

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



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

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

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

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

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

**CITY OF MANVEL MISSION STATEMENT**

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

**Regular Session**

**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.

**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 Final Plat for Meridiana Section 14B;  
BEING A SUBDIVISION OF 11.93 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat for Meridiana Section 39A Partial Replat No. 1;  
BEING A SUBDIVISION OF 1.507 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF MERIDIANA SECTION 39A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2021080365, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the Final Plat of Pomona Section 29;  
BEING A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13, SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- D. Approve the meeting minutes to date.

**Regular Agenda**

- A. 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 4/19/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS



# 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: 03/25/2024 (04/22/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 14B, being  
a subdivision of 11.93 acres out of the Oliver Hall Survey, Abstract 203, City  
of Manvel, Brazoria County, Texas.

#### Plats:

Preliminary \_\_\_\_\_

Final x \_\_\_\_\_

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

Kaitlin Gile  
SIGNATURE

03/25/2024  
DATE



## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                                    |                                          |
|------------------------------------|------------------------------------------|
| <b>Plat Name:</b>                  | Meridiana Section 14B - Final Plat       |
| <b>Applicant:</b>                  | Kaitlin Gile – EHRA                      |
| <b>PD&amp;Z Meeting Date:</b>      | April 22, 2024                           |
| <b>Submitted By:</b>               | Ellie Roohbakhsh, Associate Planner      |
| <b>Report Approved by:</b>         | Dan Johnson, City Manager/ City Engineer |
| <b>Recommendation of Approval:</b> | <u>YES</u>                               |

#### **BACKGROUND/ REVIEW NOTES**

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The third amendment to Merididna Open-Planned Unit Development was approved by the City Council on April 1, 2024.*
- *The 23rd amendment to Meridiana Master Plan was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed section includes patio home lots with minimum 45 feet lot width and 20-foot front setback.*
- *The proposed plat includes 11.93 acres and creates 66 Lots and 2 Reserves in 4 Blocks.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2023.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of this proposed plat - *Meridiana Section 14B Final Plat*











F445



1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

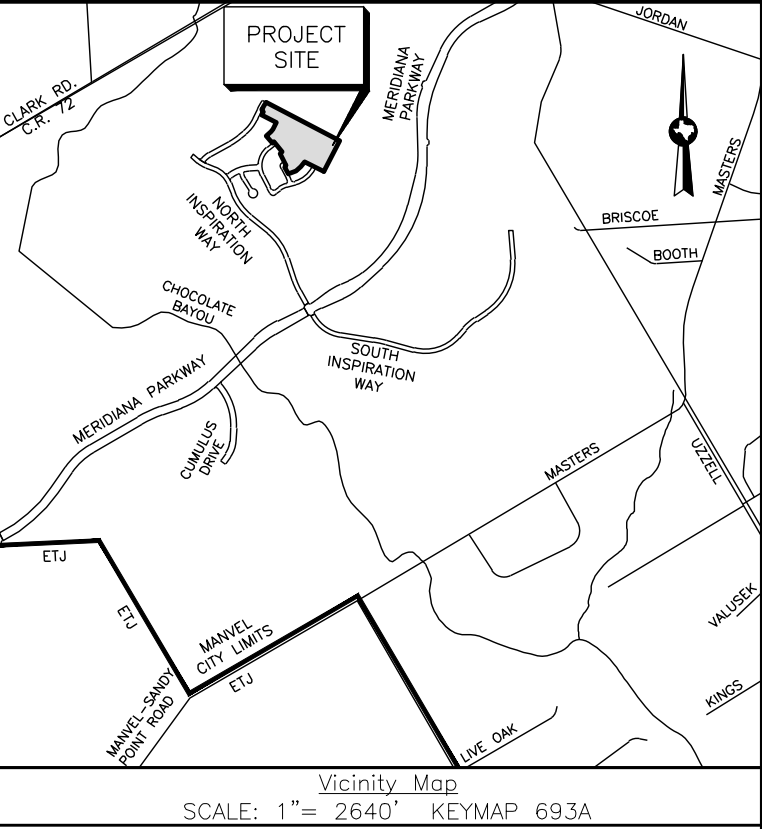
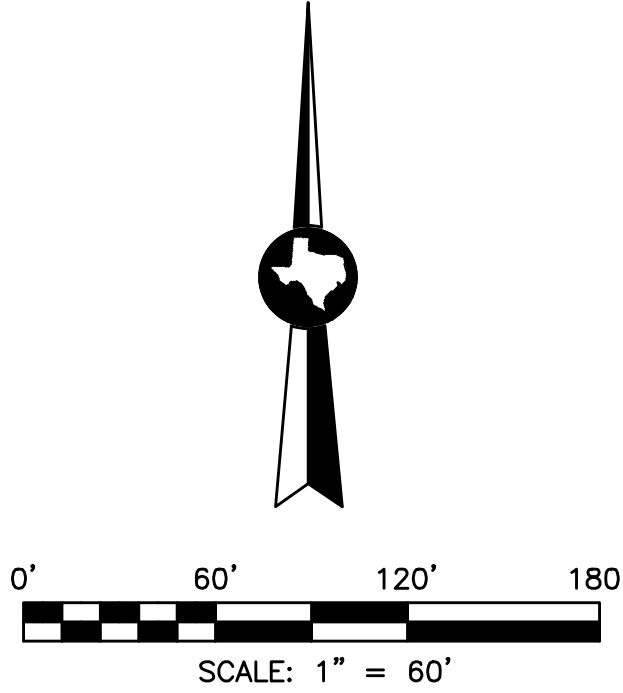
3. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South-Central Zone as determined by GPS measurements. The coordinates shown herein are Texas South Central Zone 14, 2024 State Plane Grid Coordinates (NAD83) and may be accurate to surface by applying the following combined scale factor: 0.99996742185.
4. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039CD0110K, dated December 30, 2020, the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
5. 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 EHRM, 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 EHRM.
6. B.C.C.F. No. indicates Brazoria County Clerk's File Number.  
B.C.D.R. indicates Brazoria County Deed Records.  
B.C.P.R. indicates Brazoria County Plat Records.  
B.L. indicates Building Line.  
F.N.D. indicates Found.  
I.R. indicates Iron Road  
N.O. indicates Number.  
P.O. indicates Page.  
P.O.B. indicates Point Of Beginning.  
P.O.C. indicates Point Of Commencing.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R.W. indicates Right-Of-Way.  
SQ. Ft. Square Feet.  
S.S.E. indicates Sanitary Sewer Easement  
STM. S.E. indicates Storm Sewer Easement  
S.E. indicates Utility Easement.  
VOL. indicates Volume  
W.L. indicates Water Line Easement  
↗ indicates change in street name.
7. Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
8. The property subdivided in the foregoing plot 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.
9. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plot.
10. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
11. 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.
12. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
13. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
14. This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
15. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
16. All boundary corners for the plot shown herein are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
17. The boundary for this plot has a closure in excess of 1:15,000.
18. There are no visible or apparent pipelines within the boundaries of this subdivision.
19. The drainage on adjacent property will not be impacted by this development.
20. There are 0.00 acres of unencumbered open space within the boundary of this plot.
21. Development regulations and City permits are required on all property.
22. The following lots are permitted to have two-story structures: Lot 25 - Block 1, Lots 2-3 - Block 2, Lots 12-14 - Block 3, Lot 13 - Block 4. All other lots within this section are hereby limited to one-story structures.
23. Detention for this subdivision is to be provided by Meridiano Detention Pond H-2 Phase 2.

| RESERVE TABLE |                                                           |                             |
|---------------|-----------------------------------------------------------|-----------------------------|
| A             | RESTRICTED TO LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES | 1,892 SQ.FT. / 0.0434 ACRES |
| B             | LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES               | 1,223 SQ.FT. / 0.0281 ACRES |
| TOTAL         |                                                           | 3,115 SQ.FT. / 0.0715 ACRES |

| CURVE | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|-------------|------------|---------------|--------------|
| C1    | 9000.00" | 0.0000°     | 0.00       | N 17°52.34' E | 35.36'       |
| C2    | 77.00'   | 89°03'24"   | 38.86'     | N 17°57'43" W | 35.06'       |
| C3    | 20.00'   | 7°58'23"    | 107.15'    | N 30°33'11" E | 107.06'      |
| C4    | 500.00'  | 2°51'58"    | 25.01'     | S 67°03'26" E | 25.01'       |
| C5    | 500.00'  | 34°16'05"   | 51.75'     | S 72°20'24" W | 67.04'       |
| C6    | 500.00'  | 2°51'58"    | 25.01'     | S 26°04'37" W | 25.01'       |
| C7    | 300.00'  | 22°14'27"   | 116.45'    | S 38°37'49" W | 115.72'      |
| C8    | 500.00'  | 35°28'58"   | 185.79'    | S 45°15'05" E | 182.83'      |
| C9    | 500.00'  | 2°51'58"    | 25.01'     | S 26°04'37" E | 26.26'       |
| C10   | 25.00'   | 21°02'22"   | 9.18'      | S 70°08'38" E | 9.13'        |
| C11   | 50.00'   | 124°16'43"  | 108.45'    | S 81°12'27" E | 88.41'       |
| C12   | 500.00'  | 18°58'16"   | 88.58'     | S 20°07'48" W | 88.42'       |
| C13   | 525.00'  | 2°51'58"    | 26.26'     | S 26°04'37" W | 26.26'       |
| C14   | 475.00'  | 2°51'58"    | 23.76'     | N 26°04'37" E | 23.76'       |
| C15   | 25.00'   | 84°16'05"   | 36.77'     | N 17°29'24" W | 33.54'       |
| C16   | 500.00'  | 2°51'58"    | 25.01'     | S 11°03'58" W | 23.33'       |
| C17   | 25.00'   | 90°00"00"   | 39.27'     | S 72°30'36" W | 35.36'       |
| C18   | 325.00'  | 35°28'58"   | 201.27'    | S 45°15'05" W | 198.07'      |
| C19   | 275.00'  | 35°28'58"   | 170.30'    | S 45°15'05" E | 167.60'      |
| C20   | 500.00'  | 2°51'58"    | 25.01'     | S 72°20'24" W | 35.36'       |
| C21   | 25.00'   | 90°00"00"   | 39.27'     | S 72°30'36" W | 35.36'       |
| C22   | 325.00'  | 22°14'27"   | 126.16'    | S 38°37'49" W | 125.37'      |
| C23   | 275.00'  | 22°14'27"   | 106.75'    | S 38°37'49" E | 106.08'      |
| C24   | 500.00'  | 90°00"00"   | 51.75'     | S 72°20'24" W | 35.36'       |
| C25   | 500.00'  | 06°34'25"   | 107.36'    | N 65°46'37" W | 57.33'       |

| Block |    | LOT SIZE TABLE |        |
|-------|----|----------------|--------|
|       |    | Sq. Feet       | Width  |
| 2     | 5  | 6,851          | 45'00" |
| 1     | 1  | 5,793          | 45'00" |
| 3     | 2  | 6,368          | 45'00" |
| 4     | 6  | 6,112          | 45'00" |
| 3     | 4  | 6,042          | 45'00" |
| 3     | 5  | 5,400          | 45'00" |
| 3     | 6  | 6,466          | 45'00" |
| 3     | 7  | 6,466          | 45'00" |
| 3     | 8  | 5,490          | 45'00" |
| 3     | 9  | 5,490          | 45'75" |
| 3     | 10 | 5,490          | 45'75" |
| 3     | 11 | 5,835          | 45'75" |
| 3     | 12 | 7,810          | 67'85" |
| 3     | 13 | 8,778          | 70'24" |
| 3     | 14 | 8,691          | 74'05" |
| 4     | 1  | 6,660          | 45'00" |
| 4     | 2  | 6,481          | 45'00" |
| 4     | 3  | 6,742          | 45'00" |
| 4     | 4  | 6,740          | 45'00" |
| 4     | 5  | 6,512          | 45'00" |
| 4     | 6  | 6,236          | 45'00" |
| 4     | 7  | 5,625          | 45'00" |
| 4     | 8  | 5,625          | 45'00" |
| 4     | 9  | 5,625          | 45'00" |
| 4     | 10 | 5,625          | 45'00" |
| 4     | 11 | 6,741          | 45'00" |
| 4     | 12 | 7,323          | 45'23" |
| 4     | 13 | 6,128          | 50'34" |
| 4     | 14 | 5,927          | 46'12" |
| 4     | 15 | 5,927          | 46'12" |
| 4     | 16 | 5,927          | 46'50" |
| 4     | 17 | 5,927          | 46'50" |

LOT WIDTH IS MEASURED AT THE  
FRONT BUILDING SETBACK LINE



NOS 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, 38 FEET SOUTH OF THE SOUTH RAIL, 10 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 1/2 MILE 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

|                                           |                   |
|-------------------------------------------|-------------------|
| <b>MINIMUM FINISH FLOOR<br/>ELEVATION</b> |                   |
| BLOCK/RESERVE<br>BLOCKS 1-4               | ELEVATION<br>50.0 |
| <b>EXISTING ELEVATION<br/>INFORMATION</b> |                   |
| NATURAL GROUND                            | ELEVATION<br>49.0 |
| 1% ANNUAL CHANCE FLOOD                    | 46.9              |
| 0.2% ANNUAL CHANCE FLOOD                  | 47.3              |

P.O.B.  
X: 3,120,883.76  
Y:13,730,637.10

P.O.C.  
FND. 5/8" I.R.

BEING A SUBDIVISION OF 11.93 ACRES OUT OF THE  
OLIVER HALL SURVEY, ABSTRACT 203:  
CITY OF MANVEL,  
BRAZORIA COUNTY, TEXAS.

66 LOTS 4 BLOCKS 2 RESERVES (0.0715 Acres)

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

APRIL 12, 2024

## ENGINEER/SURVEYOR



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



| Land Use Table                                                                    |               |      |
|-----------------------------------------------------------------------------------|---------------|------|
| Use                                                                               | Gross Area    | %    |
| Single Family (SF)                                                                | +/- 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.

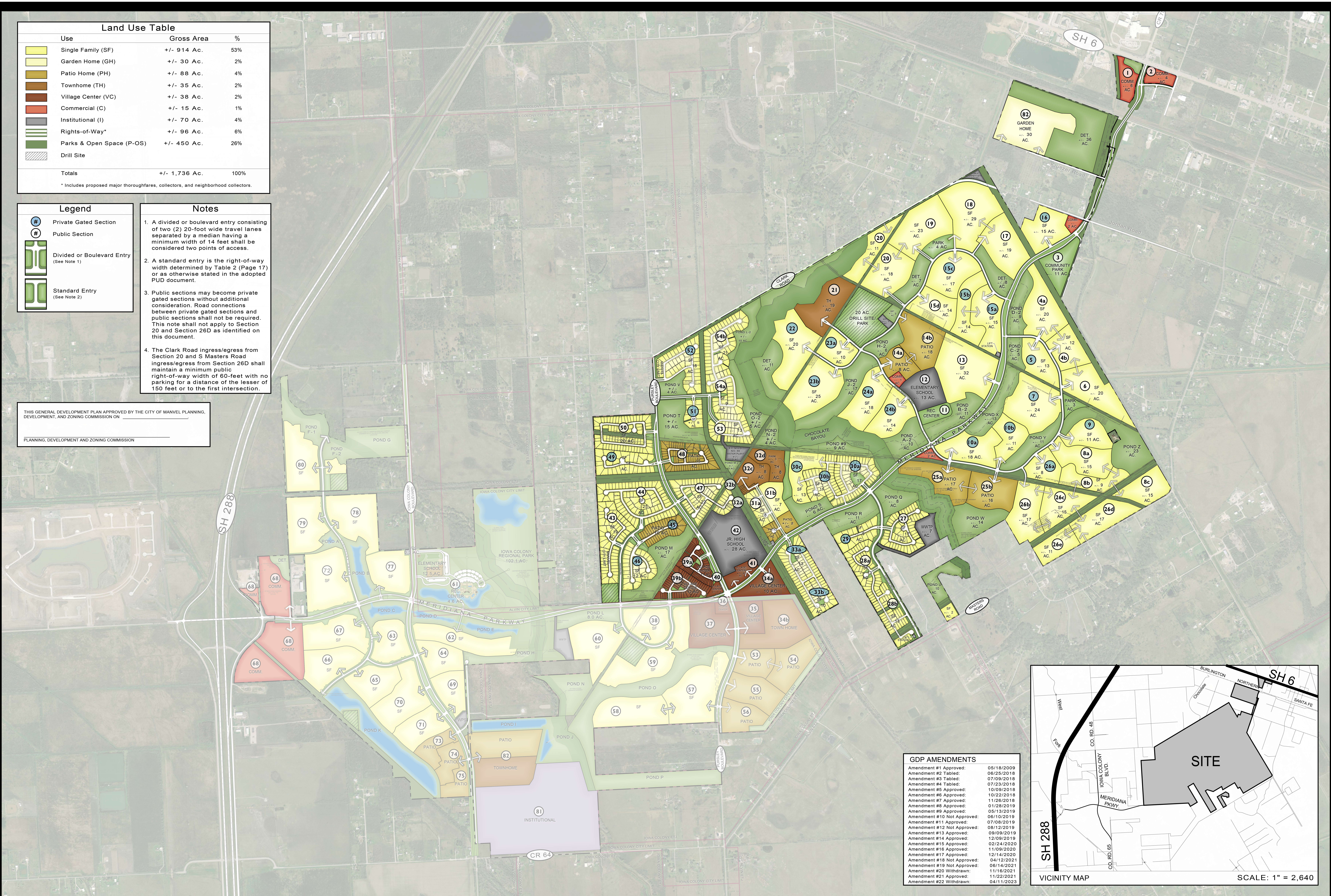
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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 26D as identified on this document.

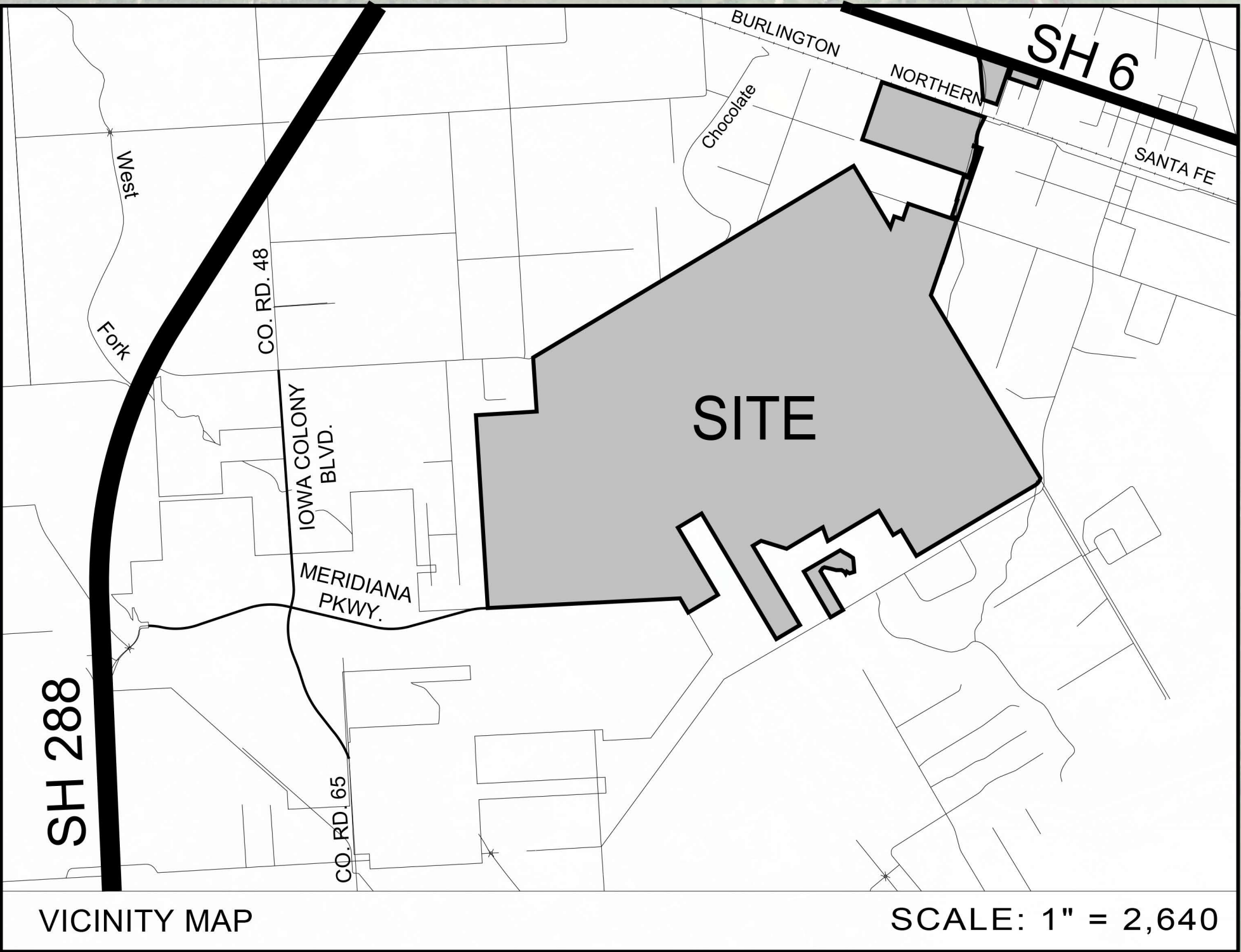
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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 |



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



10211 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.368.4500  
WWW.EHRAINC.COM  
TBPE No. F-726  
TBPLS No. 10092300

EHRA JOB NO.  
081-011-150

No warranty or representation of intended use, design, or project improvements are made herein. All plans for use of 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: 03/25/2024 (04/22/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 39A Partial Replat No 1, being  
a subdivision of 1.507 acres out of the H. T. & B. R.R. Co. Survey, Section 61, A-282, also being  
a partial replat of Meridiana Section 39A as recorded under Brazoria County Plat Records  
Number 2021080365, City of Manvel, Brazoria County, Texas

#### Plats:

Preliminary \_\_\_\_\_

Final x \_\_\_\_\_

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

Kaitlin Gile  
SIGNATURE

03/25/2024  
DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                                    |                                             |
|------------------------------------|---------------------------------------------|
| <b>Plat Name:</b>                  | Meridiana Section 39A – Partial Replat No.1 |
| <b>Applicant:</b>                  | Kaitlin Gile – EHRA                         |
| <b>PD&amp;Z Meeting Date:</b>      | April 22, 2024                              |
| <b>Submitted By:</b>               | Ellie Roohbakhsh, Associate Planner         |
| <b>Report Approved by:</b>         | Dan Johnson, City Manager/ City Engineer    |
| <b>Recommendation of Approval:</b> | <u>YES</u>                                  |

#### **BACKGROUND/ REVIEW NOTES**

- *The development of Meridiana was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The third amendment to Merididna (O-PUD) was approved by the City Council on April 1, 2024.*
- *This proposed replat is for Reserve H of Meridiana Section 39 Final Plat which was previously approved by Planning, Development, and Zoning Commission in 2021.*
- *This proposed partial replat is for Reserve H of Meridiana Section 39 Final Plat.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *This proposed partial replat subdivides a 1.5072-acre tract into 1 block and 1 reserve and aims to change the proposed use of Reserve H from Public Safety Purposes to commercial use.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of this proposed plat - *Meridiana Section 39A – Partial Replat No.1.*









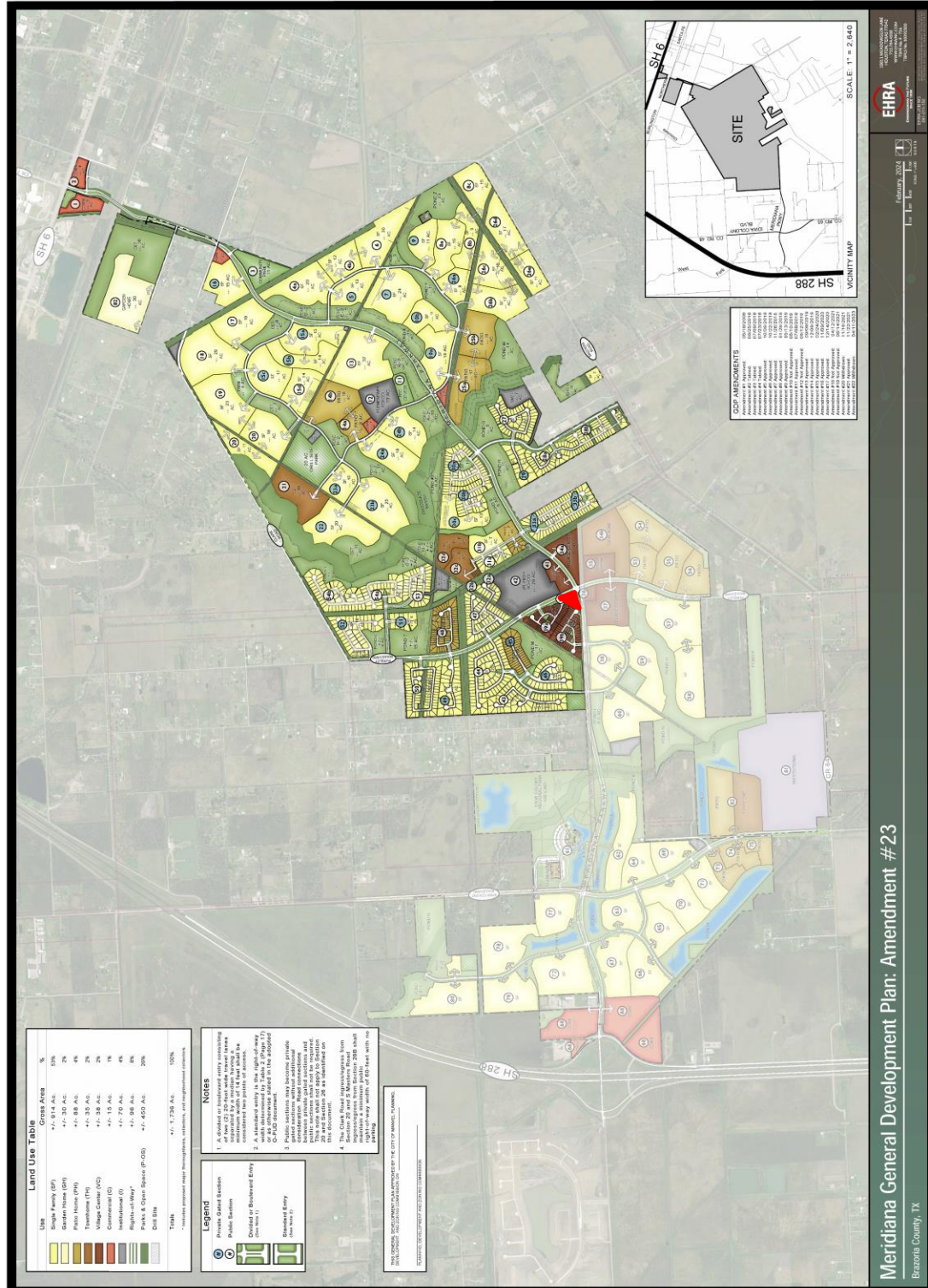




## DEVELOPMENT SERVICES DEPARTMENT

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

### Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)







## DEVELOPMENT SERVICES DEPARTMENT

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

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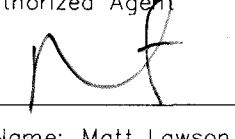
STATE OF TEXAS: §  
COUNTY OF BRAZORIA: §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 39A Partial Replat No. 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 39A Partial Replat No. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 30th day of November, 2023.

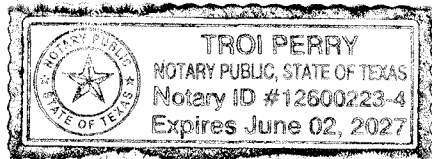
OWNER  
GR-M1, LTD., A Texas Limited Partnership  
By: Rise Communities, LLC  
A Nevada Limited Liability Company,  
Authorized Agent

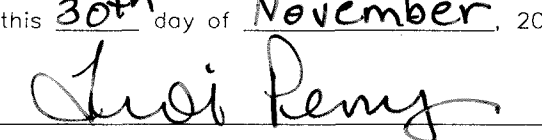
BY:   
Print Name: Matt Lawson  
Title: President

STATE OF TEXAS: §  
COUNTY OF HARRIS: §

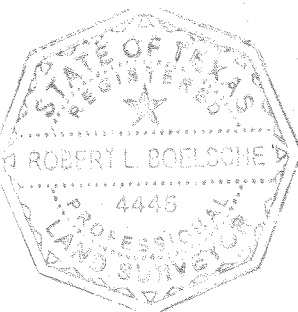
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

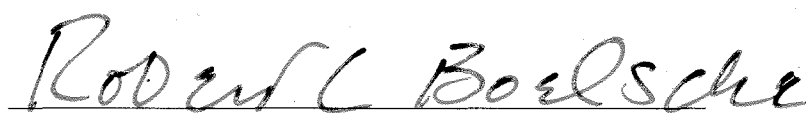
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of November, 2023.



  
Notary Public in and for the  
State of Texas  
My Notary Commission Expires 6/2/27

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

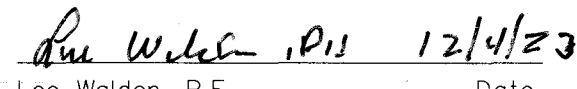


  
Robert Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 39A PARTIAL REPLAT NO. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this \_\_\_ day of \_\_\_, 2024.

Planning, Development and Zoning Commission

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

  
Lee Walden, P.E.,  
President

  
Kerry L. Osburn  
Vice President

  
Brandon Middleton  
Secretary/Treasurer

  
Nazar Sabti, P.E.  
District Engineer

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

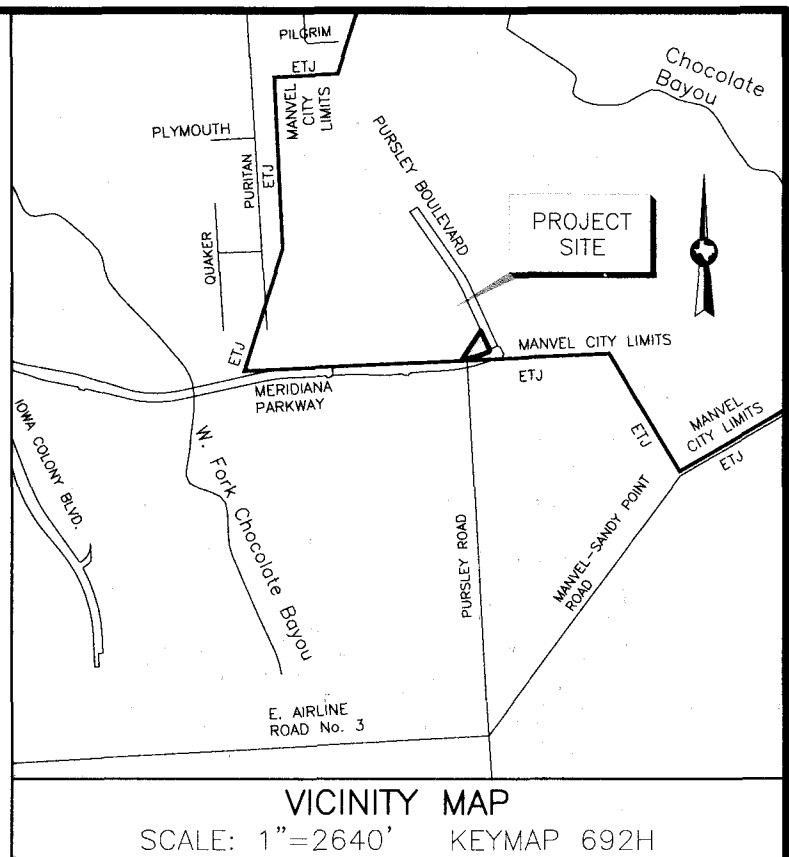
BCDD 5 ID# B230080

METES AND BOUNDS DESCRIPTION  
MERIDIANA SECTION 39A  
PARTIAL REPLAT NO 1  
1.5072 ACRES  
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282  
BRAZORIA COUNTY, TEXAS

A 1.5072ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS, BEING ALL OF RESERVE "H" IN BLOCK 1 OF MERIDIANA SECTION 39A A SUBDIVISION AS PER PLAT RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER (B.C.P.R. NO.) 2021080365; SAID 1.5072ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the northerly right-of-way line of Meridiana Parkway (variable width) as per plat of Meridiana Parkway Phase 4 recorded under B.C.P.R. NO. 2020024860 marking the southwesterly corner of the said Reserve "H" and the herein described tract;

- 1) THENCE, North 33°20'49" East, with the northwesterly line of said Reserve "H" for a distance of 478.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the westerly right-of-way line of Pursley Boulevard (120 foot wide) as per plat recorded under B.C.P.R. NO. 2020024856 marking the northeasterly corner of the said Reserve "H" and the herein described tract;
- 2) THENCE, South 24°22'22" East, with the said westerly right-of-way line of Pursley Boulevard for a distance of 284.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point for curvature in the said northerly right-of-way line of the Meridiana Parkway;
- THENCE, with the said northerly right-of-way line of Meridiana Parkway the following two (2) courses and distances:  
3) In a southerly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 40.38 feet, an angle of 92°32'38", and a chord bearing South 21°53'57" West, for a distance of 36.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of compound curvature;
- 4) In a westerly direction along the arc of a curve to the right having a radius of 1,940.00 feet, an arc length of 382.81 feet, an angle of 11°18'22", and a chord bearing South 73°49'27" West, for a distance of 382.19 feet to the POINT OF BEGINNING and containing 1.5072acres of land.



#### BENCHMARK(S):

NGS MONUMENT # E 306 DISK FOUND 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 39A PARTIAL REPLAT NO 1

BEING A SUBDIVISION OF 1.5072 ACRES OUT OF  
THE H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282,  
ALSO BEING A PARTIAL REPLAT OF MERIDIANA  
SECTION 39A AS RECORDED UNDER BRAZORIA  
COUNTY PLAT RECORDS NUMBER 2021080365,  
CITY OF MANVEL,  
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1.5072 ACRES)

REASON FOR REPLAT:  
TO CHANGE THE USE OF RESERVE "H" FROM PUBLIC  
SAFETY SITE TO COMMERCIAL

OWNER

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

APRIL 12, 2024

ENGINEER/SURVEYOR



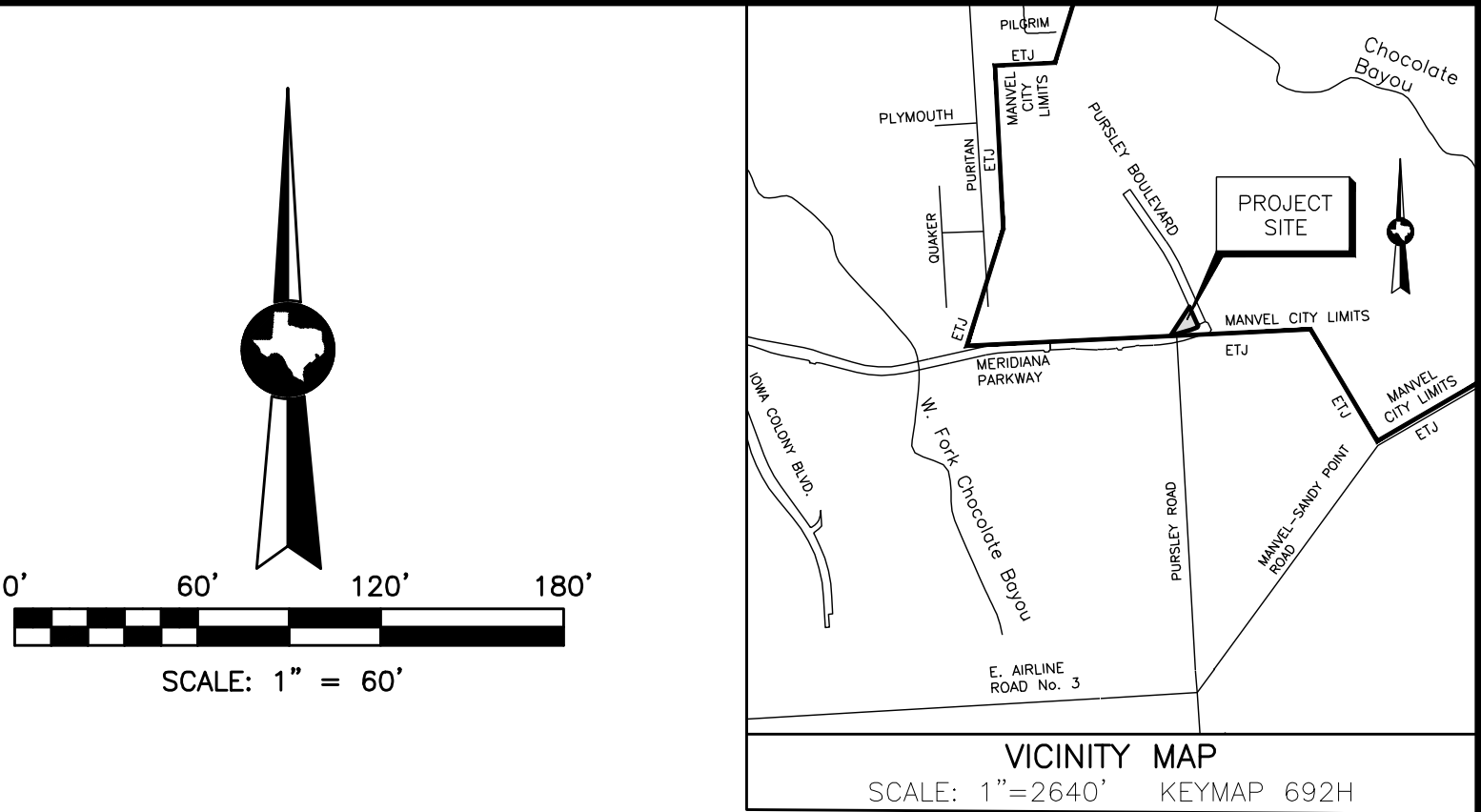
10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
EHRA TEAM  
TBPE No. F-726  
TBPELS No. 10092300



94443

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. All boundary corners for the plat shown hereon are set 3/4-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, this property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain)  
  
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.  
B.C.P.R. indicates Brazoria County Plat Records.  
B.L. indicates Building Line.  
(F) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
P.O.B. indicates Point of Beginning  
P.U.E. indicates Public Utility Easement.  
R.O.W. indicates Right-Of-Way.  
SQ. FT. indicates Square Feet.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
W.L.E. indicates Water Line Easement.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
7. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
9. 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.
10. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
11. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
12. This partial replat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.
13. A two-year maintenance bond in the amount of fifty (50%) percent of the total cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the city (within city if applicable and will be required before permits are issued).
14. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
15. The Development Regulations and City Permits of the City of Manvel are required on all property.
16. There are no visible pipelines that cross this subdivision.
17. The boundary for this plat has a closure in excess of 1:15,000.
18. Detention for this tract is to be provided within Detention Pond M of Meridiana (Meridiana Detention Reserve M).
19. The drainage on adjacent property will not be impacted by this development.
20. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.



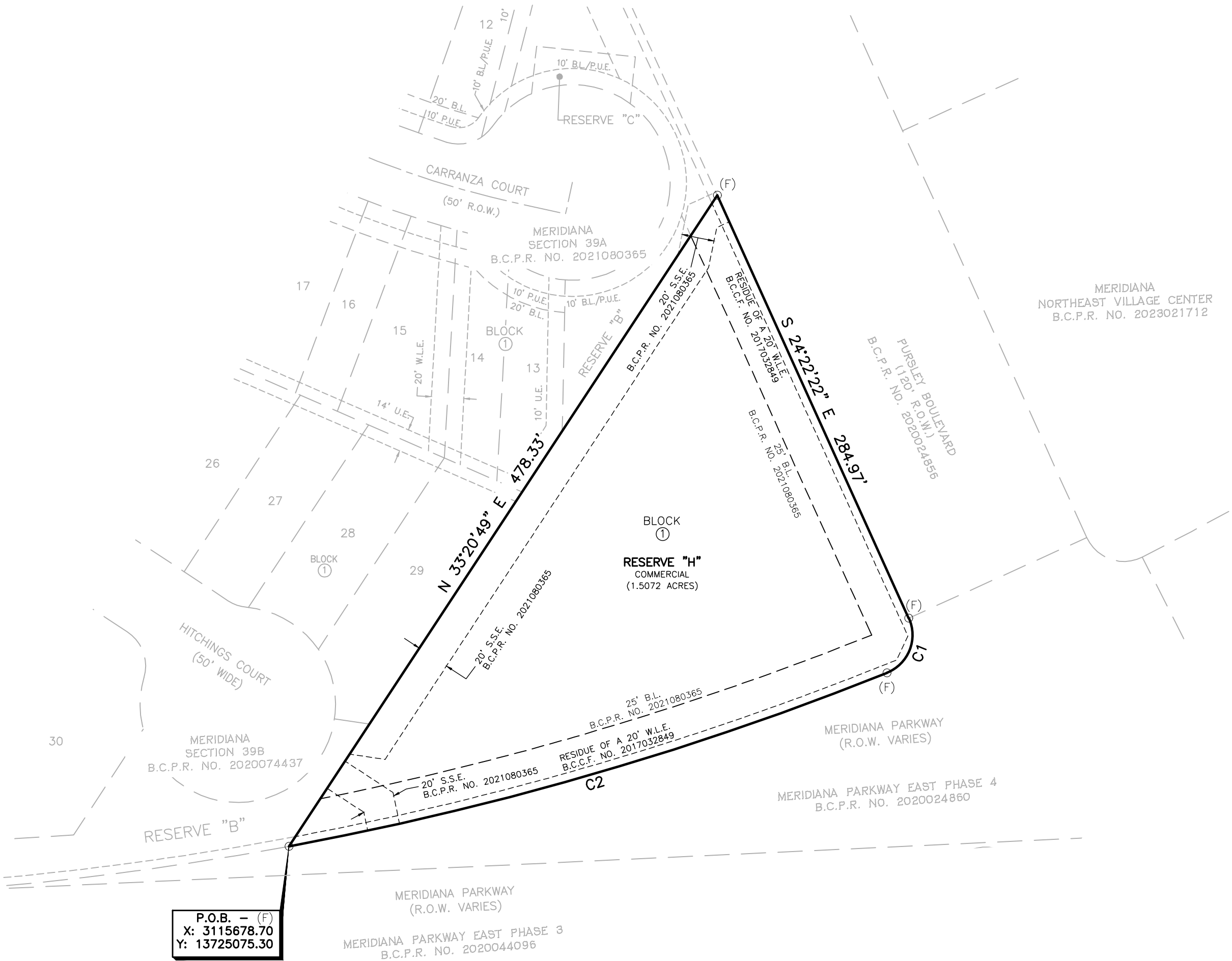
BENCHMARK(S):

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

| RESERVE TABLE |               |                              |                    |
|---------------|---------------|------------------------------|--------------------|
| RESERVE       | RESTRICTED TO | AREA                         | MAINTENANCE ENTITY |
| H             | COMMERCIAL    | 65,654 SQ.FT. / 1.5072 ACRES | OWNER              |
| TOTAL         |               | 65,654 SQ.FT. / 1.5072 ACRES |                    |

| CURVE TABLE |           |             |            |               |              |
|-------------|-----------|-------------|------------|---------------|--------------|
| CURVE       | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 25.00'    | 92°32'38"   | 40.38'     | S 21°53'57" W | 36.13'       |
| C2          | 1,940.00' | 11°18'22"   | 382.81'    | S 73°49'27" W | 382.19'      |

| MINIMUM FINISH FLOOR ELEVATION |           |
|--------------------------------|-----------|
| BLOCK/RESERVE                  | ELEVATION |
| BLOCKS 1                       | 50.3      |
| EXISTING ELEVATION INFORMATION |           |
|                                | ELEVATION |
| NATURAL GROUND                 | 48.0      |
| 1% ANNUAL CHANCE FLOOD         | 48.0      |
| 0.2% ANNUAL CHANCE FLOOD       | 48.3      |



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

MERIDIANA SECTION 39A  
PARTIAL REPLAT NO 1

BEING A SUBDIVISION OF 1.5072 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF MERIDIANA SECTION 39A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS NUMBER 2021080365, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE (1.5072 ACRES)

REASON FOR REPLAT:  
TO CHANGE THE USE OF RESERVE "H" FROM PUBLIC SAFETY SITE TO COMMERCIAL

OWNER

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

APRIL 12, 2024

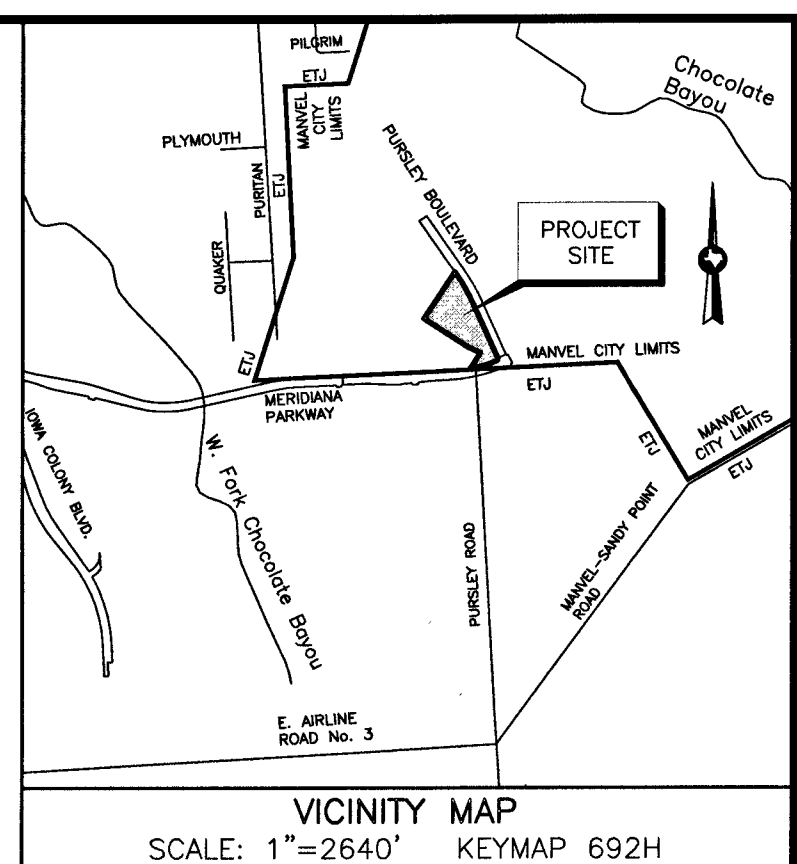
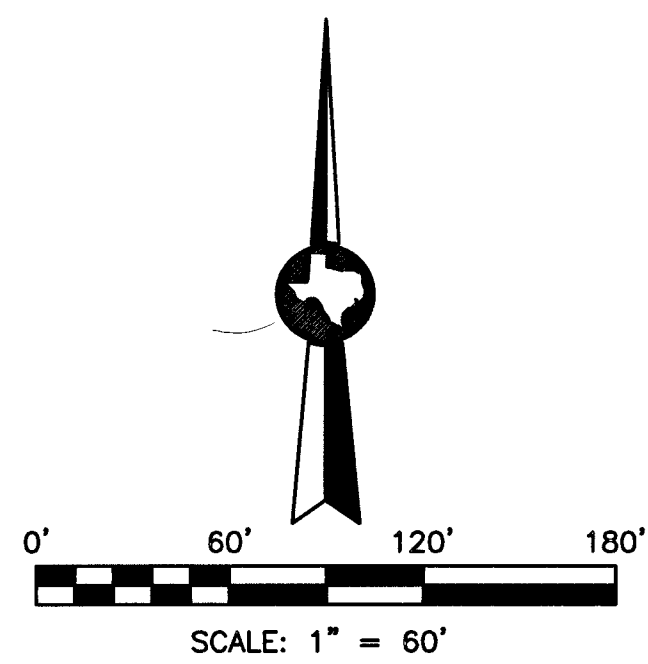
ENGINEER/SURVEYOR



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

E4445





| MINIMUM FINISH FLOOR ELEVATION |           |
|--------------------------------|-----------|
| BLOCK                          | ELEVATION |
| BLOCK 1                        | 50.30     |
| BLOCK 2                        | 50.30     |

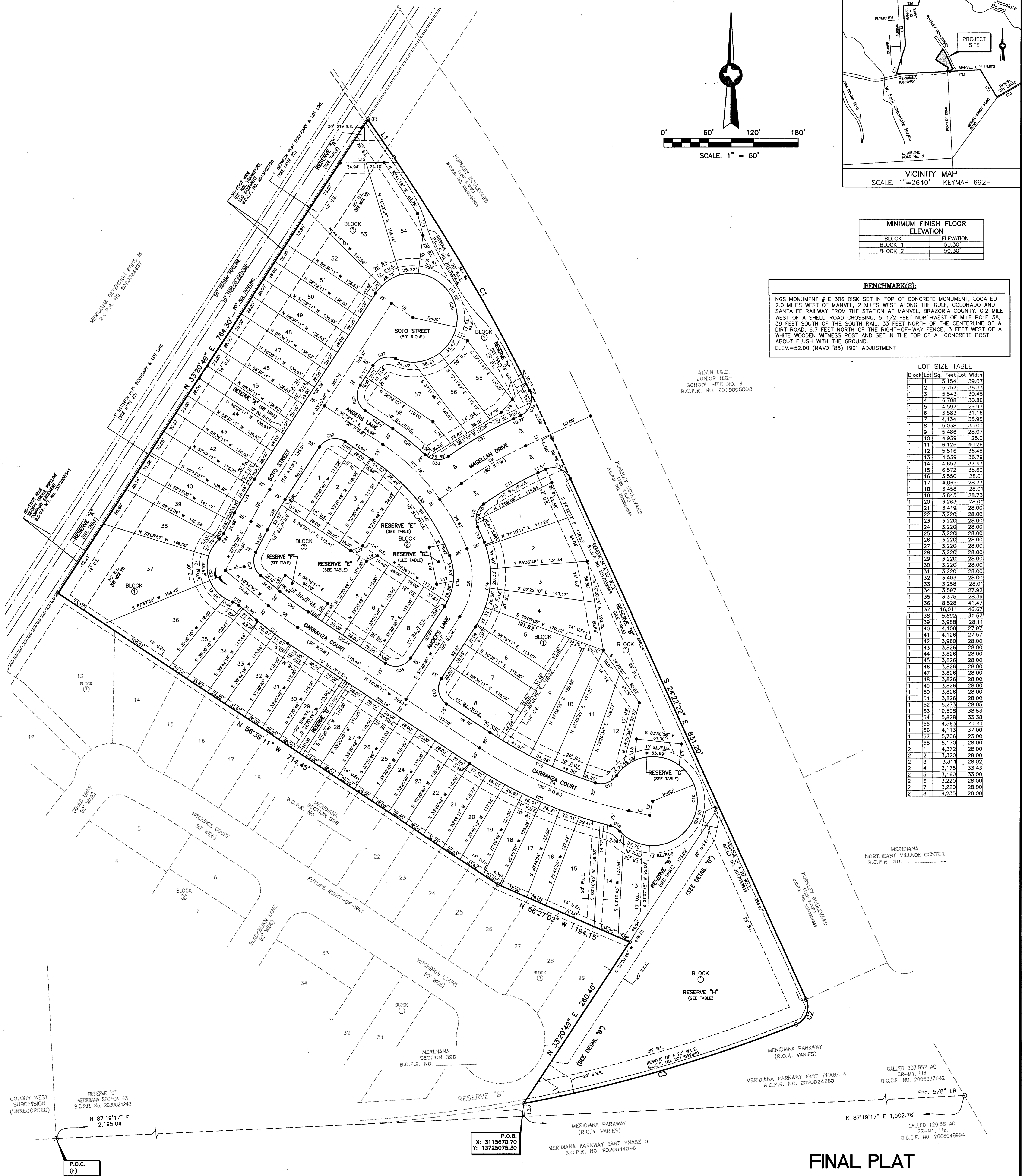
**BENCHMARK(S):**

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

**LOT SIZE TABLE**

| Block | Lot | Sq. Feet | Lot Width |
|-------|-----|----------|-----------|
| 1     | 1   | 5,154    | 39.07     |
| 1     | 2   | 5,757    | 36.33     |
| 1     | 3   | 5,543    | 30.48     |
| 1     | 4   | 6,708    | 30.86     |
| 1     | 5   | 4,597    | 29.97     |
| 1     | 6   | 3,583    | 31.16     |
| 1     | 7   | 4,134    | 35.95     |
| 1     | 8   | 5,038    | 35.00     |
| 1     | 9   | 5,486    | 28.07     |
| 1     | 10  | 4,939    | 25.0      |
| 1     | 11  | 6,126    | 40.26     |
| 1     | 12  | 5,516    | 36.48     |
| 1     | 13  | 4,539    | 36.79     |
| 1     | 14  | 4,657    | 37.43     |
| 1     | 15  | 6,572    | 35.60     |
| 1     | 16  | 3,550    | 28.01     |
| 1     | 17  | 4,069    | 28.73     |
| 1     | 18  | 3,458    | 28.00     |
| 1     | 19  | 3,845    | 28.73     |
| 1     | 20  | 3,263    | 28.01     |
| 1     | 21  | 3,419    | 28.00     |
| 1     | 22  | 3,220    | 28.00     |
| 1     | 23  | 3,220    | 28.00     |
| 1     | 24  | 3,220    | 28.00     |
| 1     | 25  | 3,220    | 28.00     |
| 1     | 26  | 3,220    | 28.00     |
| 1     | 27  | 3,220    | 28.00     |
| 1     | 28  | 3,220    | 28.00     |
| 1     | 29  | 3,220    | 28.00     |
| 1     | 30  | 3,220    | 28.00     |
| 1     | 31  | 3,220    | 28.00     |
| 1     | 32  | 3,403    | 28.00     |
| 1     | 33  | 3,258    | 28.01     |
| 1     | 34  | 4,597    | 27.92     |
| 1     | 35  | 3,375    | 28.39     |
| 1     | 36  | 6,528    | 41.47     |
| 1     | 37  | 16,011   | 46.67     |
| 1     | 38  | 5,892    | 31.57     |
| 1     | 39  | 3,988    | 28.11     |
| 1     | 40  | 4,109    | 27.97     |
| 1     | 41  | 4,126    | 27.57     |
| 1     | 42  | 3,969    | 28.00     |
| 1     | 43  | 3,826    | 28.00     |
| 1     | 44  | 3,826    | 28.00     |
| 1     | 45  | 3,826    | 28.00     |
| 1     | 46  | 3,826    | 28.00     |
| 1     | 47  | 3,826    | 28.00     |
| 1     | 48  | 3,826    | 28.00     |
| 1     | 49  | 3,826    | 28.00     |
| 1     | 50  | 3,826    | 28.00     |
| 1     | 51  | 3,826    | 28.00     |
| 1     | 52  | 5,273    | 28.05     |
| 1     | 53  | 10,508   | 38.53     |
| 1     | 54  | 5,828    | 33.38     |
| 1     | 55  | 4,563    | 41.4      |
| 1     | 56  | 4,113    | 37.00     |
| 1     | 57  | 5,706    | 23.00     |
| 1     | 58  | 5,170    | 28.00     |
| 2     | 1   | 4,372    | 28.00     |
| 2     | 2   | 3,320    | 28.00     |
| 2     | 3   | 3,311    | 28.02     |
| 2     | 4   | 3,175    | 33.43     |
| 2     | 5   | 3,160    | 33.00     |
| 2     | 6   | 3,220    | 28.00     |
| 2     | 7   | 3,220    | 28.00     |
| 2     | 8   | 4,235    | 28.00     |

ALVIN L.S.D.  
JUNIOR HIGH  
SCHOOL SITE NO. 8  
B.C.P.R. NO. 2019005008



## FINAL PLAT MERIDIANA SECTION 39A

BEING A SUBDIVISION OF 12.39 ACRES OUT OF  
THE H. T. & B. R.R. CO. SURVEY,  
SECTION 61, A-282,  
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

**OWNER**

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

November 12, 2021

**ENGINEER/SURVEYOR**

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

| CURVE | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1    | 2440.00 | 101°13'27"  | 435.41     | S 29°29'06" E | 434.83       |
| C2    | 25.00   | 92°32'58"   | 40.38      | S 21°53'57" W | 36.13        |
| C3    | 1940.00 | 11°18'22"   | 382.81     | S 73°49'27" W | 382.19       |
| C4    | 600.00  | 21°01'30"   | 220.17     | N 67°09'57" W | 218.94       |
| C5    | 500.00  | 5°44'21"    | 50.08      | N 30°28'38" E | 50.08        |
| C6    | 500.00  | 5°44'21"    | 50.08      | N 30°28'38" E | 50.08        |
| C7    | 300.00  | 35°13'03"   | 184.40     | S 39°02'40" E | 181.51       |
| C8    | 100.00  | 54°46'57"   | 95.61      | S 05°57'20" W | 92.01        |
| C9    | 500.00  | 11°13'43"   | 101.02     | N 59°43'13" E | 100.85       |
| C10   | 25.00   | 90°07'08"   | 39.32      | N 69°25'56" W | 35.39        |
| C11   | 460.00  | 10°30'42"   | 84.39      | S 60°15'09" W | 84.27        |
| C12   | 25.00   | 80°20'56"   | 35.08      | S 14°49'20" W | 32.28        |
| C13   | 325.00  | 3°55'00"    | 22.22      | S 23°23'38" E | 22.21        |
| C14   | 125.00  | 54°46'57"   | 119.52     | S 05°57'20" W | 115.02       |
| C15   | 25.00   | 90°00'00"   | 39.27      | S 11°39'11" E | 35.36        |
| C16   | 575.00  | 15°49'03"   | 158.74     | S 64°33'43" E | 158.24       |
| C17   | 25.00   | 72°42'48"   | 31.73      | N 71°10'22" E | 29.64        |
| C18   | 60.00   | 28°44'20"   | 296.08     | S 03°48'53" E | 74.92        |
| C19   | 25.00   | 33°25'57"   | 14.59      | N 59°09'41" W | 14.38        |
| C20   | 665.00  | 19°13'28"   | 208.71     | N 66°15'55" W | 208.72       |
| C21   | 525.00  | 5°44'21"    | 52.59      | N 53°47'01" W | 52.57        |
| C22   | 25.00   | 21°02'22"   | 9.18       | N 61°26'01" W | 9.13         |
| C23   | 50.00   | 120°36'02"  | 105.24     | N 11°39'11" W | 86.86        |
| C24   | 25.00   | 21°02'22"   | 9.18       | N 38°07'59" E | 9.13         |
| C25   | 525.00  | 5°44'21"    | 52.59      | N 30°28'38" E | 52.57        |
| C26   | 60.00   | 28°44'20"   | 272.10     | S 16°44'07" E | 92.04        |
| C27   | 25.00   | 79°50'09"   | 34.83      | S 73°15'53" W | 32.08        |
| C28   | 25.00   | 90°00'00"   | 39.27      | S 11°39'11" E | 35.36        |
| C29   | 325.00  | 9°53'33"    | 56.11      | S 51°42'25" E | 56.04        |
| C30   | 25.00   | 79°50'09"   | 34.25      | S 86°00'11" E | 31.63        |
| C31   | 540.00  | 10°45'14"   | 101.35     | N 60°07'53" E | 101.20       |
| C32   | 25.00   | 91°32'32"   | 39.94      | N 19°44'14" E | 35.83        |
| C33   | 275.00  | 35°13'03"   | 169.03     | S 39°02'40" E | 166.38       |
| C34   | 75.00   | 54°46'57"   | 71.71      | S 05°57'20" W | 69.01        |
| C35   | 25.00   | 90°00'00"   | 39.27      | S 78°20'49" W | 35.36        |
| C36   | 475.00  | 5°44'21"    | 47.58      | N 53°47'01" W | 47.56        |
| C37   | 25.00   | 79°51'18"   | 34.26      | N 11°39'11" W | 31.64        |
| C38   | 475.00  | 5°44'21"    | 47.58      | N 30°28'38" E | 47.56        |
| C39   | 25.00   | 90°00'00"   | 39.27      | N 78°20'49" E | 35.36        |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 34°35'49" E | 61.61    |
| L2   | S 12°19'18" W | 19.75    |
| L3   | N 77°40'42" W | 28.61    |
| L4   | N 78°20'49" E | 25.83    |
| L5   | S 56°39'11" E | 35.00    |
| L6   | N 53°55'57" E | 35.82    |
| L7   | N 65°30'30" E | 36.64    |
| L8   | N 06°09'57" E | 29.29    |
| L9   | N 06°09'57" E | 28.87    |
| L10  | N 07°12'28" E | 51.95    |
| L11  | N 14°12'20" W | 28.98    |
| L12  | S 89°22'24" W | 59.04    |
| L13  | S 67°11'49" E | 20.00    |
| L14  | S 41°10'15" W | 22.77    |
| L15  | S 39°29'22" E | 37.73    |
| L16  | S 78°38'53" W | 21.50    |
| L17  | S 78°38'53" W | 23.04    |
| L18  | N 11°21'07" W | 51.00    |
| L19  | S 64°44'35" W | 16.40    |
| L20  | S 32°20'49" E | 24.43    |
| L21  | N 33°20'49" E | 21.45    |
| L22  | N 67°32'10" W | 16.92    |
| L23  | N 02°40'43" W | 17.67    |
| L24  | S 61°36'13" E | 22.06    |

**OFF-STREET GUEST PARKING SPACES**

| NO. OF PROPOSED LOTS | NO. OF GUEST SPACES REQUIRED | NO. OF GUEST SPACES PROVIDED |
|----------------------|------------------------------|------------------------------|
| 66                   | 16.5                         | 17                           |

| RESERVE | RESTRICTED TO                                          | AREA                          |
|---------|--------------------------------------------------------|-------------------------------|
| A       | LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES            | 19,673 SQ.FT. / 0.4516 ACRES  |
| B       | LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES            | 23,949 SQ.FT. / 0.5498 ACRES  |
| C       | PARKING                                                | 1,430 SQ.FT. / 0.0328 ACRES   |
| D       | LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES             | 1,150 SQ.FT. / 0.0264 ACRES   |
| E       | LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES | 20,410 SQ.FT. / 0.4685 ACRES  |
| F       | PARKING                                                | 1,632 SQ.FT. / 0.0375 ACRES   |
| G       | PARKING                                                | 1,259 SQ.FT. / 0.0289 ACRES   |
| H       | PUBLIC SAFETY PURPOSES                                 | 65,654 SQ.FT. / 1.5072 ACRES  |
| TOTAL   |                                                        | 135,157 SQ.FT. / 3.1027 ACRES |



STATE OF TEXAS: I  
COUNTY OF BRAZORIA: I

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 39A, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 39A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 2nd day of June, 2021.

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

BY: Matt Lawson  
Print Name: Matt Lawson  
Title: President

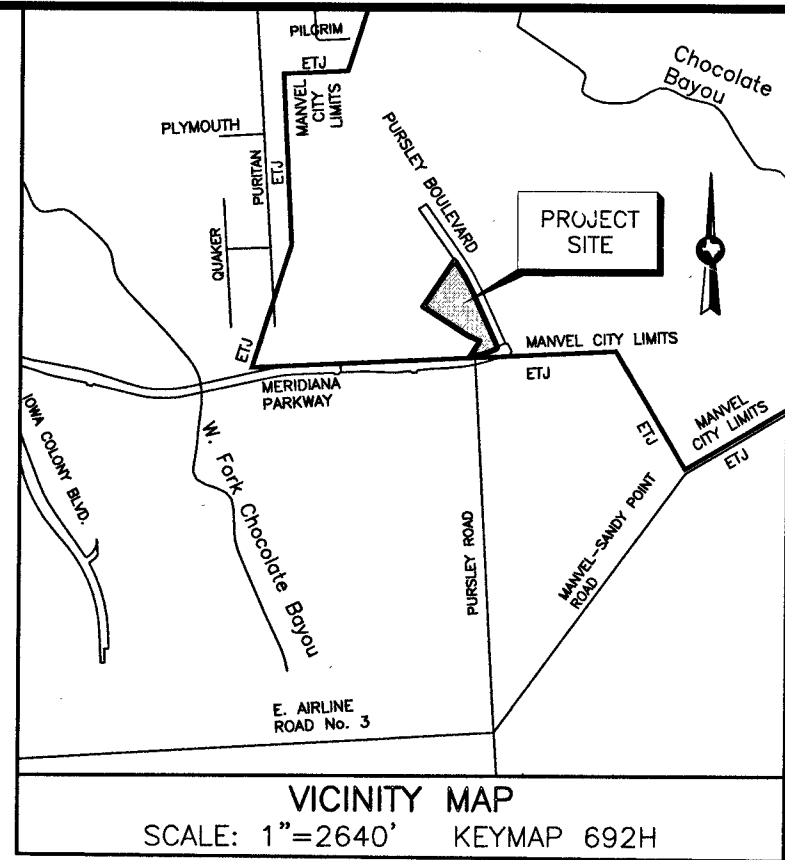
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 5/3/21 Date  
President  
Kerry L. Osburn 5/3/21 Date  
Vice President

Mark Roller 5/3/21 Date  
Secretary/Treasurer  
Jarrod D. Aden, P.E., C.F.M. 5/3/21 Date  
District Engineer

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

BCDD 5 ID# B190005



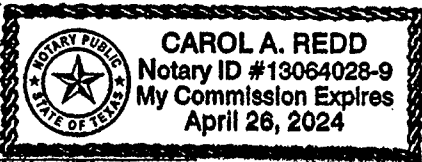
BENCHMARK(S):

NGS MONUMENT # E 308 DISK FOUND 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 '86) 1991 ADJUSTMENT

STATE OF TEXAS: I  
COUNTY OF HARRIS: I

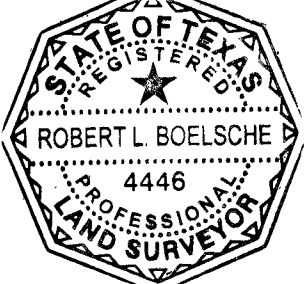
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of June, 2021.



Notary Public in and for the  
State of Texas  
My Notary Commission Expires 4-26-2024

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 39A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 1st day of December, 2021.

Douglas W. H.  
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 39A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this 1st day of December, 2021.

Alisa Harrison  
City Council

METES AND BOUNDS DESCRIPTION  
MERIDIANA SECTION 39A  
12.39 ACRES  
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282  
BRAZORIA COUNTY, TEXAS

A 12.39 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS, BEING OUT THAT CERTAIN TRACT CONVEYED TO GR-M1, LTD. CALLED 207.892 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. No.) 2006037042; SAID 12.39 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southwesterly corner of the said called 207.892 acre tract being the southeasterly corner of Colony West (an unrecorded subdivision), same being the southwesterly corner of Reserve "C" of Meridiana Section 43 as recorded in Brazoria County Plat Records Number (B.C.P.R. No.) 2020024243;

THENCE, North 87°19'17" East, along the southerly line of said 207.892 acre tract for a distance of 2,195.04 feet to a point for corner, from which a 5/8-inch iron rod marking the southeasterly corner of said 207.892 acre tract bears N 87°19'17" E, a distance of 1,902.76 feet;

THENCE, North 02°40'43" West, for a distance of 17.67 feet to the POINT OF BEGINNING of the herein described tract;

- 1) THENCE, North 33°20'49" East, for a distance of 260.46 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, North 66°27'02" West, for a distance of 194.15 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 56°39'11" West, for a distance of 714.45 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the southeasterly line of Meridiana Detention Pond M a plat as recorded under Brazoria County Plat Records No. (B.C.P.R. No.) 2020024437;
- 4) THENCE, North 33°20'49" East, along the southeasterly line of said Meridiana Detention Pond M, for a distance of 784.30 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the common corner of Meridiana Detention Pond M and Pursley Boulevard (120 foot wide) a plat as recorded under B.C.P.R. No. 2020024856;
- 5) THENCE, South 34°35'49" East, along the southwesterly right-of-way line of said Pursley Boulevard, for a distance of 61.61 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;
- 6) THENCE, continuing along the southwesterly right-of-way line of said Pursley Boulevard, in a southeasterly direction along the arc of said curve to the right having a radius of 2,440.00 feet, a central angle of 10°13'27", an arc length of 435.41 feet, and a chord bearing of South 29°29'06" East, for a distance of 434.83 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 7) THENCE, South 24°22'22" East, continuing along the southwesterly right-of-way line of said Pursley Boulevard for a distance of 831.20 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right in the northerly right-of-way line of Meridiana Parkway East (variable width) a plat as recorded under B.C.P.R. No. 2020024860;
- 8) THENCE, along the northerly right-of-way line of said Meridiana Parkway East, in a southwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 92°32'38", an arc length of 40.38 feet, and a chord bearing of South 21°53'57" West, for a distance of 36.13 feet to a 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for compound curve to the right;
- 9) THENCE, continuing along the northerly right-of-way line of said Meridiana Parkway East, in a southwesterly direction along the arc of said compound curve to the right having a radius of 1,940.00 feet, a central angle of 11°18'22", an arc length of 382.81 feet, and a chord bearing of South 73°49'27" West, for a distance of 382.19 feet to the POINT OF BEGINNING and containing 12.39 acres of land.

FINAL PLAT  
MERIDIANA SECTION 39A  
BEING A SUBDIVISION OF 12.39 ACRES OUT OF  
THE H. T. & B. R.R. CO. SURVEY,  
SECTION 61, A-282,  
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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November 12, 2021

ENGINEER/SURVEYOR

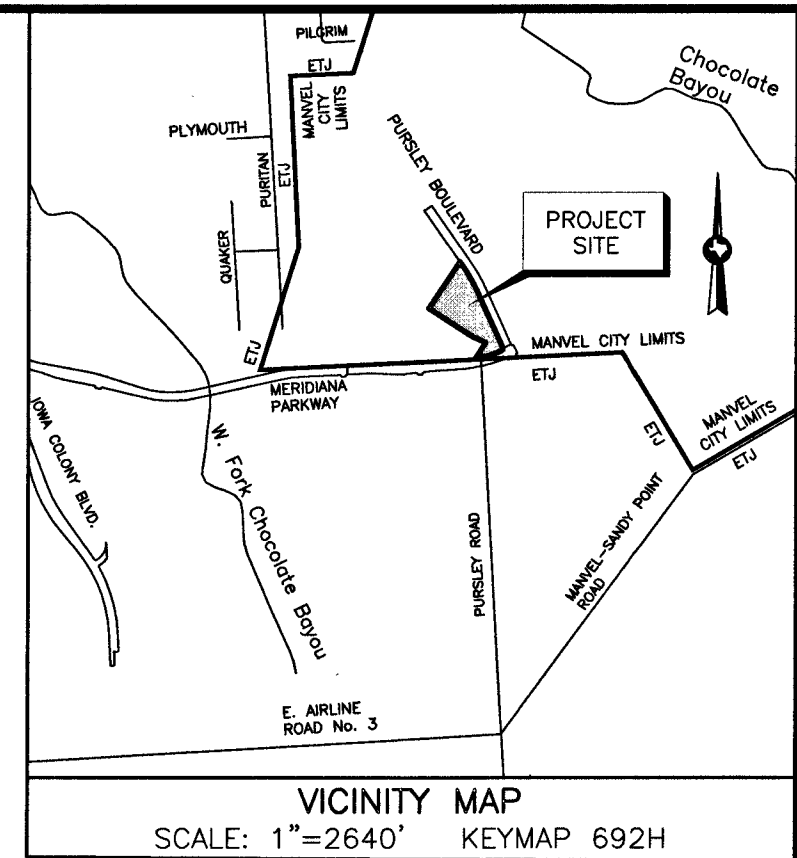
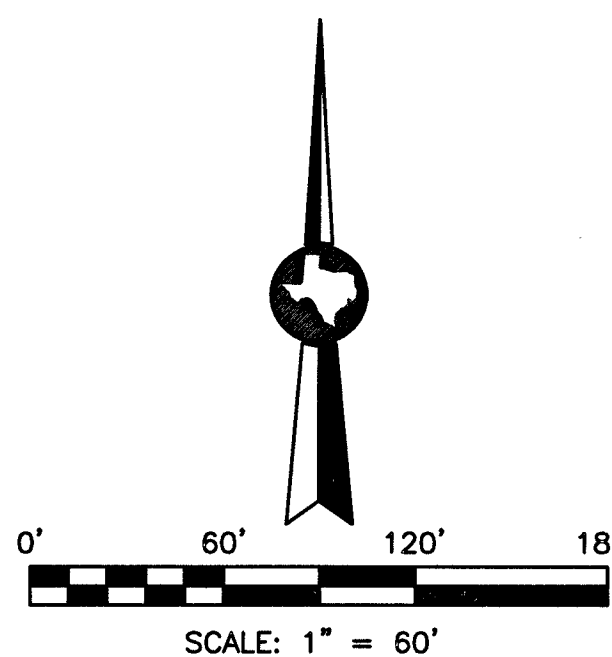


10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
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WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPELS No. 10092300



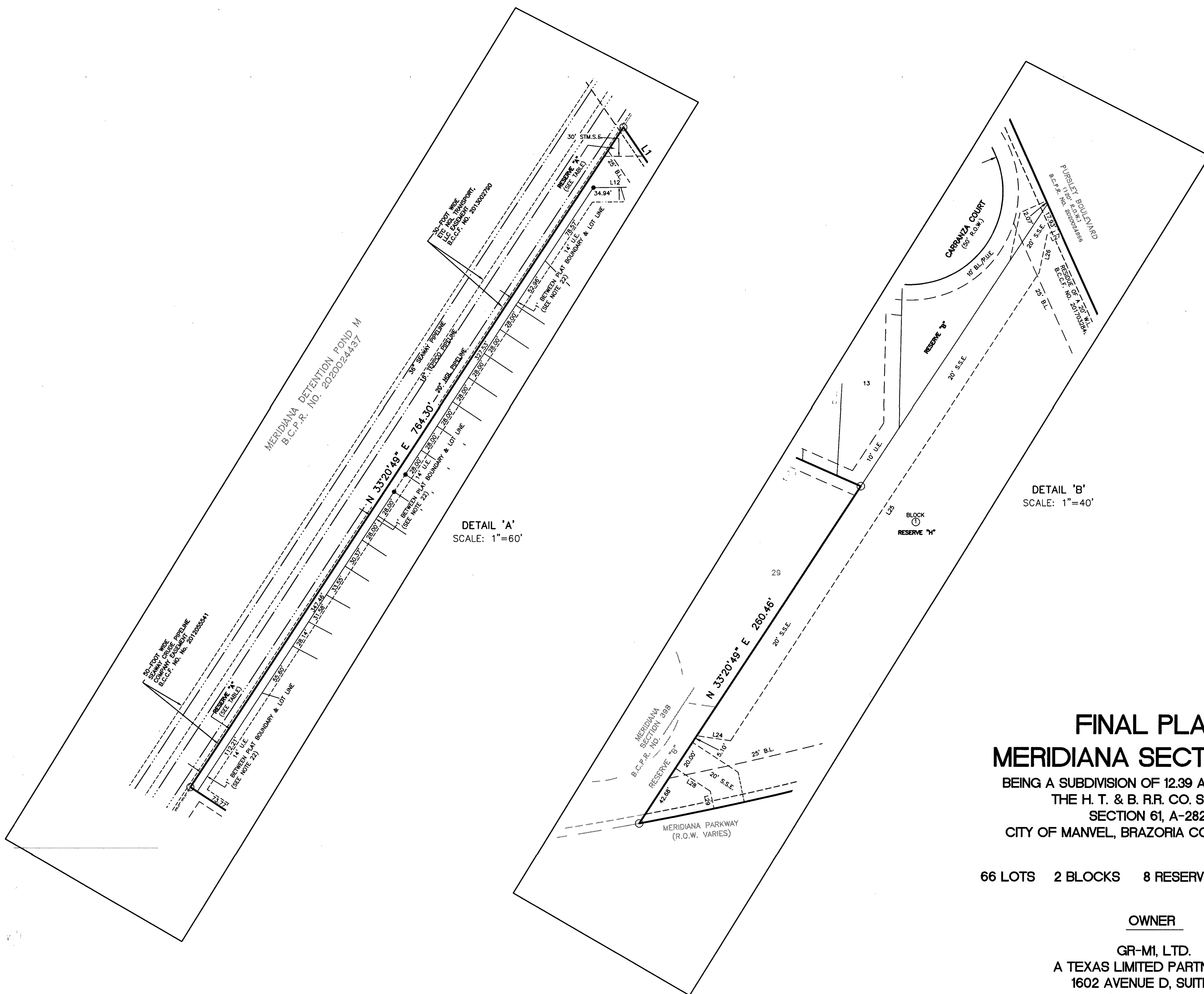
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 3/4-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020, this property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain)
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.  
B.C.P.R. indicates Brazoria County Plat Records.  
B.L. indicates Building Line.  
(F) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"  
P.O.B. indicates Point of Beginning  
P.O.C. indicates Point of Commencing  
P.U.E. indicates Public Utility Easement  
R indicates Radius  
R.O.W. indicates Right-Of-Way  
SQ. FT. indicates Square Feet  
S.S.E. indicates Sanitary Sewer Easement  
S.T.M.S.E. indicates Storm Sewer Easement  
U.E. indicates Utility Easement  
W.L.E. indicates Water Line Easement  
— indicates Change of Street Name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Pipelines that cross this subdivision are being shown hereon.
- There is 0.47 acres of unencumbered open space within Reserve "E" of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond M of Meridiana (Meridiana Detention Reserve M).
- The drainage on adjacent property will not be impacted by this development.
- Reserve "A" extends along the entirety of the northwest boundary of this plat. This portion of Reserve "A" is a 1' wide buffer between the plat boundary and the back lot lines of Lots 37-53, Block 1.
- All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- 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 commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- 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 plan.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- 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 sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- 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.



FINAL PLAT  
MERIDIANA SECTION 39A  
BEING A SUBDIVISION OF 12.39 ACRES OUT OF  
THE H. T. & B. R.R. CO. SURVEY,  
SECTION 61, A-282,  
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

66 LOTS 2 BLOCKS 8 RESERVES (3.1027 ACRES)

OWNER

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

November 12, 2021

ENGINEER/SURVEYOR



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

2021080365 Conformed Copy  
Brazoria County - Joyce Hudman, County Clerk  
12/07/2021 01:39 PM  
Total Pages: 3  
Fee: \$23.00



| 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.

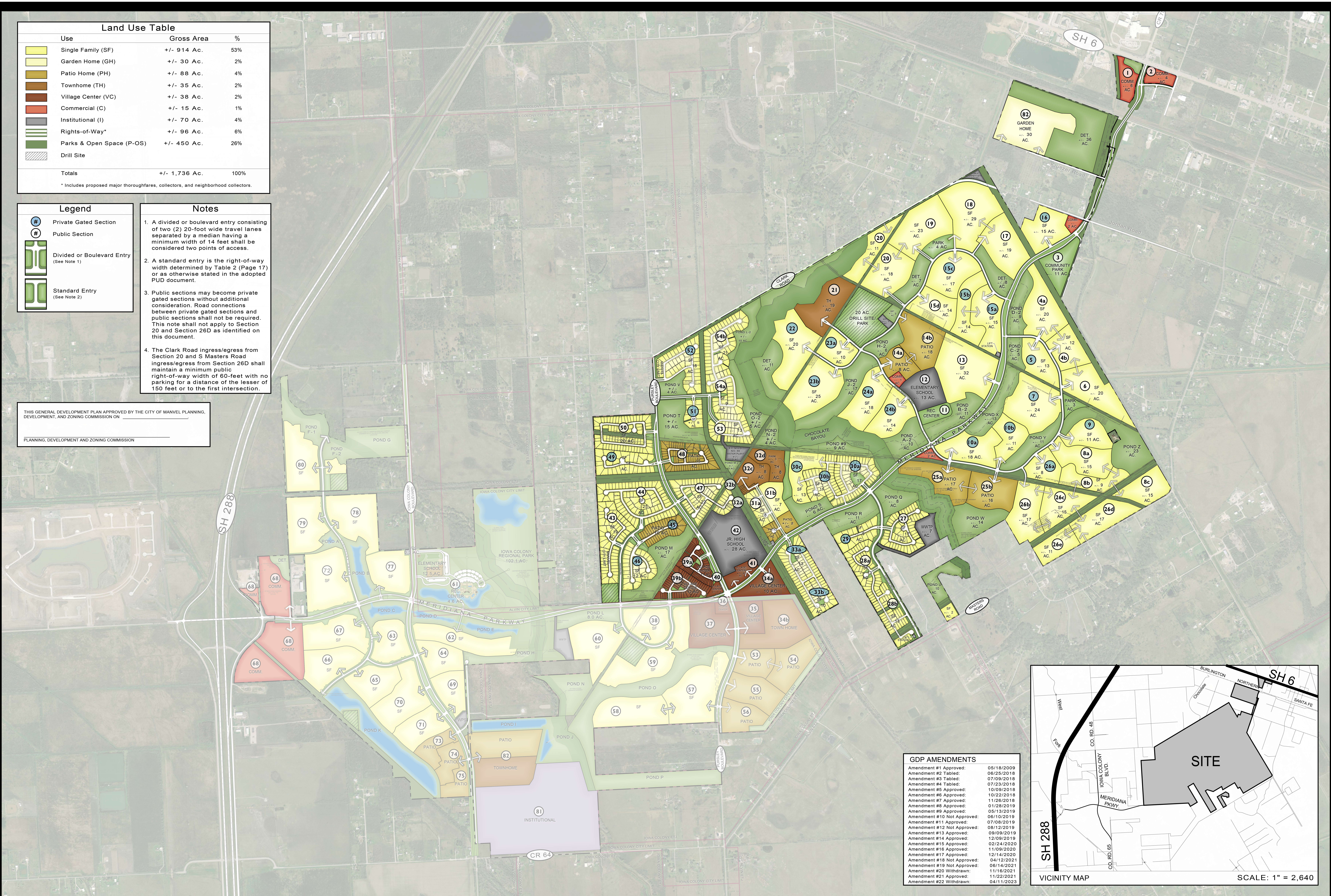
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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 26D as identified on this document.

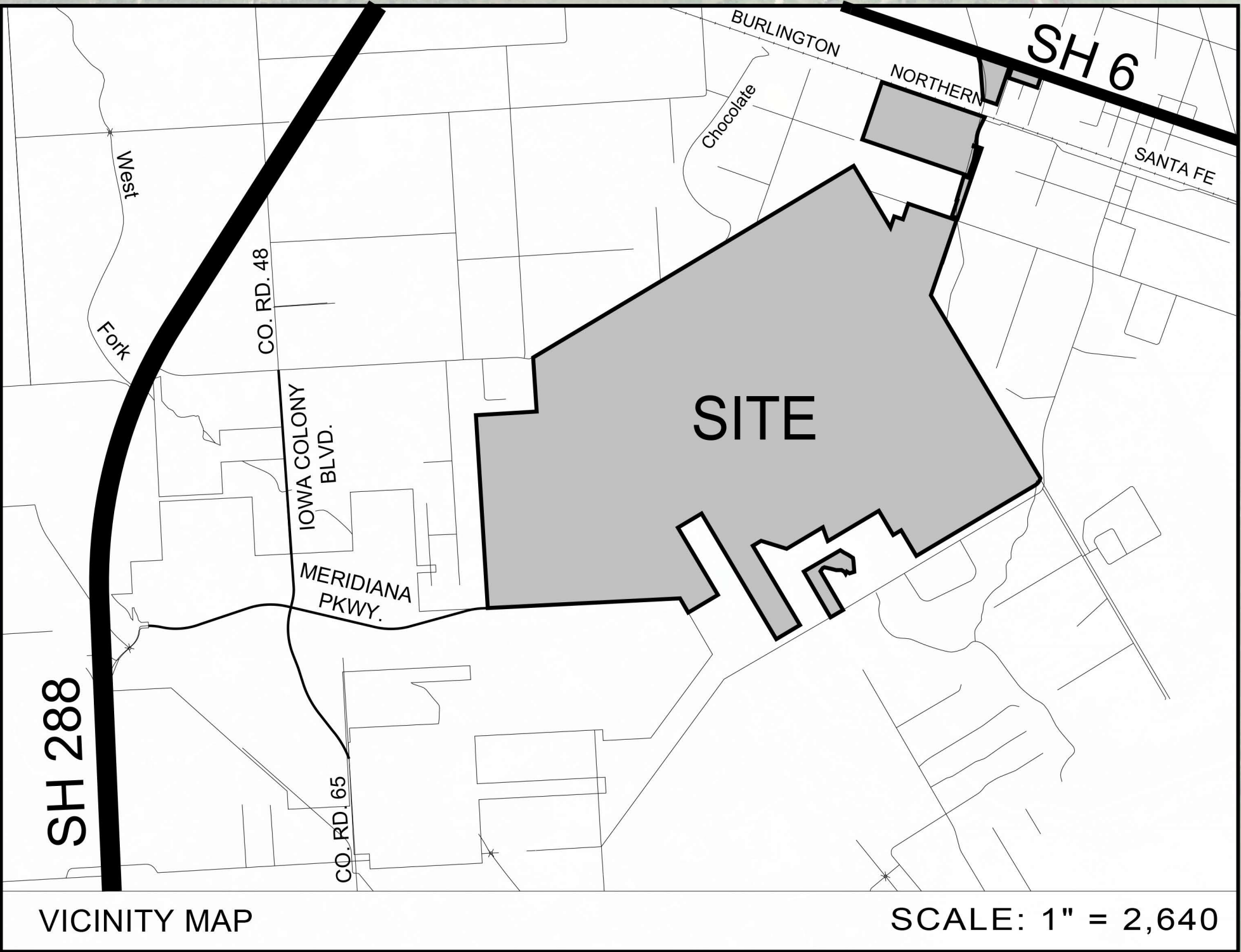
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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 |



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



10211 MEADOWGLEN LANE  
HOUSTON, TEXAS 77042  
713.368.4500  
WWW.EHRAINC.COM  
TBPE No. F-726  
TBPLS No. 10092300

EHRA JOB NO.  
081-011-150

No warranty or representation of intended use, design, or project improvements are made herein. All plans for use of 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 7 CALENDAR DAYS PRIOR TO MEETING**

Meeting Requested: (Please check applicable meeting)

|                                |                                     |              |                          |      |                          |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|
| Planning, Development & Zoning | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

Date of Request: 3/25/24

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

Person to Speak: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: \_\_\_\_\_

E-mail Address: bedwards@lja.com

**Description of Request and Physical Address:**

Consideration and possible action to approve the Final Plat of Pomona Section 29, Being a subdivision of 13.113 acres of land located in the A.C.H. & B.R.R. CO. survey,

Section 89, Abstract 417, Brazoria County, Texas, being a portion of lots 1, 2, 3, 11, 12, and 13, Section 89 of the Allison Richey Gulf Coast Home Company part of

Suburban Gardens, a subdivision of record in volume 2, Page 98 of the Plat Records of Brazoria County, Texas.

**Plats:**

Preliminary \_\_\_\_\_

Final ✓

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

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

**Lacey Bell**

Digitally signed by Lacey Bell  
DN: CN=Lacey Bell  
Date: 2023.12.13 11:10:22-06'00'

SIGNATURE

3/25/24

DATE





## DEVELOPMENT SERVICES DEPARTMENT

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

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

|                                    |                                          |
|------------------------------------|------------------------------------------|
| <b>Plat Name:</b>                  | Pomona Section 29 - Final Plat           |
| <b>Applicant:</b>                  | Lacey Bell - LJA Engineering             |
| <b>PD&amp;Z Meeting Date:</b>      | April 22, 2024                           |
| <b>Submitted By:</b>               | Ellie Roohbakhsh, Associate Planner      |
| <b>Report Approved by:</b>         | Dan Johnson, City Manager/ City Engineer |
| <b>Recommendation of Approval:</b> | <u>YES</u>                               |

#### **BACKGROUND/ REVIEW NOTES**

- *This proposed plat is for a new residential section within Pomona Master Development located within the City's Extra Territorial Jurisdiction. A Development Agreement for Pomona was entered into in 2006.*
- *The proposed site is located along the east side of Orchard Park Ln and the south side of Mustang Bayou.*
- *The proposed plat subdivides a 13.113-acre tract into 45 residential lots, 2 blocks, and 2 reserves for landscaping and open space.*
- *The proposed section includes single-family residential lots with a minimum of 60 feet-wide lots.*
- *The proposed plat generally conforms to the preliminary plat approved in April 2023.*

#### **STAFF RECOMMENDATION**

The City staff recommends approval of this proposed plat - *Pomona Section 29 - Final Plat*.



















STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER, ACTING BY AND THROUGH RUSSELL BYNUM, VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 29, BEING 13.113 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 29 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, VICE PRESIDENT OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: VPDF POMONA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: VP FINDERS 2 HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
SOLE MEMBER

BY: VARDE PARTNERS, INC.,  
A DELAWARE CORPORATION,  
MANAGER

BY: \_\_\_\_\_  
RUSSELL BYNUM, VICE PRESIDENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT ANY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

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

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

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



APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. 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 #23-000261

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 29 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 13.113 ACRES OF LAND LOCATED IN A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), SAID 13.113 ACRES ALSO BEING ALL OF THAT CERTAIN CALLED 13.113 ACRE TRACT (DESCRIBED AS TRACT 4) CONVEYED TO VPDF POMONA, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022017900, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), SAID 13.113 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" MARKING THE MOST NORTHERLY CORNER OF SAID 13.113 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF RESERVE "D" OF POMONA SECTION 18, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022008163, B.C.O.P.R., AND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ORCHARD PARK LANE (80 FEET RIGHT-OF-WAY), AS SHOWN ON POMONA SECTION 23, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022008166, B.C.O.P.R

THENCE, ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID POMONA SECTION 18, AND THE NORTHERLY AND EASTERLY LINE OF SAID 13.113 ACRE TRACT THE FOLLOWING NINE (9) COURSES;

- 1.SOUTH 65° 11' 01" EAST, 110.64 FEET TO A POINT FOR CORNER;
- 2.SOUTH 62° 18' 29" EAST, 75.60 FEET TO A POINT FOR CORNER;
- 3.SOUTH 51° 58' 15" EAST, 55.09 FEET TO A POINT FOR CORNER;
- 4.SOUTH 45° 39' 38" EAST, 59.41 FEET TO A POINT FOR CORNER;
- 5.SOUTH 43° 29' 37" EAST, 52.56 FEET TO A POINT FOR CORNER;
- 6.SOUTH 26° 56' 40" EAST, 45.08 FEET TO A POINT FOR CORNER;
- 7.SOUTH 12° 03' 53" EAST, 57.21 FEET TO A POINT FOR CORNER;
- 8.SOUTH 11° 07' 54" WEST, 56.14 FEET TO A POINT FOR CORNER;
- 9.SOUTH 20° 33' 33" WEST, 184.58 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID POMONA SECTION 18, THE SOUTHWEST CORNER OF LOT 11, BLOCK 2 OF SAID POMONA SECTION 18, AND AN ANGLE POINT OF SAID 13.113 ACRE TRACT;

THENCE, SOUTH 89° 26' 27" EAST, ALONG THE SOUTHERLY LINE OF SAID POMONA SECTION 18, THE SOUTHERLY LINE OF SAID LOT 11 AND THE BOUNDARY LINE OF SAID 13.113 ACRES, 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, SAME BEING THE NORTHWEST CORNER OF MULBERRY SHRUBS LANE (60 FEET RIGHT-OF-WAY), AS SHOWN ON AFOREMENTIONED POMONA SECTION 23;

THENCE, ALONG THE WESTERLY LINE OF SAID MULBERRY SHRUBS LANE, AND THE EASTERLY LINE OF SAID 13.113 ACRES, THE FOLLOWING FIVE (5) COURSES;

- 1.SOUTH 20° 33' 33" WEST, 105.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 2.39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 65° 33' 33" WEST, 35.36 FEET TO A POINT FOR CORNER;
- 3.SOUTH 20° 33' 33" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 4.39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 24° 26' 27" EAST, 35.36 FEET TO A POINT FOR CORNER;
- 5.SOUTH 20° 33' 33" WEST, 105.14 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHEAST CORNER OF LOT 16, BLOCK 2 OF SAID POMONA SECTION 23;

THENCE, ALONG A NORTHERLY LINE OF SAID POMONA SECTION 23, AND THE SOUTHERLY LINE OF SAID 13.113 ACRES, THE FOLLOWING FIFTEEN (15) COURSES

- 1.NORTH 69° 26' 27" WEST, 135.99 FEET TO A POINT FOR CORNER;
- 2.SOUTH 23° 23' 06" WEST, 60.07 FEET TO A POINT FOR CORNER;
- 3.SOUTH 28° 32' 46" WEST, 103.86 FEET TO A POINT FOR CORNER;
- 4.SOUTH 55° 23' 09" WEST, 46.55 FEET TO A POINT FOR CORNER;
- 5.SOUTH 70° 45' 14" WEST, 110.09 FEET TO A POINT FOR CORNER;
- 6.SOUTH 86° 49' 19" WEST, 60.00 FEET TO A POINT FOR CORNER;
- 7.NORTH 85° 04' 00" WEST, 53.99 FEET TO A POINT FOR CORNER;
- 8.NORTH 64° 41' 59" WEST, 52.81 FEET TO A POINT FOR CORNER;
- 9.NORTH 44° 25' 30" WEST, 52.81 FEET TO A POINT FOR CORNER;
10. NORTH 33° 51' 40" WEST, 129.85 FEET TO A POINT FOR CORNER;
11. NORTH 24° 03' 13" WEST, 52.92 FEET TO A POINT FOR CORNER;
12. NORTH 03° 45' 24" WEST, 52.81 FEET TO A POINT FOR CORNER;
13. NORTH 16° 31' 20" EAST, 52.81 FEET TO A POINT FOR CORNER;
14. NORTH 36° 48' 04" EAST, 52.81 FEET TO A POINT FOR CORNER;
15. NORTH 43° 03' 34" WEST, 180.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, WITH THE WESTERLY RIGHT-OF WAY LINE OF SAID MULBERRY SHRUBS LANE, AND SAID 13.113 ACRES, 26.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 04° 33' 23", AND A CHORD WHICH BEARS SOUTH 44° 39' 45" WEST, 26.24 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

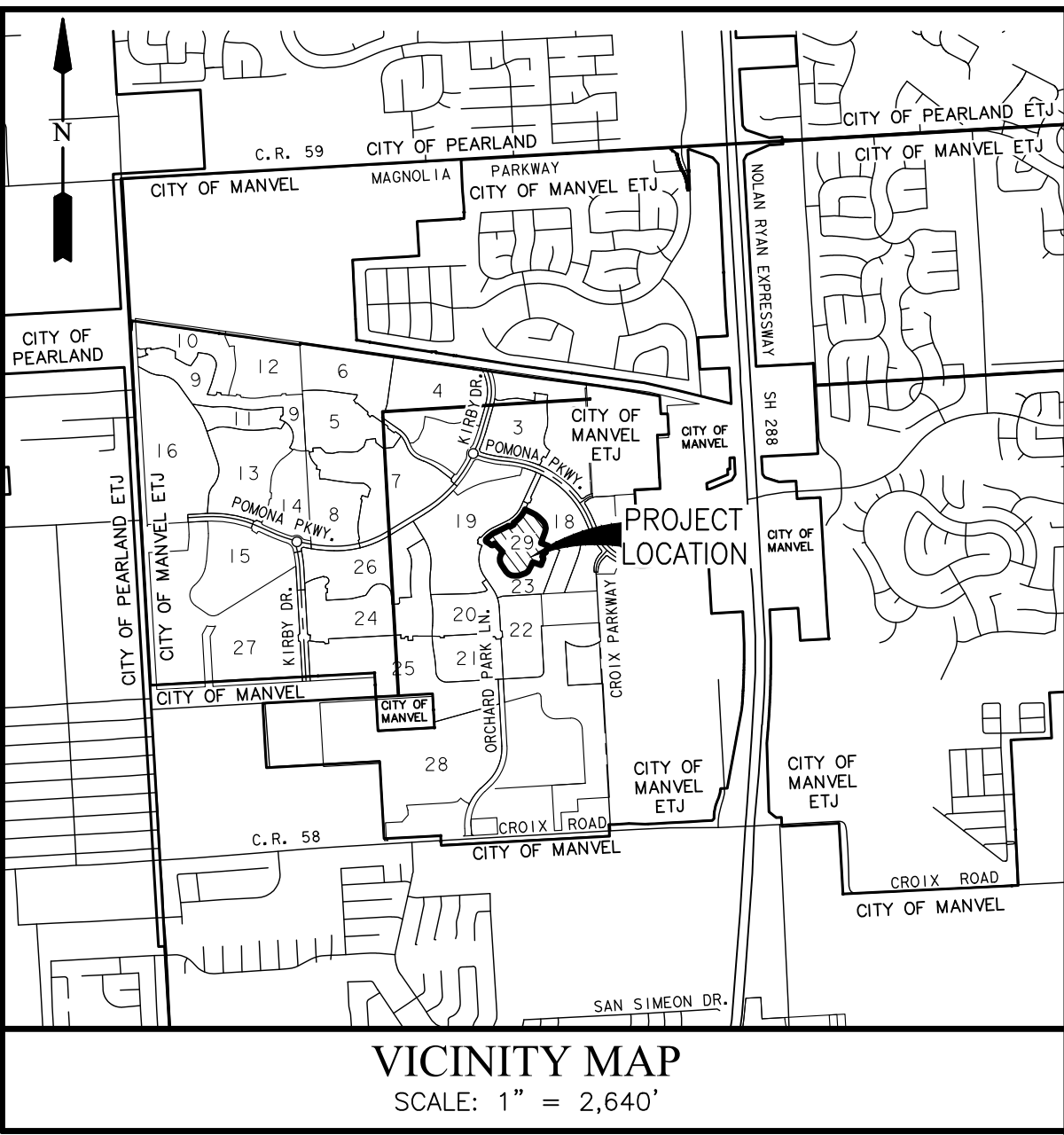
THENCE, 35.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 05' 14", AND A CHORD WHICH BEARS SOUTH 82° 55' 40" WEST, 32.50 FEET TO A POINT FOR CORNER, ON THE NORTHERLY RIGHT-OF-WAY LINE OF LIME TREE GROVE (60 FEET RIGHT-OF-WAY), AS SHOWN ON SAID POMONA SECTION 23;

THENCE, NORTH 56° 31' 43" WEST, ALONG THE COMMON LINE OF SAID LIME TREE GROVE AND SAID 13.113 ACRES, 92.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 42.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 16' 06", AND A CHORD WHICH BEARS NORTH 07° 53' 40" WEST, 37.53 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE, SAME BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ORCHARD PARK LANE, SAME BEING ON THE NORTHWESTERLY LINE OF SAID 13.113 ACRES;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE AND THE NORTHWESTERLY LINE OF SAID 13.113 ACRES, THE FOLLOWING SIX (6) COURSES;

- 1.186.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 23° 10' 28", AND A CHORD WHICH BEARS NORTH 52° 19' 37" EAST, 184.79 FEET TO A POINT FOR CORNER;
- 2.NORTH 63° 54' 51" EAST, 215.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 3.37.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 04' 18", AND A CHORD WHICH BEARS SOUTH 73° 03' 00" EAST, 34.12 FEET TO A POINT FOR CORNER;
- 4.NORTH 59° 45' 34" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 5.36.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 24' 49", AND A CHORD WHICH BEARS NORTH 12° 11' 34" EAST, 33.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
- 6.266.39 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 28° 15' 52", AND A CHORD WHICH BEARS NORTH 40° 16' 02" EAST, 263.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.113 ACRES OF LAND.



KEY MAP NO. 652D

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

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

## FINAL PLAT OF POMONA SECTION 29

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE  
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS,  
BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON  
RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF  
RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

45 LOTS      2 RESERVES (0.416 ACRES)      2 BLOCKS

MARCH 7, 2024

JOB NO. 2149-4129P

OWNERS:

VPDF POMONA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
RUSSELL BYNUM, VICE PRESIDENT  
901 MARQUETTE AVENUE SOUTH, SUITE 3300, MINNEAPOLIS, MINNESOTA 55404  
PH: 952-893-1554

SURVEYOR:

LJA Surveying, Inc.

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

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



ENGINEER:

LJA Engineering, Inc.

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

Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386



SHEET 1 OF 3

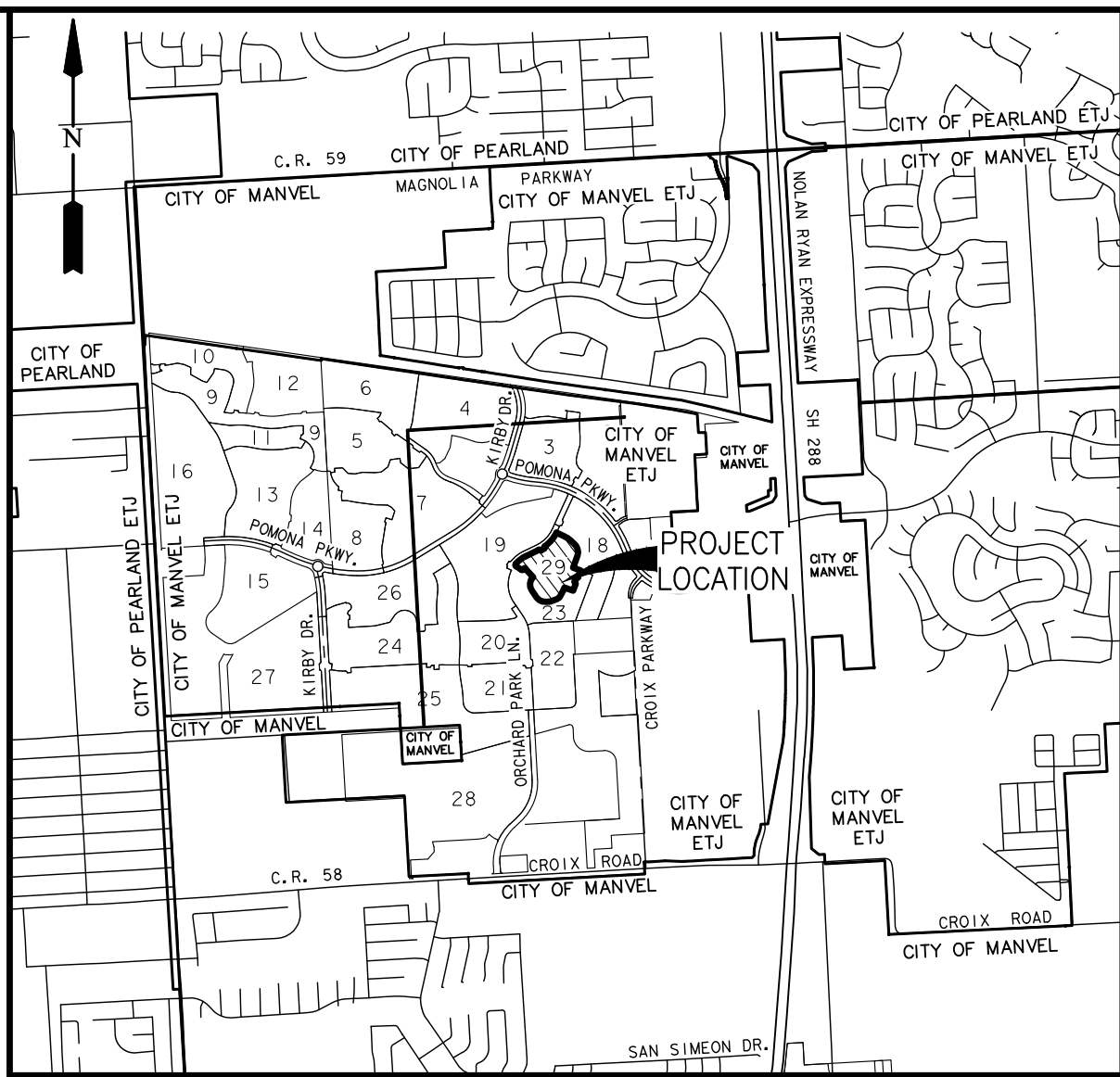
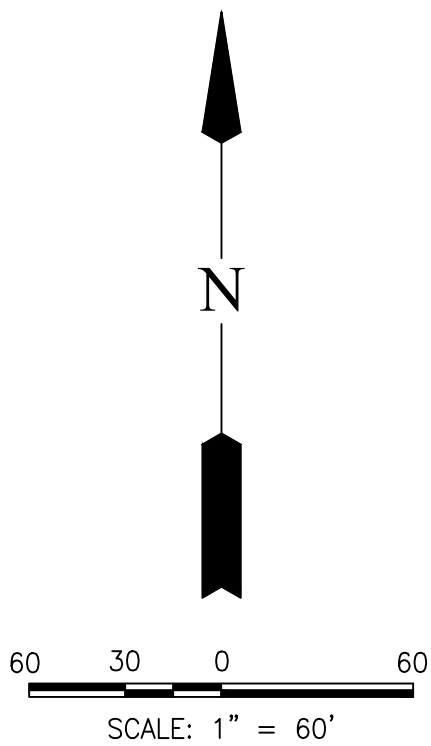
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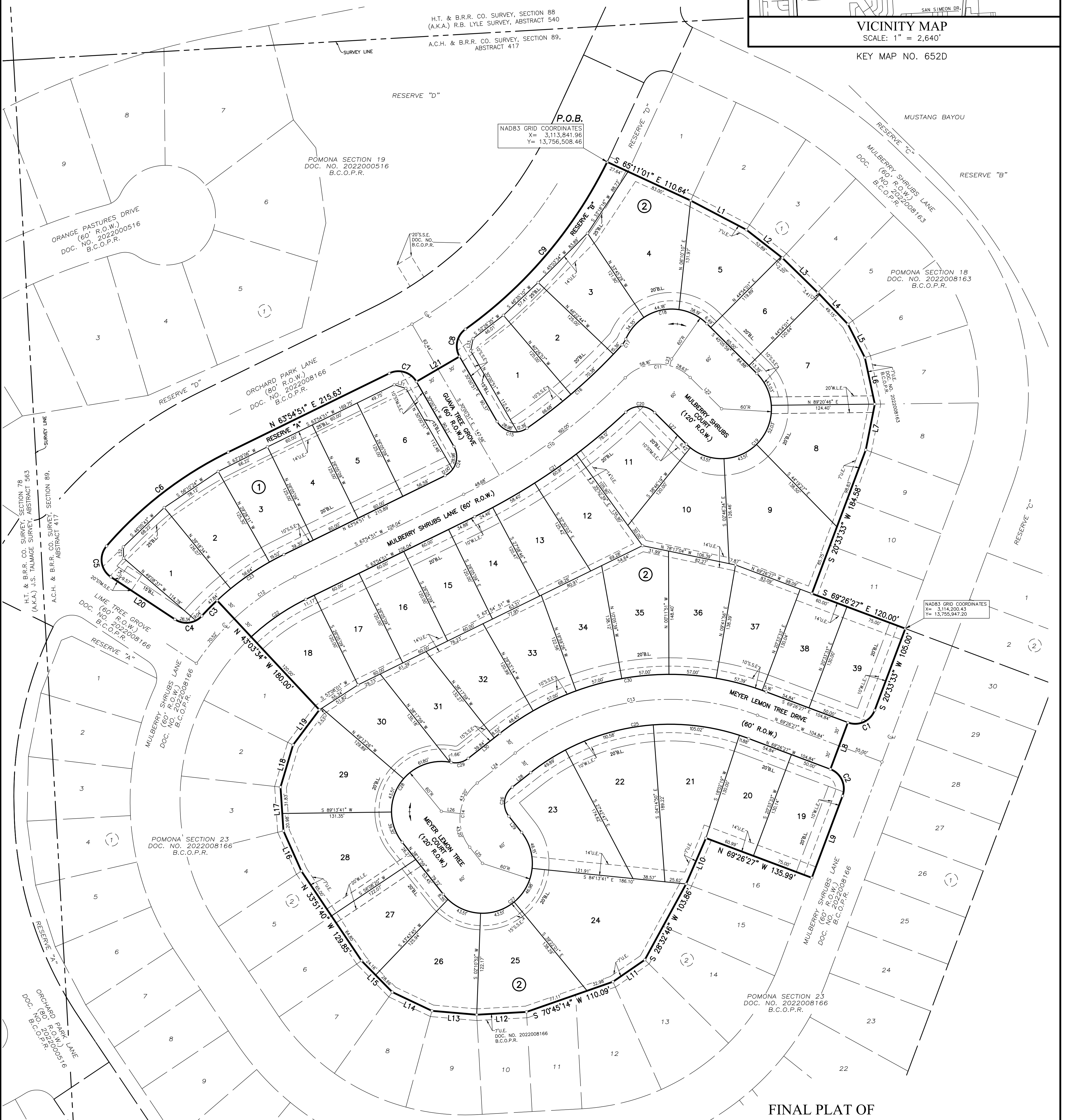
LEGEND

- A.E. INDICATES AERIAL EASEMENT  
B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS' FILE  
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS  
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS  
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS  
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS  
B.L. INDICATES BUILDING LINE  
D.E. INDICATES DRAINAGE EASEMENT  
E.E. INDICATES ELECTRICAL EASEMENT  
F.N. INDICATES FILE NUMBER  
FND. INDICATES FOUND  
I.R. INDICATES IRON ROD  
PD&Z INDICATES PLANNING DEVELOPMENT AND ZONING  
PG. INDICATES PAGE  
P.O.B. INDICATES POINT OF BEGINNING  
RES. INDICATES RESERVE  
R.O.W. INDICATES RIGHT-OF-WAY  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
STM.S.E. INDICATES STORM SEWER EASEMENT  
— INDICATES STREET NAME CHANGE  
U.E. INDICATES UTILITY EASEMENT  
VOL. INDICATES VOLUME  
W.L.E. INDICATES WATER LINE EASEMENT  
— INDICATES CENTERLINE



VICINITY MAP  
SCALE: 1" = 2,640'

KEY MAP NO. 652D



FINAL PLAT OF  
POMONA SECTION 29

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE  
A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS,  
BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON  
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SURVEYOR:

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3600 W. Sam Houston Parkway S. Suite 175  
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NOTES:

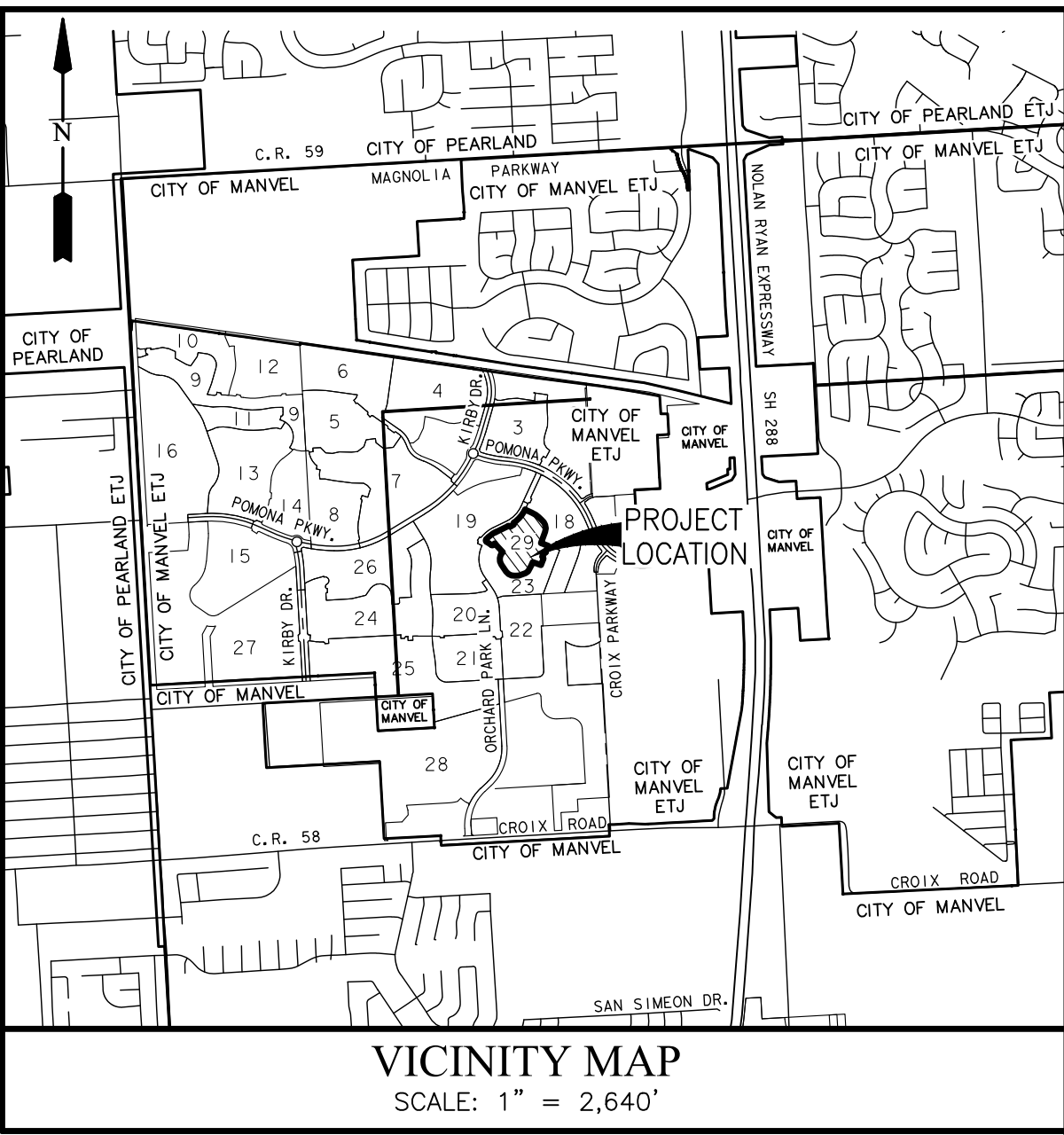
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0409, DATED MARCH 7, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE, THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521. AT FRESNO, THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.  
  
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
7. BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.  
  
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.  
  
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
9. THIS TRACT LIES PARTIALLY IN ZONE "AE" AND PARTIALLY IN ZONE "X" (SHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0020K AND BY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JULY 28, 2021, CASE NO. 21-06-2537A. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.  
  
LOTS AND RESERVES HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JULY 28, 2021, CASE NO. 21-06-2537A. STREET RIGHTS-OF-WAY REMAIN WITHIN ZONE "AE".  
  
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) THE ELEVATION SHOWN IN THE MINIMUM FINISH FLOOR ELEVATION TABLE, (2) 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (3) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (4) 12 INCHES ABOVE FINISHED GRADE.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
16. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
18. THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE NINTH AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, B.C.O.P.R.
19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT 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 SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20-FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
20. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
21. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
22. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:  
  
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006  
  
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013  
  
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015  
  
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016  
  
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016  
  
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018  
  
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019  
  
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021  
  
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021  
  
9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

| RESERVE TABLE |         |        |                                    |                       |
|---------------|---------|--------|------------------------------------|-----------------------|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                               | MAINTENANCE/OWNERSHIP |
| A             | 0.253   | 11,010 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA                   |
| B             | 0.163   | 7,101  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA                   |
| TOTAL         | 0.416   | 18,111 |                                    |                       |

| LOT AREA SUMMARY |        |                   |
|------------------|--------|-------------------|
| BLOCK 1          |        |                   |
| LOT NO.          | SQ.FT. | LOT WIDTH AT B.L. |
| 1                | 8,380  | 60.23'            |
| 2                | 8,387  | 60.22'            |
| 3                | 7,806  | 60.03'            |
| 4                | 7,500  | 60.00'            |
| 5                | 7,500  | 60.00'            |
| 6                | 7,944  | 66.96'            |

| LOT AREA SUMMARY |        |                   |
|------------------|--------|-------------------|
| BLOCK 2          |        |                   |
| LOT NO.          | SQ.FT. | LOT WIDTH AT B.L. |
| 1                | 8,393  | 75.13'            |
| 2                | 8,017  | 68.28'            |
| 3                | 8,549  | 62.48'            |
| 4                | 13,841 | 60.64'            |
| 5                | 10,377 | 60.57'            |
| 6                | 7,829  | 65.00'            |
| 7                | 12,603 | 77.23'            |
| 8                | 12,583 | 72.50'            |
| 9                | 15,448 | 60.70'            |
| 10               | 10,901 | 60.70'            |
| 11               | 10,186 | 86.80'            |
| 12               | 8,429  | 62.11'            |
| 13               | 7,745  | 60.00'            |
| 14               | 7,362  | 60.00'            |
| 15               | 7,200  | 60.00'            |
| 16               | 7,200  | 60.00'            |
| 17               | 7,200  | 60.00'            |
| 18               | 8,890  | 84.85'            |
| 19               | 9,626  | 74.49'            |
| 20               | 8,309  | 65.83'            |

| LOT AREA SUMMARY |        |                   |
|------------------|--------|-------------------|
| BLOCK 2          |        |                   |
| LOT NO.          | SQ.FT. | LOT WIDTH AT B.L. |
| 21               | 12,767 | 96.63'            |
| 22               | 13,394 | 101.68'           |
| 23               | 13,090 | 99.24'            |
| 24               | 18,247 | 66.05'            |
| 25               | 11,314 | 60.70'            |
| 26               | 11,190 | 60.70'            |
| 27               | 9,392  | 66.20'            |
| 28               | 12,609 | 86.17'            |
| 29               | 12,208 | 60.70'            |
| 30               | 8,571  | 65.49'            |
| 31               | 8,264  | 62.20'            |
| 32               | 8,314  | 60.28'            |
| 33               | 8,134  | 60.61'            |
| 34               | 8,800  | 60.61'            |
| 35               | 10,376 | 60.61'            |
| 36               | 9,851  | 60.61'            |
| 37               | 9,306  | 61.35'            |
| 38               | 7,800  | 60.00'            |
| 39               | 9,616  | 74.49'            |



VICINITY MAP  
SCALE: 1" = 2,640'

KEY MAP NO. 652D

| MINIMUM FINISH FLOOR EVEVATION |            |
|--------------------------------|------------|
| BLOCK                          | ELEVATION  |
| BLOCKS 1-2                     | 65.60 FEET |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 62°18'29" E | 75.60'   |
| L2         | S 51°58'15" E | 55.09'   |
| L3         | S 45°39'38" E | 59.41'   |
| L4         | S 43°29'37" E | 52.56'   |
| L5         | S 26°56'40" E | 45.08'   |
| L6         | S 12°03'53" E | 57.21'   |
| L7         | S 11°07'54" W | 56.14'   |
| L8         | S 20°33'33" W | 60.00'   |
| L9         | S 20°33'33" W | 105.14'  |
| L10        | S 23°23'06" W | 60.07'   |
| L11        | S 55°23'09" W | 46.55'   |
| L12        | S 86°49'19" W | 60.00'   |
| L13        | N 85°04'00" W | 53.99'   |
| L14        | N 64°41'59" W | 52.81'   |
| L15        | N 44°25'30" W | 52.81'   |
| L16        | N 24°03'13" W | 52.92'   |
| L17        | N 03°45'24" W | 52.81'   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L18        | N 16°31'20" E | 52.81'   |
| L19        | N 36°48'04" E | 52.81'   |
| L20        | N 56°31'43" W | 92.41'   |
| L21        | N 59°45'34" E | 60.00'   |
| L22        | N 45°05'59" W | 53.35'   |
| L23        | N 15°04'24" E | 8.40'    |
| L24        | S 51°42'01" W | 58.17'   |
| L25        | S 38°17'59" E | 24.72'   |
| L26        | N 83°17'59" W | 22.78'   |
| L27        | N 45°05'59" W | 53.72'   |
| L28        | S 51°42'01" W | 28.17'   |
| L29        | S 38°17'59" E | 24.72'   |
| L30        | N 51°42'01" E | 48.37'   |
| L31        | N 73°03'00" W | 14.62'   |
| L32        | S 01°31'27" E | 13.48'   |
| L33        | S 11°12'52" W | 15.04'   |
| L34        | N 33°31'31" E | 22.01'   |

| CURVE TABLE |         |           |         |               |         |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA     | ARC     | CHORD BEARING | CHORD   |
| C1          | 25.00'  | 90°00'00" | 39.27'  | S 65°33'33" W | 35.36'  |
| C2          | 25.00'  | 90°00'00" | 39.27'  | S 24°26'27" E | 35.36'  |
| C3          | 330.00' | 4°33'23"  | 26.24'  | S 44°39'45" W | 26.24'  |
| C4          | 25.00'  | 81°05'14" | 35.38'  | S 82°55'40" W | 32.50'  |
| C5          | 25.00'  | 97°16'06" | 42.44'  | N 07°53'40" W | 37.53'  |
| C6          | 460.00' | 23°10'28" | 186.06' | N 52°19'37" E | 184.79' |
| C7          | 25.00'  | 86°04'18" | 37.56'  | S 73°03'00" E | 34.12'  |
| C8          | 25.00'  | 84°24'49" | 36.83'  | N 12°11'34" E | 33.59'  |
| C9          | 540.00' | 28°15'52" | 266.39' | N 40°16'02" E | 263.69' |
| C10         | 710.00' | 19°25'35" | 240.73' | S 54°12'03" W | 239.58' |
| C11         | 55.00'  | 90°24'45" | 86.79'  | S 89°41'38" W | 78.06'  |
| C12         | 300.00' | 16°58'25" | 88.87'  | S 55°25'38" W | 88.55'  |
| C13         | 300.00' | 58°51'32" | 308.18' | S 81°07'47" W | 294.81' |
| C14         | 55.00'  | 90°00'00" | 86.39'  | S 06°42'01" W | 77.78'  |
| C15         | 25.00'  | 94°49'00" | 41.37'  | S 77°25'21" E | 36.81'  |

| CURVE TABLE |         |            |         |               |         |
|-------------|---------|------------|---------|---------------|---------|
| CURVE       | RADIUS  | DELTA      | ARC     | CHORD BEARING | CHORD   |
| C16         | 680.00' | 12°50'33"  | 152.42' | N 48°44'52" E | 152.10' |
| C17         | 25.00'  | 18°53'06"  | 8.24'   | N 32°53'03" E | 8.20'   |
| C18         | 60.00'  | 111°27'31" | 116.72' | N 79°10'15" E | 99.17'  |
| C19         | 60.00'  | 180°00'00" | 188.50' | S 44°54'01" W | 120.00' |
| C20         | 25.00'  | 88°09'55"  | 38.47'  | N 89°10'57" W | 34.78'  |
| C21         | 740.00' | 17°10'45"  | 221.88' | S 55°19'28" W | 221.05' |
| C22         | 270.00' | 16°58'25"  | 79.99'  | S 55°25'38" W | 79.69'  |
| C23         | 330.00' | 16°58'25"  | 97.76'  | N 55°25'38" E | 97.40'  |
| C24         | 25.00'  | 93°55'42"  | 40.98'  | N 16°57'00" E | 36.55'  |
| C25         | 270.00' | 58°51'32"  | 277.37' | S 81°07'47" W | 265.33' |
| C26         | 25.00'  | 90°00'00"  | 39.27'  | S 06°42'01" W | 35.36'  |
| C27         | 60.00'  | 180°00'00" | 188.50' | S 51°42'01" W | 120.00' |
| C28         | 60.00'  | 139°40'47" | 146.27' | N 31°32'25" E | 112.65' |
| C29         | 25.00'  | 49°40'47"  | 21.68'  | N 76°32'25" E | 21.00'  |
| C30         | 330.00' | 58°51'32"  | 339.00' | N 81°07'47" E | 324.29' |

| POMONA DEVELOPMENT – LOT SUMMARY TABLE |          |          |          |          |          |          |          |          |          |          |          |          |
|----------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| LOT SIZES                              | 40'x110' | 42'x125' | 45'x125' | 50'x110' | 50'x120' | 55'x120' | 60'x120' | 60'x125' | 65'x120' | 65'x125' | 70'x130' | 75'x130' |
| SECTION 1                              | -----    | -----    | -----    | -----    | -----    | -----    | 6 LOTS   | -----    | -----    | 7 LOTS   | -----    | 5 LOTS   |
| SECTION 2                              | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 99 LOTS  | -----    | -----    |
| SECTION 3                              | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 48 LOTS  | -----    |
| SECTION 4                              | -----    | -----    | -----    | -----    | -----    | -----    | 137 LOTS | -----    | -----    | -----    | -----    | -----    |
| SECTION 5                              | -----    | -----    | -----    | -----    | -----    | -----    | 55 LOTS  | -----    | -----    | 20 LOTS  | -----    | 6 LOTS   |
| SECTION 6                              | -----    | -----    | -----    | -----    | 107 LOTS | -----    | -----    | -----    | -----    | -----    | -----    | -----    |
| SECTION 7                              | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 49 LOTS  | -----    |
| SECTION 8                              | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 59 LOTS  |
| SECTION 9                              | -----    | -----    | -----    | -----    | -----    | -----    | 76 LOTS  | -----    | -----    | -----    | -----    | -----    |
| SECTION 10                             | -----    | -----    | -----    | -----    | 76 LOTS  | -----    | -----    | -----    | -----    | -----    | -----    | 76 LOTS  |
| SECTION 11                             | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 36 LOTS  | -----    | 36 LOTS  |
| SECTION 12                             | -----    | -----    | -----    | -----    | -----    | 74 LOTS  | 10 LOTS  | -----    | -----    | -----    | -----    | 84 LOTS  |
| SECTION 13                             | -----    | -----    | -----    | -----    | -----    | -----    | 70 LOTS  | -----    | -----    | -----    | -----    | 70 LOTS  |
| SECTION 14                             | -----    | -----    | -----    | -----    | -----    | -----    | 42 LOTS  | -----    | -----    | -----    | -----    | 42 LOTS  |
| SECTION 15                             | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 50 LOTS  | 34 LOTS  | 84 LOTS  |
| SECTION 16                             | -----    | -----    | -----    | -----    | -----    | 118 LOTS | -----    | -----    | -----    | -----    | -----    | 118 LOTS |
| SECTION 17                             | -----    | -----    | -----    | -----    | -----    | -----    | 94 LOTS  | -----    | -----    | -----    | -----    | 94 LOTS  |
| SECTION 18                             | -----    | -----    | -----    | -----    | -----    | 2 LOTS   | 2 LOTS   | 7 LOTS   | -----    | -----    | 2 LOTS   | 13 LOTS  |
| SECTION 19                             | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 29 LOTS  | 35 LOTS  | 64 LOTS  |
| SECTION 20                             | -----    | -----    | -----    | -----    | -----    | 61 LOTS  | -----    | -----    | -----    | -----    | -----    | 61 LOTS  |
| SECTION 21                             | -----    | -----    | -----    | -----    | 76 LOTS  | -----    | -----    | -----    | -----    | -----    | -----    | 76 LOTS  |
| SECTION 22                             | -----    | -----    | -----    | -----    | -----    | 17 LOTS  | 53 LOTS  | -----    | -----    | -----    | -----    | 70 LOTS  |
| SECTION 23                             | -----    | -----    | -----    | -----    | -----    | 4 LOTS   | 42 LOTS  | -----    | -----    | -----    | -----    | 46 LOTS  |
| SECTION 24                             | -----    | -----    | -----    | -----    | -----    | 100 LOTS | -----    | -----    | -----    | -----    | -----    | 100 LOTS |
| SECTION 25                             | -----    | -----    | -----    | -----    | -----    | 121 LOTS | -----    | -----    | -----    | -----    | -----    | 121 LOTS |
| SECTION 26                             | -----    | -----    | -----    | -----    | -----    | -----    | 51 LOTS  | -----    | -----    | -----    | -----    | 51 LOTS  |
| SECTION 27                             | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 36 LOTS  | 57 LOTS  | 93 LOTS  |
| SECTION 28                             | 124 LOTS | 58 LOTS  | 58 LOTS  | -----    | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 240 LOTS |
| SECTION 29                             | -----    | -----    | -----    | -----    | -----    | -----    | -----    | 45 LOTS  | -----    | -----    | -----    | 45 LOTS  |
| TOTAL LOTS                             | 124 LOTS | 58 LOTS  | 58 LOTS  | 183 LOTS | 391 LOTS | 489 LOTS | 243 LOTS | 140 LOTS | 185 LOTS | 36 LOTS  | 115 LOTS | 108 LOTS |

## FINAL PLAT OF POMONA SECTION 29

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

45 LOTS      2 RESERVES (0.416 ACRES)      2 BLOCKS

MARCH 7, 2024

JOB NO. 2149-4129P

OWNERS:

VPDF POMONA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
RUSSELL BYNUM, VICE PRESIDENT  
901 MARQUETTE AVENUE SOUTH, SUITE 3300, MINNEAPOLIS, MINNESOTA 55404  
PH: 952-893-1554

SURVEYOR:

LJA Surveying, Inc.



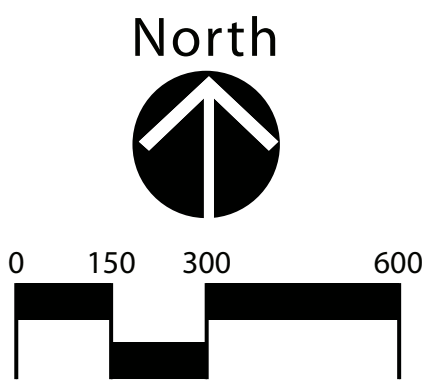


| Project Lot Allocation |       |            |
|------------------------|-------|------------|
| LOT SIZES              | Total | % of Total |
| 40' X 110'             | 123   | 5.4%       |
| 42' X 120'             | 58    | 2.6%       |
| 45' X 120'             | 58    | 2.6%       |
| 50' X 120'             | 574   | 25.4%      |
| 55' X 120'             | 489   | 21.7%      |
| 60' X 120'             | 383   | 16.9%      |
| 65' X 120'             | 221   | 9.8%       |
| 70' X 130'             | 114   | 5.1%       |
| 75' X 130'             | 108   | 4.8%       |
| 80' X 130'             | 129   | 5.7%       |
|                        | 2,257 | 100.0%     |

Prepared For:  
**HILLWOOD COMMUNITIES**  
Reference Date: 08.10.2021  
**LJA**  
PLANNING & LANDSCAPE ARCHITECTURE  
3600 W. Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

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

NOTE: The drainage & detention shown on this plan have not been fully analyzed by the engineer nor reviewed or approved by any governmental agency and are subject to change. Once the engineering analysis has been completed, the areas needed for drainage could change to meet the requirements of the governing agencies. The information provided on this exhibit should be considered a graphic representation to aid in determining plan components and relationships only.





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 4/8/2024**

**Regular Session**

**Call to Order**

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

Those in attendance were:

**Present:** Ryan Miller  
Kyle Marasckin  
Mary Ann Atkinson  
Kenneth Haynes  
Christy Kennard  
Delores Martin  
William Richardson

**Absent:** None

**Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Tammy Bell, City Secretary  
Elaheh Roohbakhsh, Associate Planner  
Evan Duvall, Zoning Official

**Pledge**

**Public Comments: "Comment Card" Required**

**Public Hearing**

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER 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.



PDZ Member Ryan Miller opened the Public Hearing at 6:03 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

PDZ Member Ryan Miller closed the Public Hearing at 6:04 p.m.

**Consent PDZ**

- A. Approve a 1-year extension of approval for the Final Plat for Meridiana Inspiration Way Phase 2;  
*BEING A SUBDIVISION OF 5.456 ACRES BEING OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 THROUGH 15 OF LULLING STONE SECTION ONE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT A SUBDIVISION PER PLAT RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*
- B. Approve Meridiana Section 7 East Preliminary Plat;  
*BEING A SUBDIVISION OF 20.32 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-11, BLOCK 1, OF LULLING STONE SECTION 1 A PLAT RECORDED AT VOLUME 21, PAGES 267-270, ALSO BEING OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*
- C. Approve Meridiana Detention Reserve 'Z' Phase 1 Preliminary Plat;  
*BEING A SUBDIVISION OF 18.24 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, 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. Approve the meeting minutes to date.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Delores Martin seconded the motion.

**The motion carried with a vote: 7/0**

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

No: None

Absent: None Abstained: None

**Regular Agenda**

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-17;  
*AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER 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.*

Presentation provided via teams by applicant.

Evan Duvall - Staff recommends approval with the following conditions:

1. Specific Use Permit is only for 21708 Highway 288, Suite 103, for a total of approximately 2,650 square feet.
2. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved Specific Use Permit (SUP).
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
4. All doors shall remain unlocked and accessible during normal business hours.

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson  
No: None  
Absent: None Abstained: None

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

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

**The motion carried with a vote: 7/0**

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson  
No: None  
Absent: None Abstained: None

**Adjourn**

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:22 p.m. PDZ Member Delores Martin seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson  
No: None  
Absent: None  
Abstained: None

**CERTIFICATION**



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS