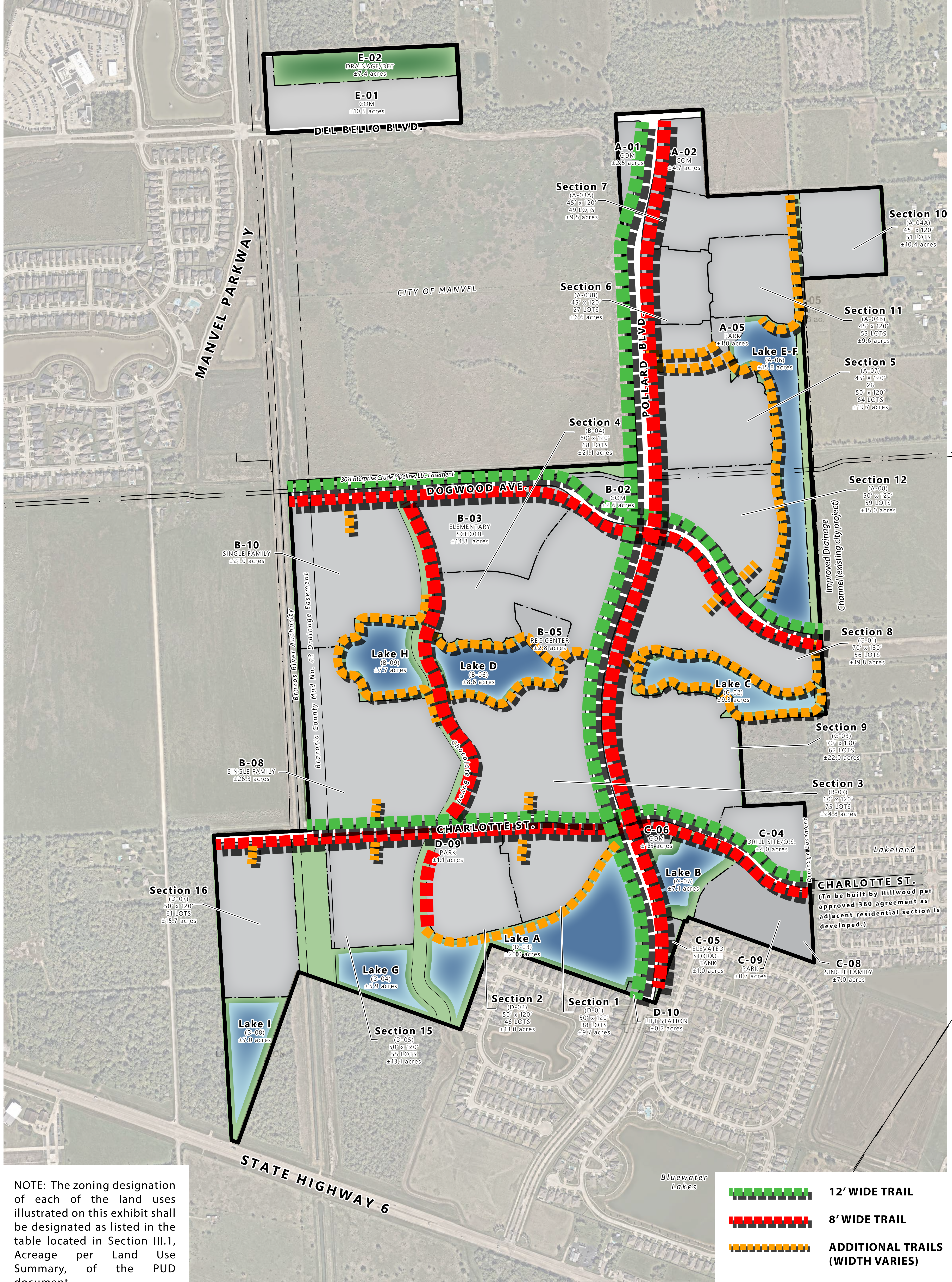
EXHIBIT F
Planned Unit Development
Single Family Residential Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

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RELATIONSHIPS | PROCESS | DESIGN



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
**HILLWOOD
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EXHIBIT H
Planned Unit Development
Conceptual Amenities and Open Space Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

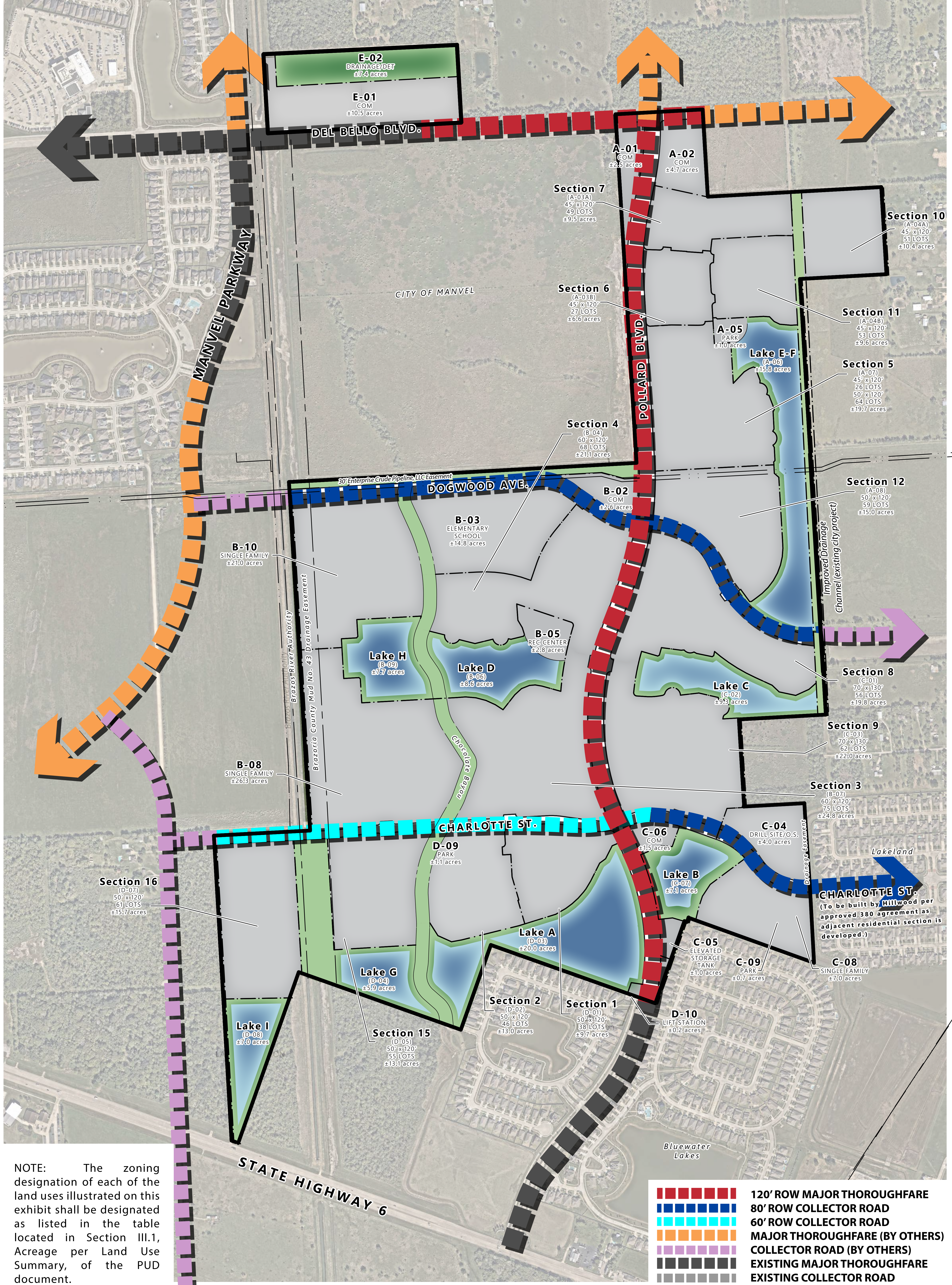
Reference Date: 02.27.2024



LJA **PLANNING & LANDSCAPE ARCHITECTURE**

RELATIONSHIPS | PROCESS | DESIGN

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NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

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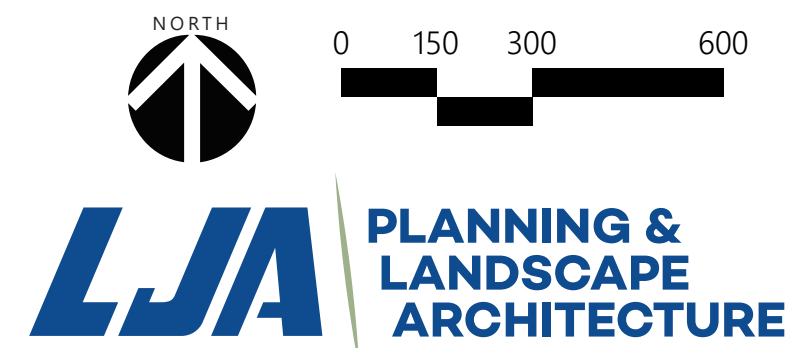
EXHIBIT G

Planned Unit Development
Conceptual Roadway Exhibit

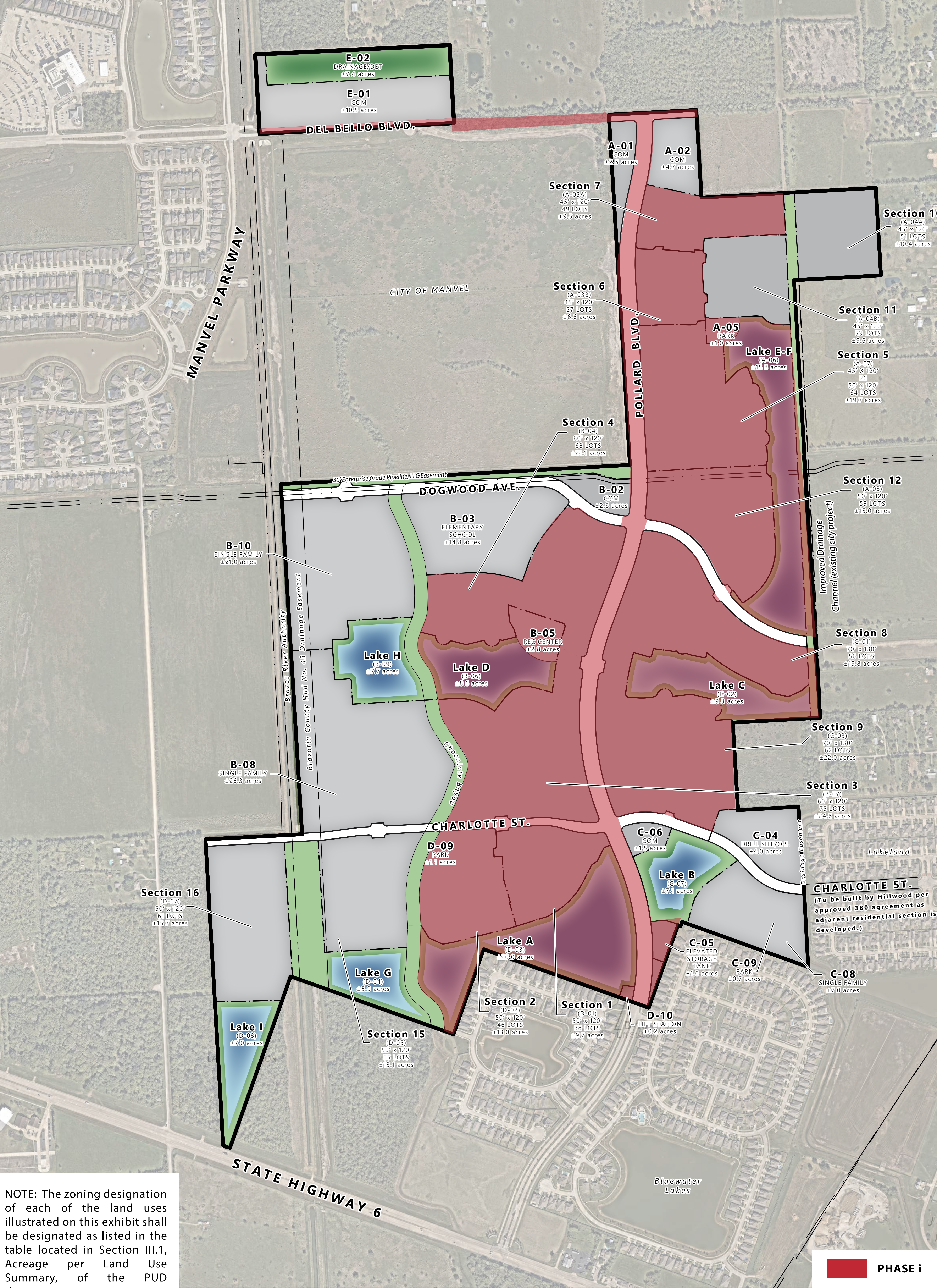
VALENCIA

±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN



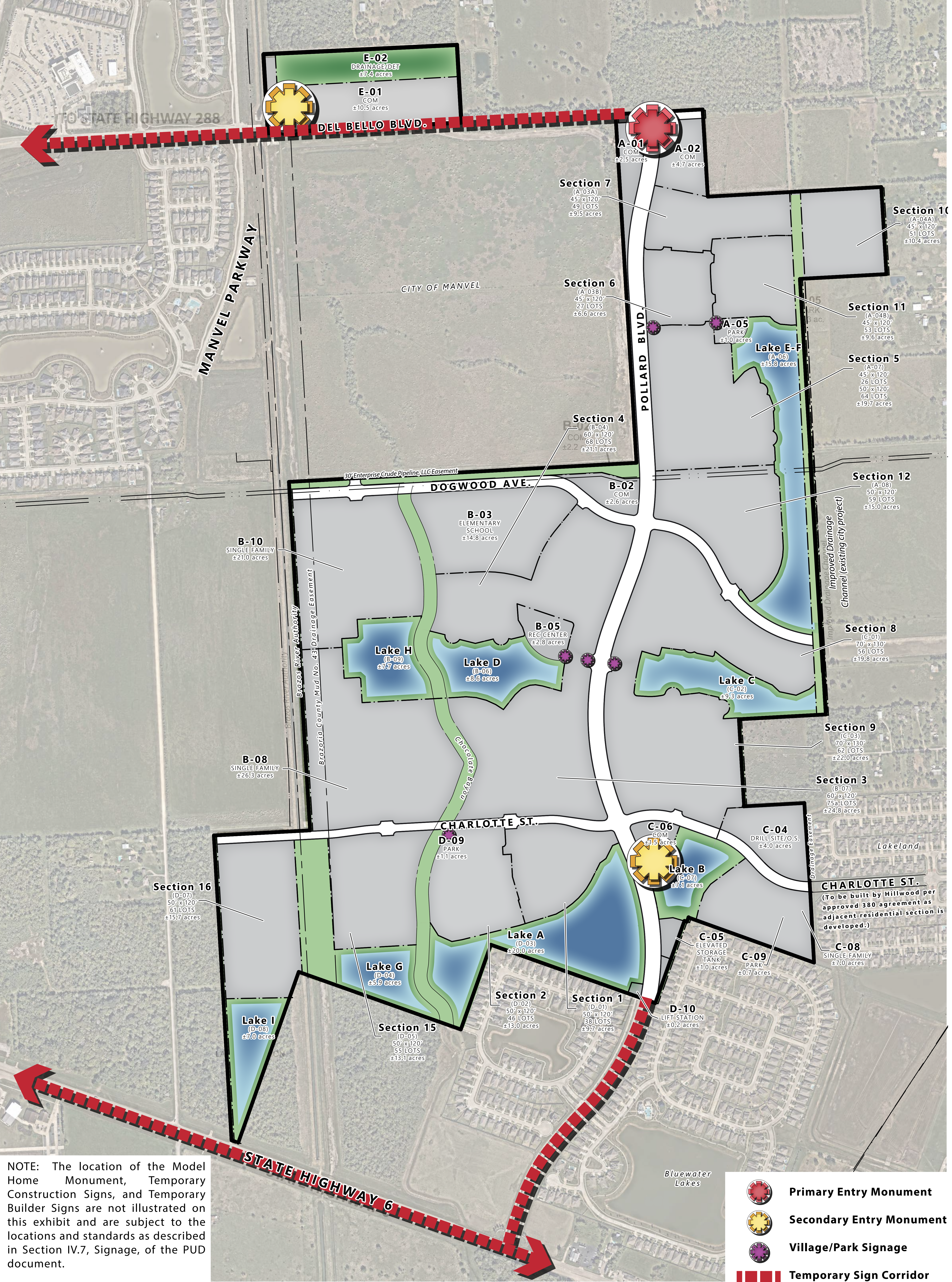
NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

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EXHIBIT I

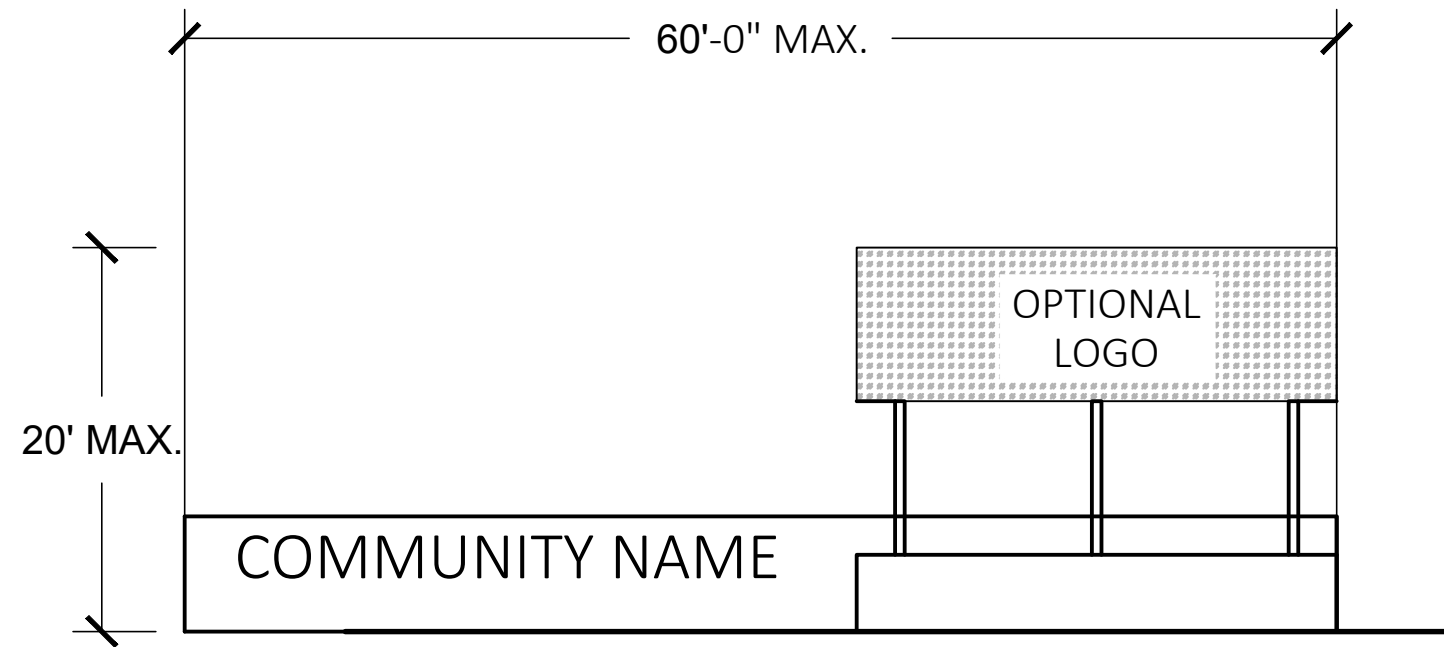
Planned Unit Development
Phasing Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas



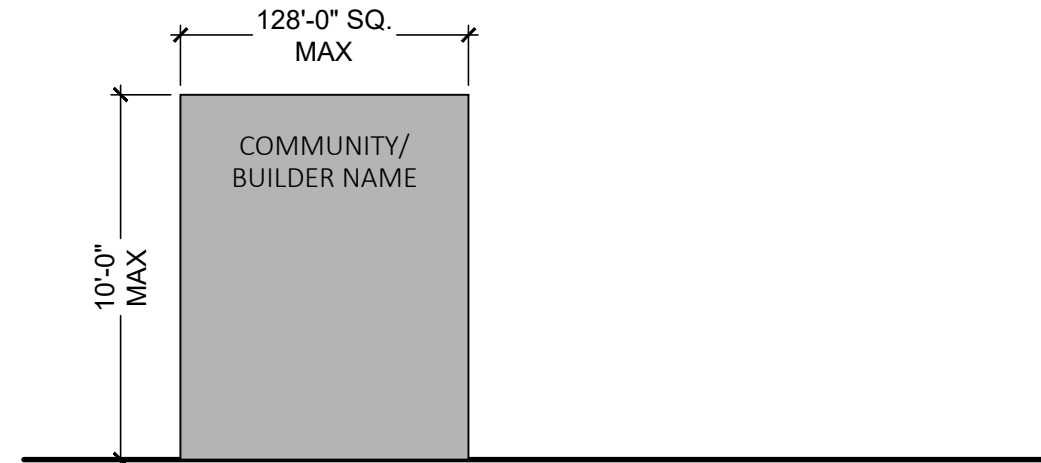
NOTE: The location of the Model Home Monument, Temporary Construction Signs, and Temporary Builder Signs are not illustrated on this exhibit and are subject to the locations and standards as described in Section IV.7, Signage, of the PUD document.

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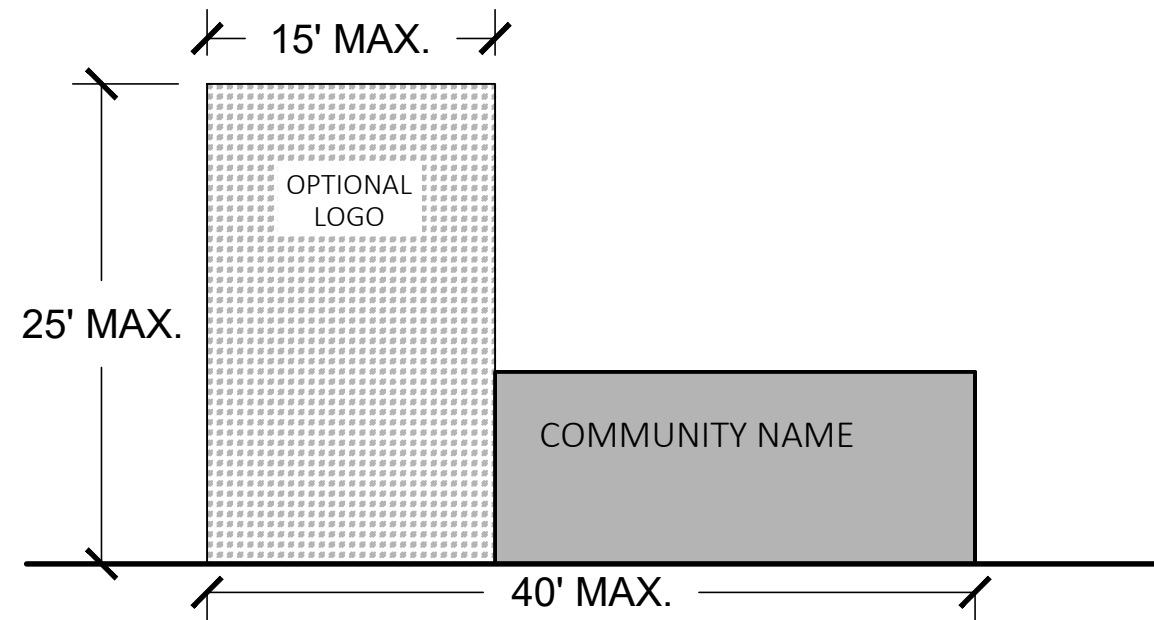
EXHIBIT J
Planned Unit Development
Conceptual Project Signage Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas



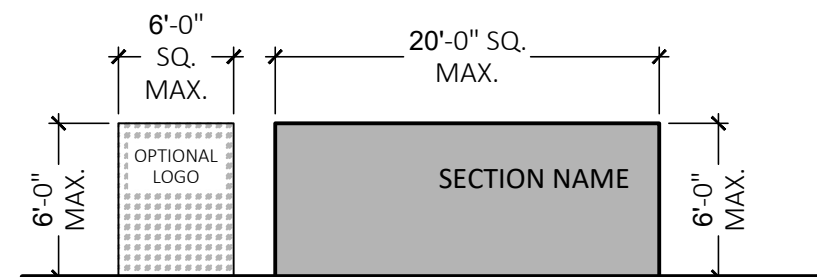
PRIMARY ENTRY MONUMENTS



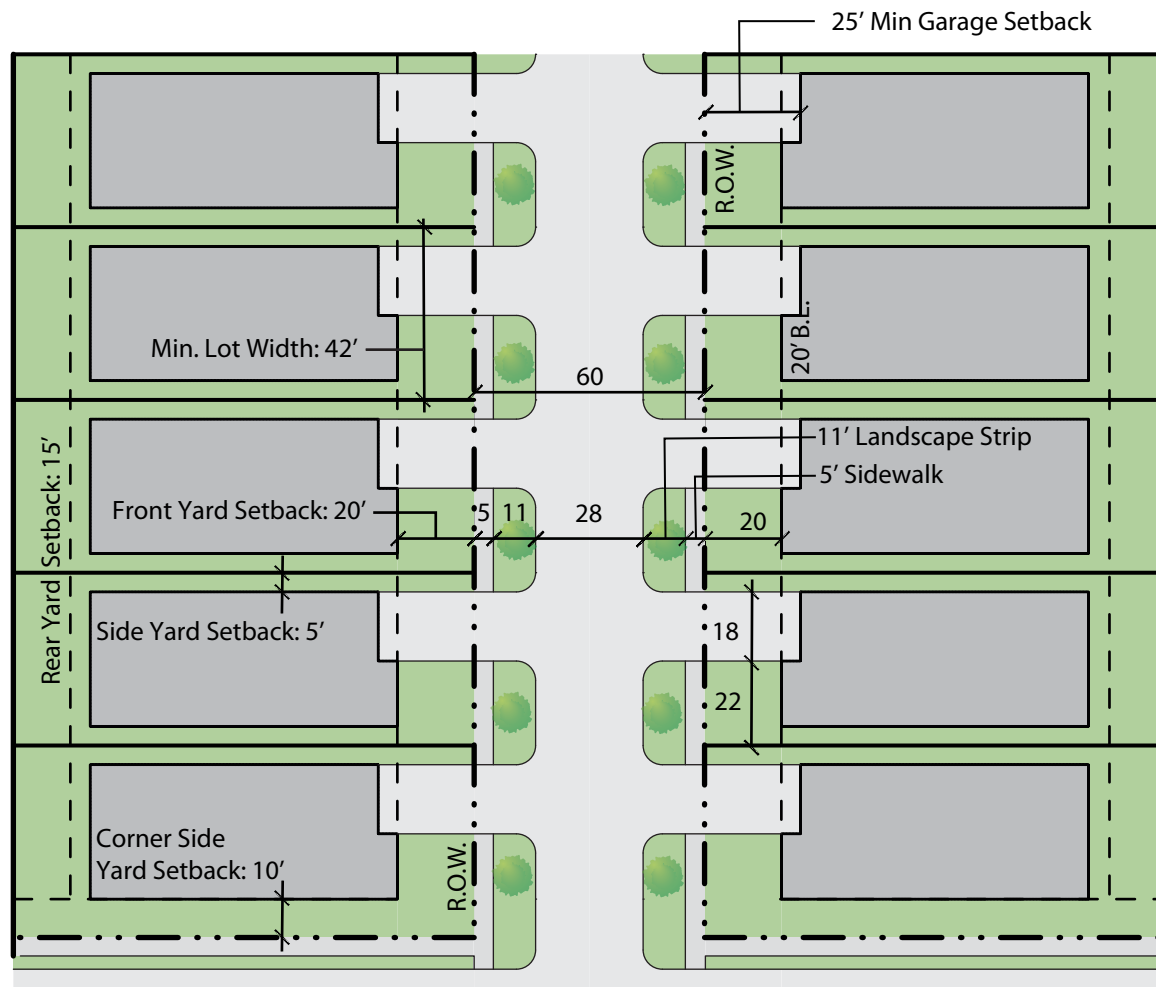
TEMPORARY COMMUNITY SIGNAGE



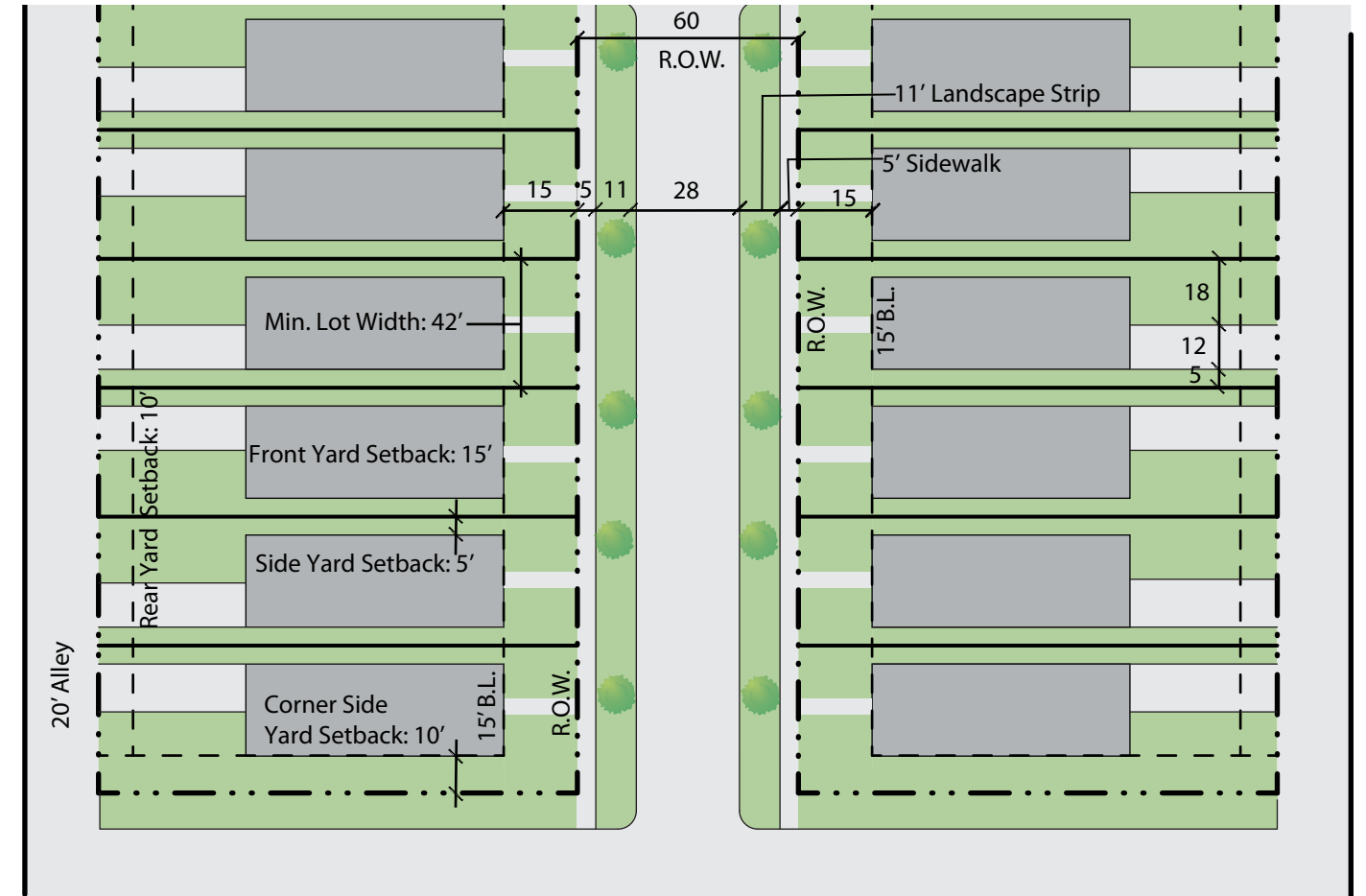
SECONDARY ENTRY MONUMENTS



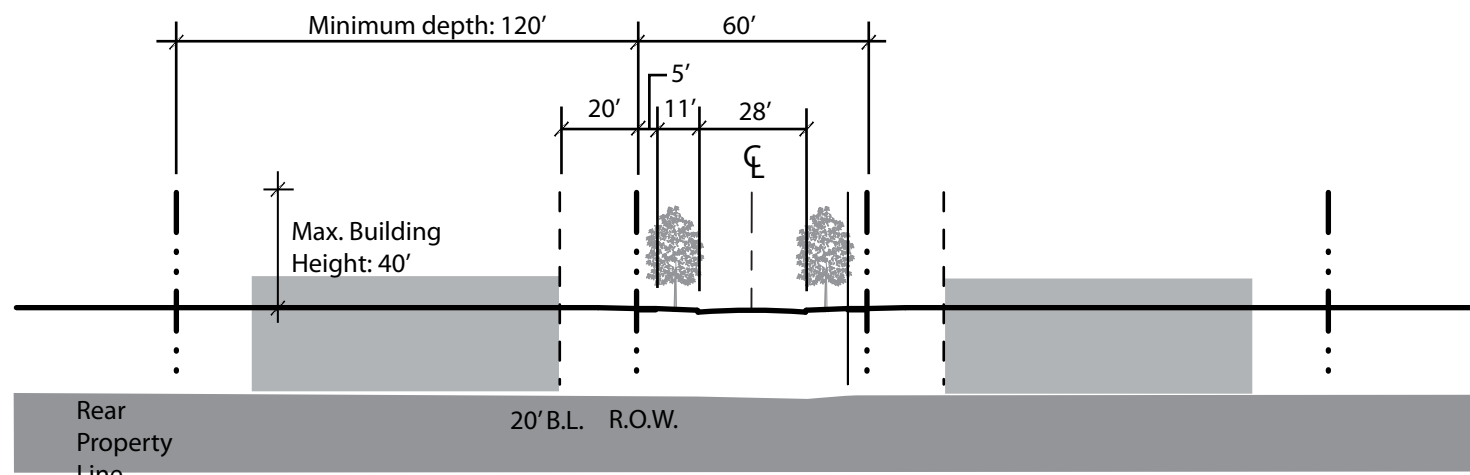
VILLAGE/PARK ENTRY MONUMENTS



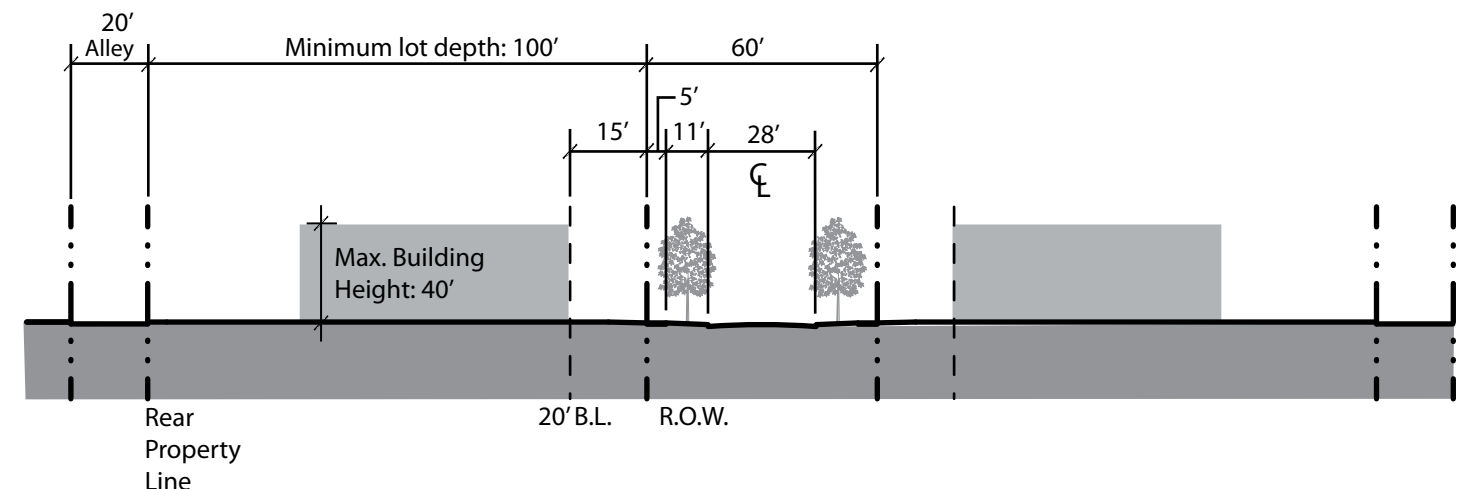
1. Plan Front Load 42' Product - 60' R.O.W.



2. Plan 35' Alley Product - 60' R.O.W.



1. Section Front Load 42' Product - 60' R.O.W.



2. Section 35' Alley Product - 60' R.O.W.

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EXHIBIT L Planned Unit Development Specialty Product Exhibits for Front Load and Alley Products

VALENCIA

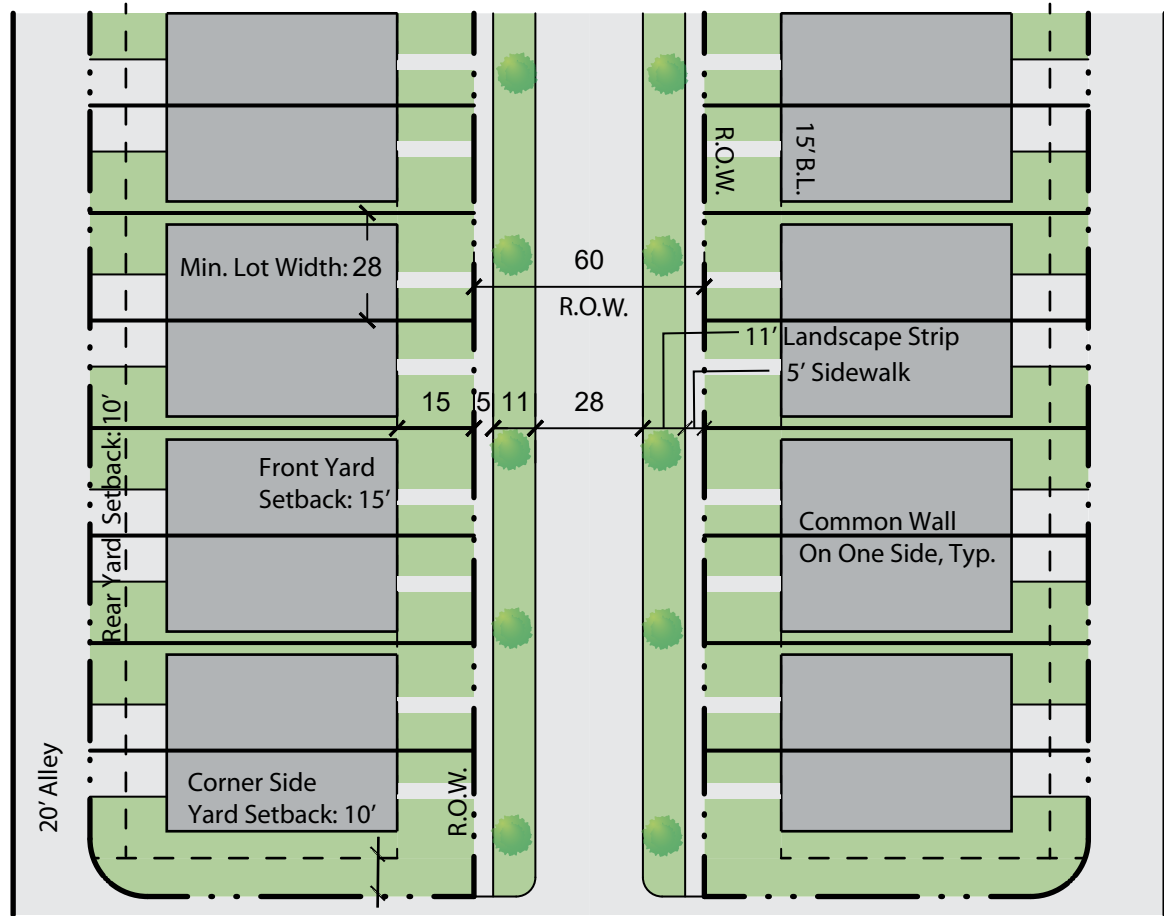
±458.4 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024

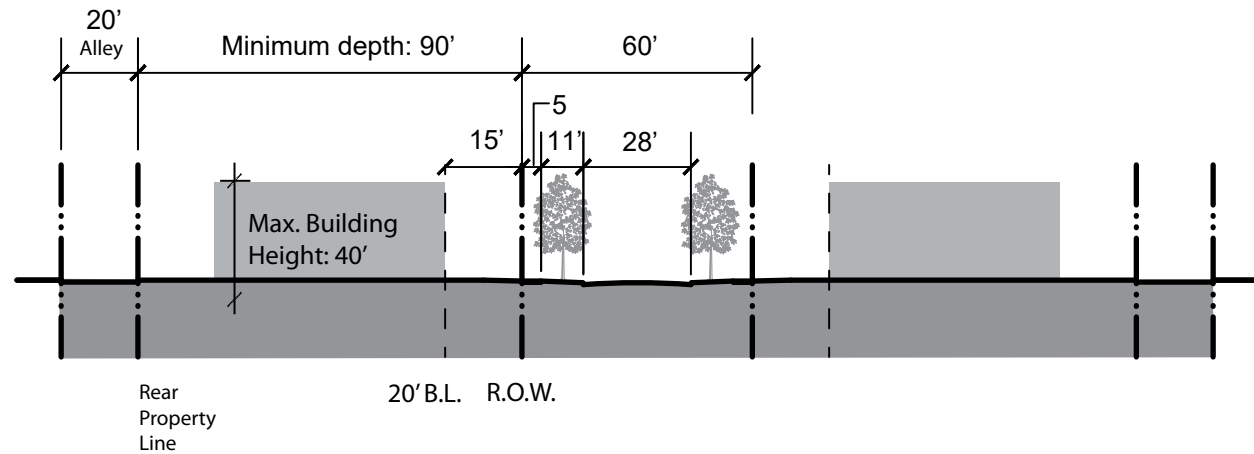


LJA PLANNING & LANDSCAPE ARCHITECTURE

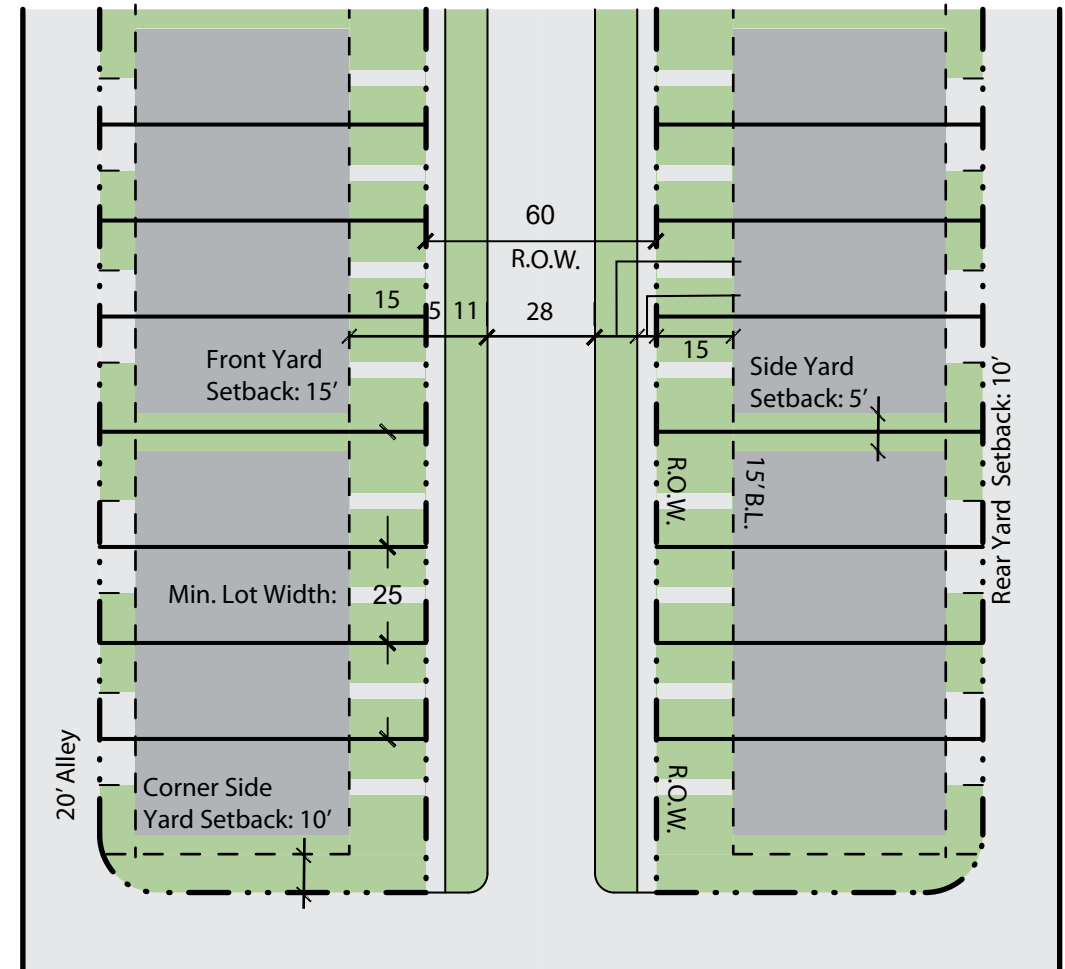
RELATIONSHIPS | PROCESS | DESIGN



3. Plan: Rear Load 28' Attached Product - 60' R.O.W.

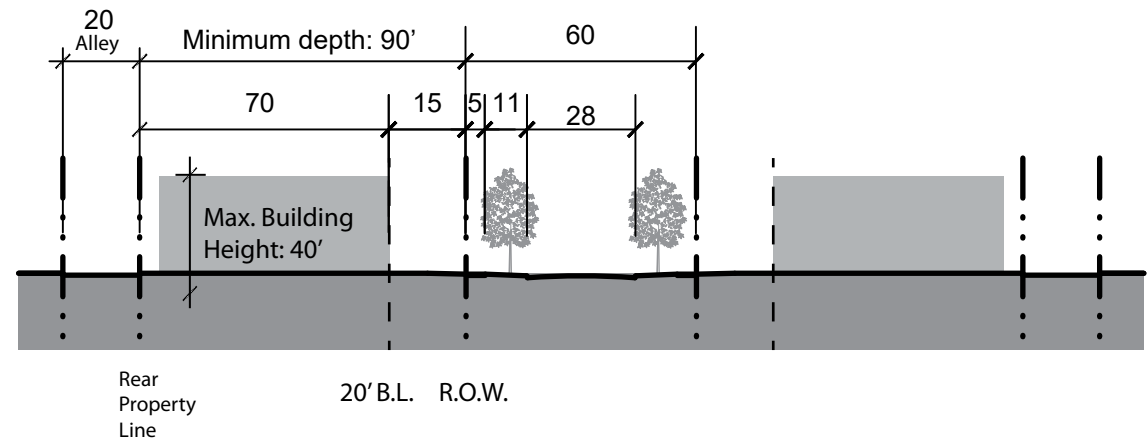


3 Section: Rear Load 28' Attached Product - 60' R.O.W.



4. Plan: Rear Load 25' Townhome Product - 60' R.O.W.

Note:
Max. Number of Attached Units: 5
Min. Number of Attached Units: 2



4. Section: Rear Load 25' Townhome Product - 60' R.O.W.

Prepared for

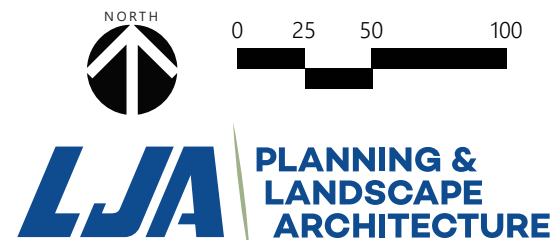
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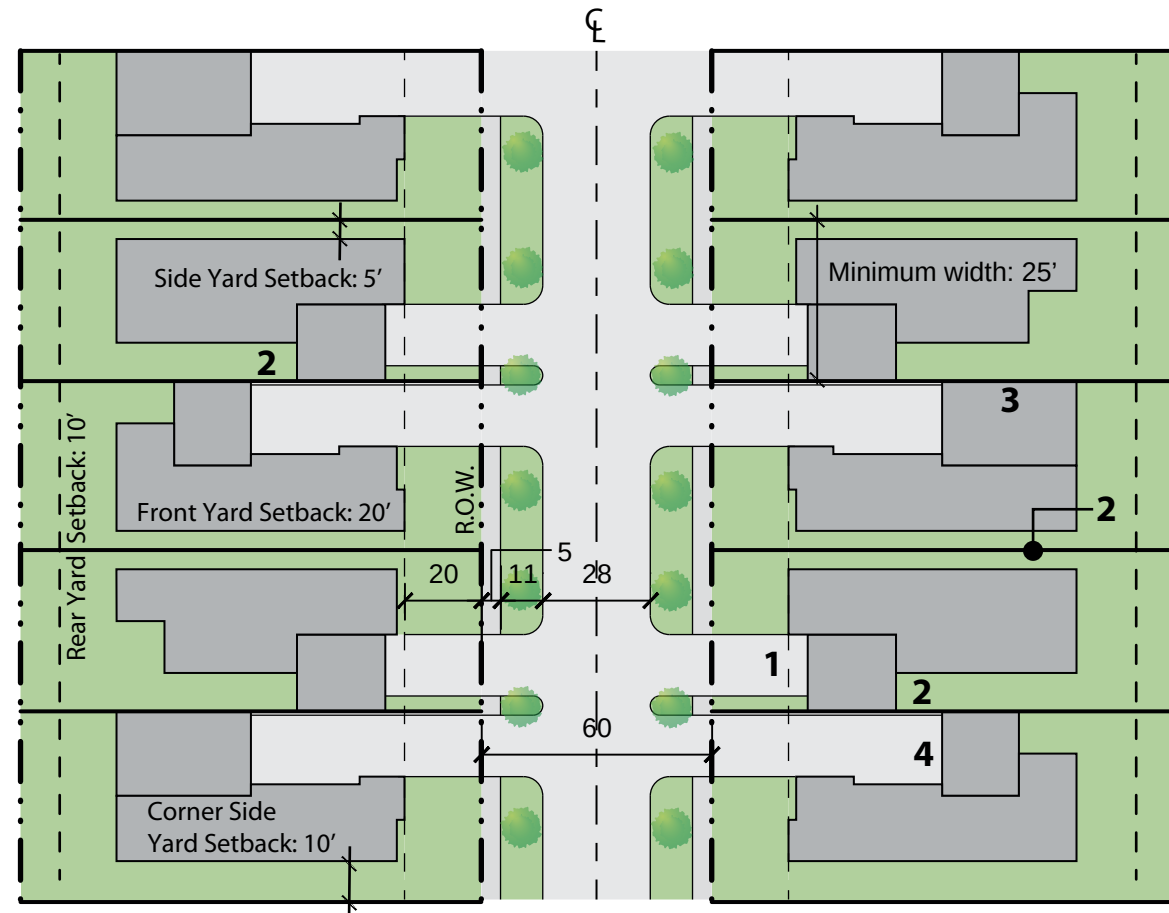
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EXHIBIT M
Planned Unit Development
Specialty Product Exhibits for Rear Load Attached and Townhome Products
VALENCIA
±458.4 Acres of Land
Manvel, Texas

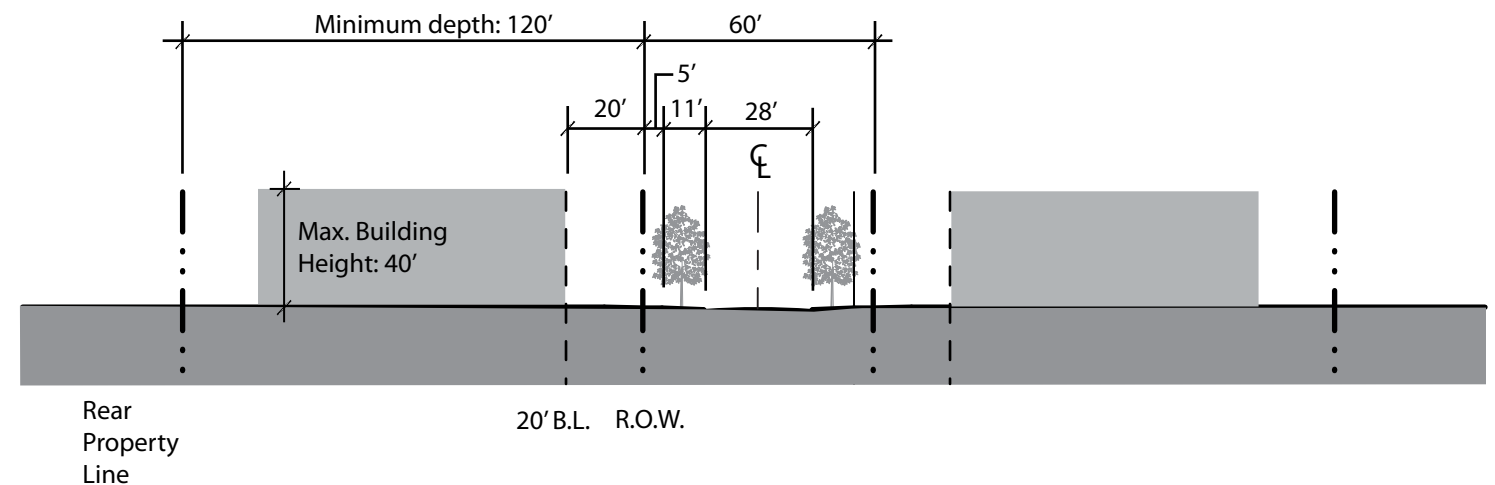
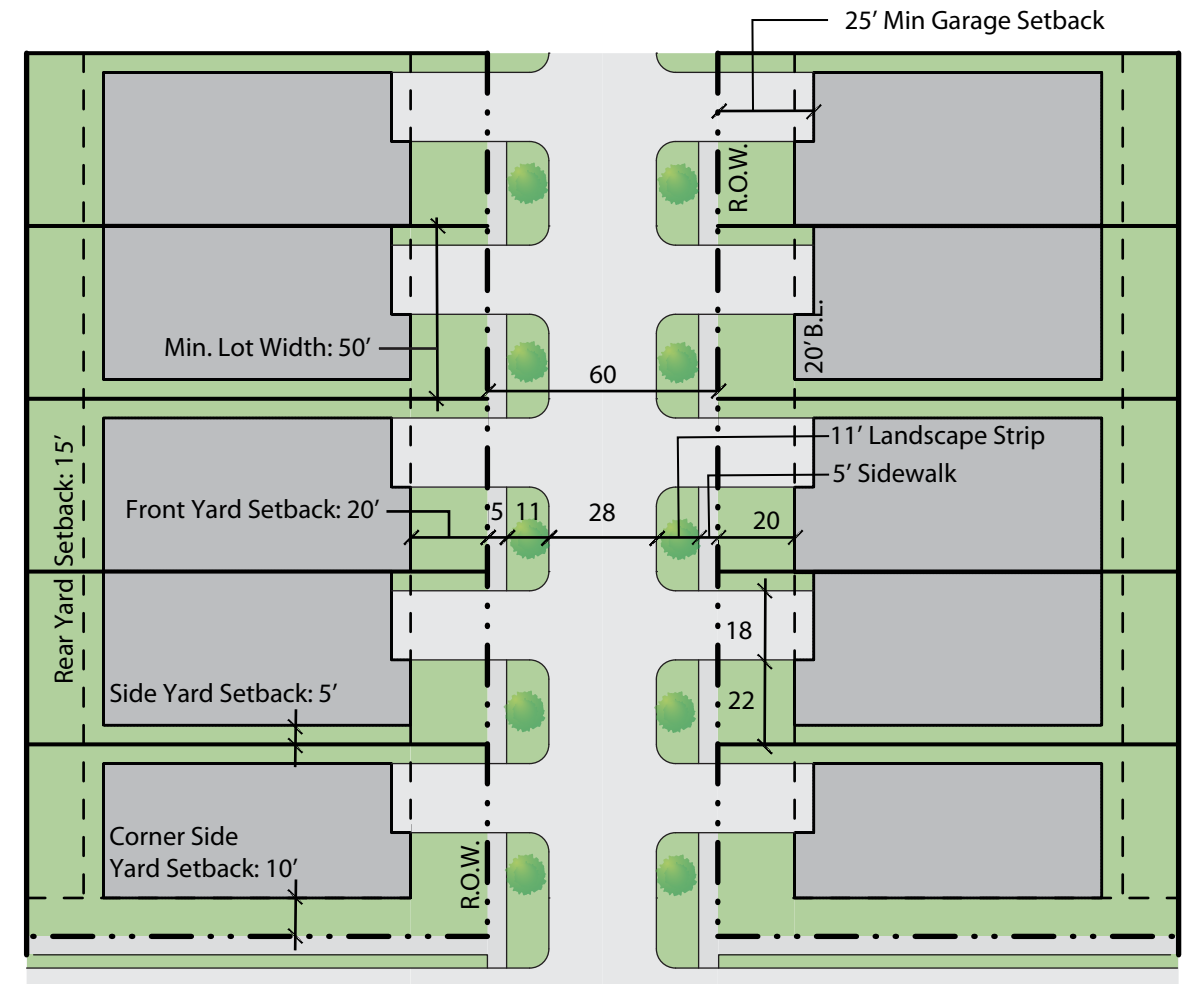
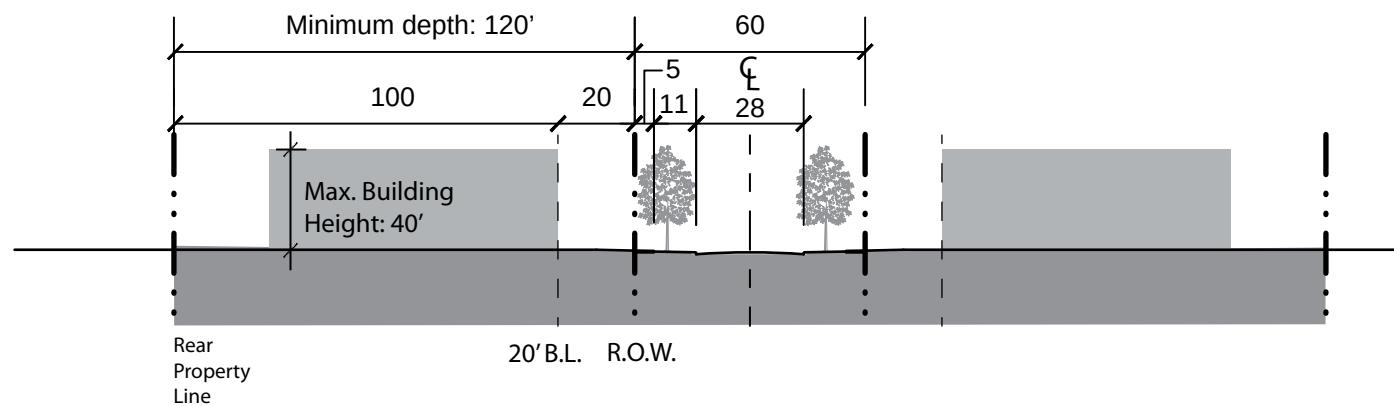
Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN



1. 25' Min Garage Setback
2. 10' Min. Building separation
3. Zero Lot line at garage, typ.
4. 50' Setback



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EXHIBIT N

Planned Unit Development

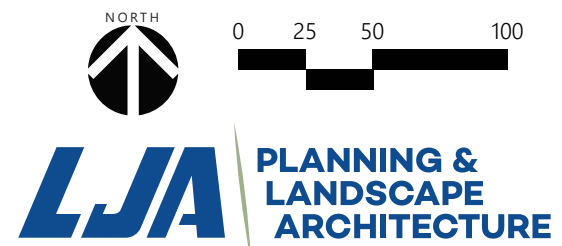
Specialty Product Exhibits for Zipper Lot and Patio/Zero Lot Line Products

VALENCIA

±458.4 Acres of Land
Manvel, Texas

6. Section: Patio & Zero Lot Line Product - 60' R.O.W.

Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN