May 13, 2024 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 13, 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 is a safe and responsible community, embracing the values of our past, present, and future citizens.

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 requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

A. Approve the Final Plat for Meridiana Cadence Drive Phase 2;
BEING A SUBDIVISION OF 1.722 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Approve Meridiana Section 82 Preliminary Plat;
BEING A SUBDIVISION OF 28.69 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. 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 05/09/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: 04/15/2024 (05/13/2024 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. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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 Cadence Drive Phase 2, being a subdivision of 1.722 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

04/15/2024
DATE

DEVELOPMENT SERVICES DEPARTMENT

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION

PLAT APPLICATION

Plat Name:	Meridiana Cadence Drive Phase 2 - Final Plat
Applicant:	Kaitlin Gile – EHRA
PD&Z Meeting Date:	May 13, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	YES

BACKGROUND/ REVIEW NOTES

- *The proposed plat is a street dedication plat for Cadence Drive Phase 2 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.*
- *Cadence Drive Phase 2 abuts the southeastern side of Meridiana Drill Site Reserve which is located along the north side of Meridiana North Inspiration Way Phase One.*
- *The proposed plat includes approximately 1.7 acres of land.*
- *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 Cadence Drive Phase 2 - Final Plat.*

Plat Exhibit

E4452

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-MI, 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-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA CADENCE DRIVE PHASE 2, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements shown thereon, and designate said subdivision to be known as MERIDIANA CADENCE DRIVE PHASE 2, 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA CADENCE DRIVE PHASE 2 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereunto authorized by this 31st day of January, 2024.

OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Its 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-MI, LTD., a Texas Limited Liability Company, known to me to be the person and officer 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 31st day of January, 2024.

Notary Public in and for the State of Texas
My Notary Commission Expires 3/3/27

I, Robert Boetsche, 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; that the requirements of the Texas Administrative Code, Board of Professional Land Surveyors, that the all 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 first lot grading within the subdivision; that all previously existing property markers are sufficiently described on this document, to found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.

Robert Boetsche, Registered Professional Land Surveyor
Texas Registration No. 4646

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA CADENCE DRIVE PHASE 2 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 Wilden, P.E., President — Date 2/5/24
Kerry L. Gilbert, Vice President — Date 2/5/24
Brandon Middleton, Secretary/Treasurer — Date 2/5/24
Nazar Saab, P.E., District Engineer — Date 2/5/24

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

BCCDD 5 ID# B240004

METES AND BOUNDS DESCRIPTION
MERIDIANA CADENCE DRIVE PHASE 2
BEING 1.722 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 1.722 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A 15.0000 ACRE TRACT DESCRIBED IN THE DEED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. No.) 2020031155, THE 1.722 ACRE TRACT HEREIN DESCRIBED AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF TAKS, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking the northerly end of a 25-foot radius return in the westerly right-of-way line of North Inspiration Way as per the plat of Meridiana Parkway Phase 6 recorded under File Number 2023001846 Brazoria County Plat Records (B.C.P.R.), and marking the southeasterly corner of North Inspiration Way as per plat recorded under File Number 2021007546 of the B.C.P.R.;

THENCE, along the westerly right-of-way line North Inspiration Way as per said recorded plat the following ten (10) courses and distances:

1) North 90°05'57" West, for a distance of 205.88 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

2) In a northwesterly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 11°48'24", an arc length of 158.60 feet, and a chord bearing North 24°12'54" West, for a distance of 158.32 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

3) North 18°18'52" West, for a distance of 317.75 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

4) In a northwesterly direction along the arc of said curve to the left having a radius of 830.00 feet, a central angle of 32°03'51", an arc length of 464.26 feet, and a chord bearing of North 34°20'48" West, for a distance of 458.22 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

5) North 50°21'43" West, for a distance of 328.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

6) In a northwesterly direction along the arc of a curve to the right having a radius of 770.00 feet, an arc length of 361.33 feet, an angle of 26°52'26", and a chord bearing North 36°12'26" West, for a distance of 357.94 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

7) North 21°59'15" West, for a distance of 151.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

8) In a northwesterly direction along the arc of a curve to the left having a radius of 380.00 feet, an arc length of 315.51 feet, an angle of 47°34'30", and a chord bearing North 45°46'25" West, for a distance of 306.53 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

9) North 69°33'55" West, for a distance of 121.24 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

10) In a northwesterly direction along the arc of a curve to the right having a radius of 320.00 feet, an arc length of 9.55 feet, an angle of 1°38'23", and a chord bearing North 68°44'24" West, for a distance of 9.55 feet to 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner and POINT OF BEGINNING of the herein described tract of land;

11) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 320.00 feet, an arc length of 104.22 feet, an angle of 18°39'35", and a chord bearing North 58°15'24" West, for a distance of 103.76 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking and point of tangency;

12) THENCE, North 49°15'36" West, for a distance of 13.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

13) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 40.16 feet, an angle of 92°02'15", and a chord bearing North 89°43'16" East, for a distance of 35.98 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the point of reverse curvature;

14) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 330.00 feet, an arc length of 134.98 feet, an angle of 21°42'03", and a chord bearing North 49°21'02" East, for a distance of 134.24 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

15) THENCE, North 60°24'11" East, for a distance of 317.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

16) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 870.00 feet, an arc length of 157.47 feet, an angle of 10°18'05", and a chord bearing North 65°43'09" East, for a distance of 157.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, North 51°06'06" East, for a distance of 69.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

18) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 470.00 feet, an arc length of 215.43 feet, an angle of 26°15'46", and a chord bearing North 37°58'13" East, for a distance of 213.55 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" marking a point of tangency;

19) THENCE, North 24°50'20" East, for a distance of 149.05 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

20) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 133.13 feet, an angle of 09°11'14", and a chord bearing North 29°26'57" East, for a distance of 132.99 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

21) THENCE, South 62°29'24" East, for a distance of 60.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

22) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 770.00 feet, an arc length of 101.15 feet, an angle of 07°58'23", and a chord bearing South 33°33'11" West, for a distance of 101.08 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

23) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 38.86 feet, an angle of 89°03'14", and a chord bearing South 17°57'43" East, for a distance of 35.06 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" marking a point of tangency;

24) THENCE, South 62°29'24" East, for a distance of 4.53 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, South 27°30'36" West, for a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner and being a point of curvature;

26) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 40.44 feet, an angle of 92°40'15", and a chord bearing South 71°12'26" East, for a distance of 36.17 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

27) THENCE, South 24°50'20" East, for a distance of 71.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

28) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 530.00 feet, an arc length of 242.94 feet, an angle of 26°15'46", and a chord bearing South 37°58'13" East, for a distance of 240.82 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

29) THENCE, South 51°06'06" East, for a distance of 69.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

30) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 1,230.00 feet, an arc length of 157.21 feet, an angle of 07°19'05", and a chord bearing South 55°45'39" East, for a distance of 157.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

31) THENCE, South 60°24'11" East, for a distance of 317.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

32) THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 270.00 feet, an arc length of 47.71 feet, an angle of 10°07'19", and a chord bearing South 50°34'32" East, for a distance of 47.65 feet to the POINT OF BEGINNING and containing 1.722 acres of land.

BENCHMARK:
NGS MONUMENT # L 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MERIDIANA, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.3 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 1 FOOT NORTH OF THE RIGHT-OF-WAY FENCE, 1 FOOT WEST OF THE DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 2 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=50.00 (NAVD 88) 1991 ADJUSTMENT

FINAL PLAT
MERIDIANA CADENCE DRIVE
PHASE 2

BEING A SUBDIVISION OF 1.722 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203, CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS

OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
9502 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

MAY 3, 2024

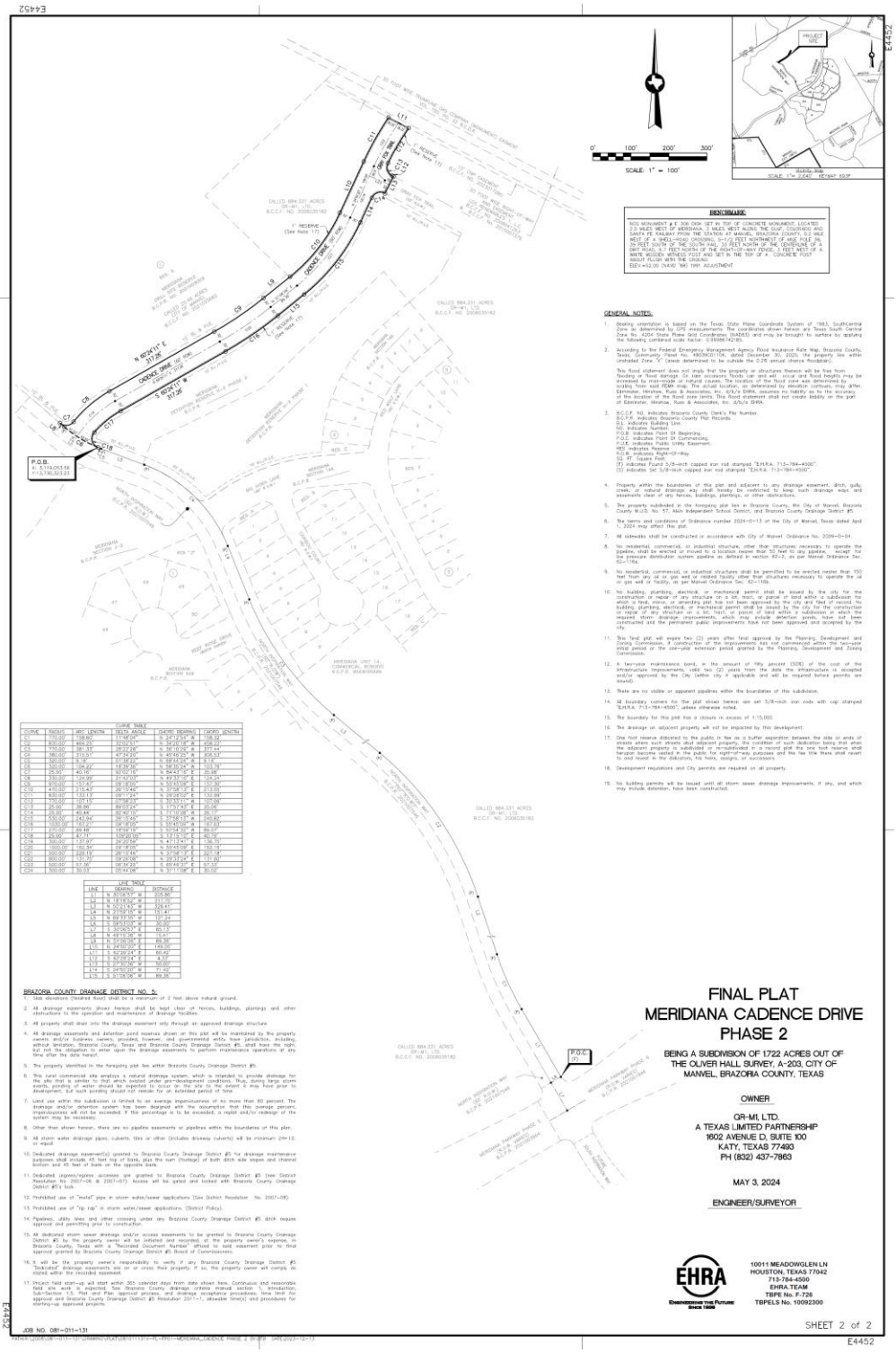
ENGINEER/SURVEYOR
EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

SHEET 1 of 2

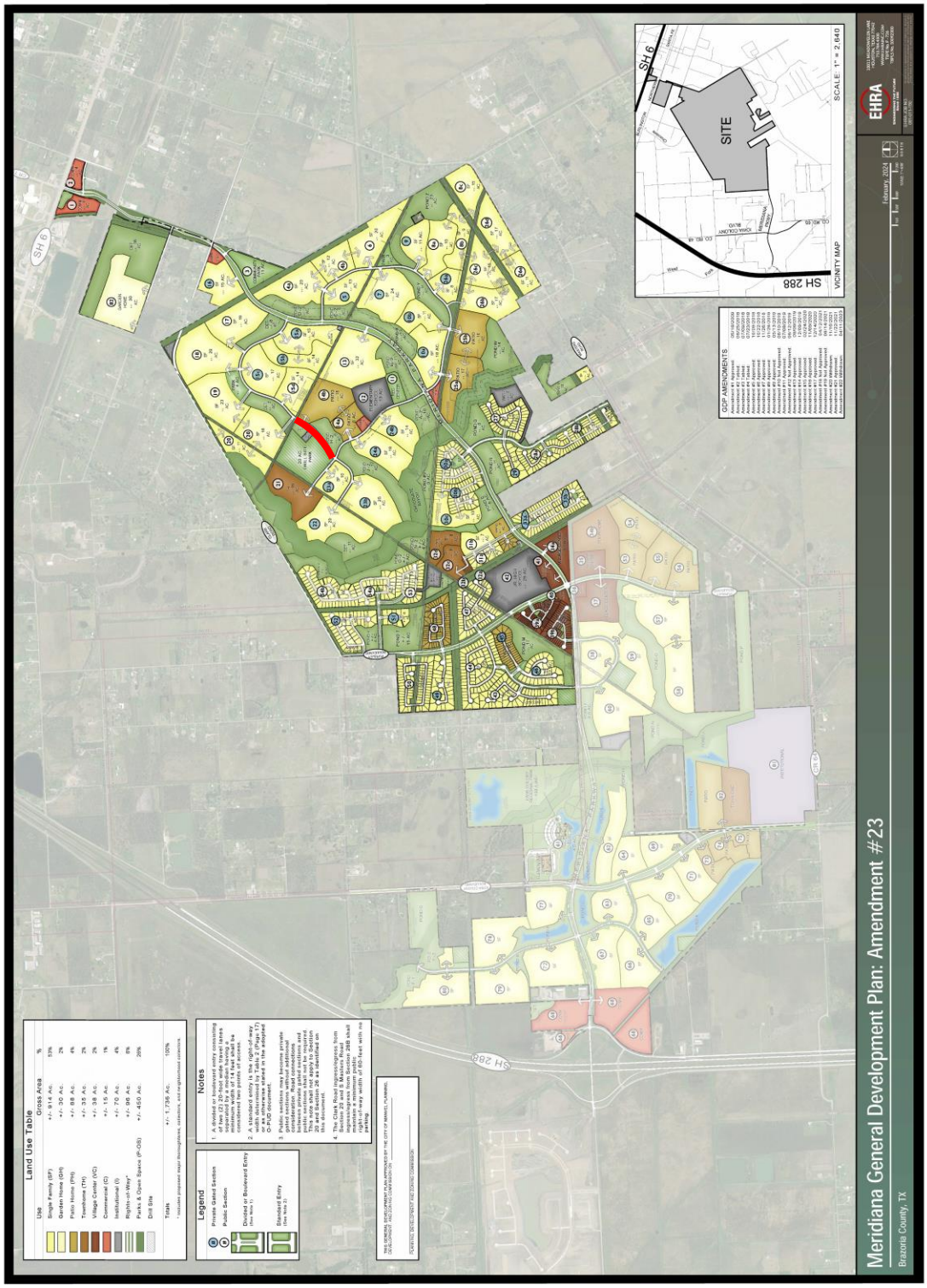
JOB NO. 081-011-131

E4452

Plat Exhibit



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



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 CADENCE DRIVE PHASE 2, 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, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA CADENCE DRIVE PHASE 2 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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 by this 31st day of January, 2024.

OWNER

GR-M1, LTD., a Texas Limited Portnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its 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 31st day of January, 2024.

TROI PERRY
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #126002233-4
Expires June 02, 2027

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 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.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

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 approved this plat of MERIDIANA CADENCE DRIVE PHASE 2 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	3/5/24 Date	Kerry L. Osburn Vice President	2/5/24 Date
Brandon Middleton Secretary/Treasurer	2/5/24 Date	Nazar Sabti, P.E. District Engineer	2/5/24 Date

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

BCCDD 5 ID# B240004

METES AND BOUNDS DESCRIPTION
MERIDIANA CADENCE DRIVE PHASE 2
BEING 1.722 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 1.722 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 1.722 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" called for and found marking the northerly end of a 25-foot radius return in the easterly right-of-way line of North Inspiration Way as per the plat of Meridiana Parkway Phase 6 recorded under File Number 2021001846 Brazoria County Plat Records (B.C.P.R.), and marking the southeasterly corner of North Inspiration Way as per plat recorded under File Number 2021007546 of the B.C.P.R.;

THENCE, along the easterly right-of-way line North Inspiration Way as per said recorded plat the following ten (10) courses and distances:

North 30°06'57" West, for a distance of 205.86 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

In a northwesterly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 11°48'04", an arc length of 158.60 feet, and a chord bearing of North 24°12'54" West, for a distance of 158.32 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

North 18°18'52" West, for a distance of 317.75 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

In a northwesterly direction along the arc of said curve to the left having a radius of 830.00 feet, a central angle of 32°02'51", an arc length of 464.25 feet, and a chord bearing of North 34°20'18" West, for a distance of 458.22 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

North 50°21'43" West, for a distance of 328.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

In a northwesterly direction along the arc of a curve to the right having a radius of 770.00 feet, an arc length of 381.33 feet, an angle of 28°22'28", and a chord bearing North 36°10'29" West, for a distance of 377.44 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

North 21°59'15" West, for a distance of 151.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

In a northwesterly direction along the arc of a curve to the left having a radius of 380.00 feet, an arc length of 315.51 feet, an angle of 47°34'20", and a chord bearing North 45°46'25" West, for a distance of 306.53 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;

North 69°33'55" West, for a distance of 121.24 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

In a northwesterly direction along the arc of a curve to the right having a radius of 320.00 feet, an arc length of 9.16 feet, an angle of 1°38'22", and a chord bearing North 68°44'24" West, for a distance of 9.16 feet to 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 320.00 feet, an arc length of 104.22 feet, an angle of 18°39'36", and a chord bearing North 58°35'24" West, for a distance of 103.76 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking and point of tangency;

2) THENCE, North 49°15'36" West, for a distance of 15.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

3) THENCE, in an easterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 40.16 feet, an angle of 92°02'16", and a chord bearing North 84°43'16" East, for a distance of 35.98 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the point of reverse curvature;

4) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 330.00 feet, an arc length of 124.99 feet, an angle of 21°42'03", and a chord bearing North 49°33'10" East, for a distance of 124.24 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

5) THENCE, North 60°24'11" East, for a distance of 317.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

6) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 970.00 feet, an arc length of 157.47 feet, an angle of 09°18'05", and a chord bearing North 55°45'09" East, for a distance of 157.30 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

7) THENCE, North 51°06'06" East, for a distance of 89.36 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

8) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 470.00 feet, an arc length of 215.43 feet, an angle of 26°15'46", and a chord bearing North 37°58'13" East, for a distance of 213.55 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" marking a point of tangency;

9) THENCE, North 24°50'20" East, for a distance of 149.05 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

10) THENCE, in a northerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 133.13 feet, an angle of 09°11'24", and a chord bearing North 29°26'02" East, for a distance of 132.99 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northwest corner of herein described tract;

11) THENCE, South 62°29'24" East, for a distance of 60.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of herein described tract;

12) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 770.00 feet, an arc length of 107.15 feet, an angle of 07°58'23", and a chord bearing South 30°33'11" West, for a distance of 107.06 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of compound curvature;

13) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 38.86 feet, an angle of 89°03'24", and a chord bearing South 17°57'43" East, for a distance of 35.06 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" marking a point of tangency;

14) THENCE, South 62°29'24" East, for a distance of 4.33 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 27°30'36" West, for a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner and being a point of curvature;

16) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 40.44 feet, an angle of 92°40'15", and a chord bearing South 71°10'28" West, for a distance of 36.17 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

17) THENCE, South 24°50'20" West, for a distance of 71.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

18) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 530.00 feet, an arc length of 242.94 feet, an angle of 26°15'46", and a chord bearing South 37°58'13" West, for a distance of 240.82 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

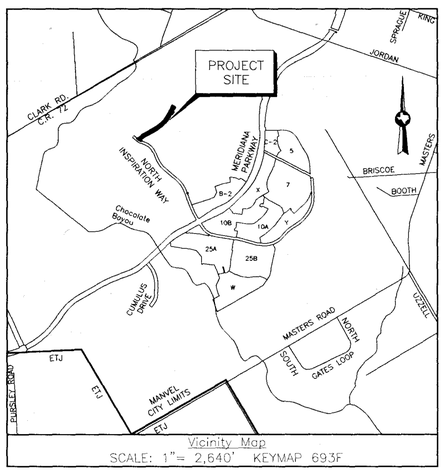
19) THENCE, South 51°06'06" West, for a distance of 89.36 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

20) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 1,030.00 feet, an arc length of 167.21 feet, an angle of 09°18'05", and a chord bearing South 55°45'09" West, for a distance of 167.03 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

21) THENCE, South 60°24'11" West, for a distance of 317.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

22) THENCE, in a southwesterly direction along the arc of a curve to the left having a radius of 270.00 feet, an arc length of 89.48 feet, an angle of 18°59'19", and a chord bearing South 50°54'32" West, for a distance of 89.07 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

23) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 47.71 feet, an angle of 109°20'05", and a chord bearing South 13°15'10" East, for a distance of 40.79 feet to the POINT OF BEGINNING and containing 1.722 acres of land.



Vicinity Map
SCALE: 1"= 2,640' KEYMAP 693F

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MERIDIANA, 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

FINAL PLAT
MERIDIANA CADENCE DRIVE PHASE 2

BEING A SUBDIVISION OF 1.722 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

OWNER

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

MAY 3, 2024

ENGINEER/SURVEYOR

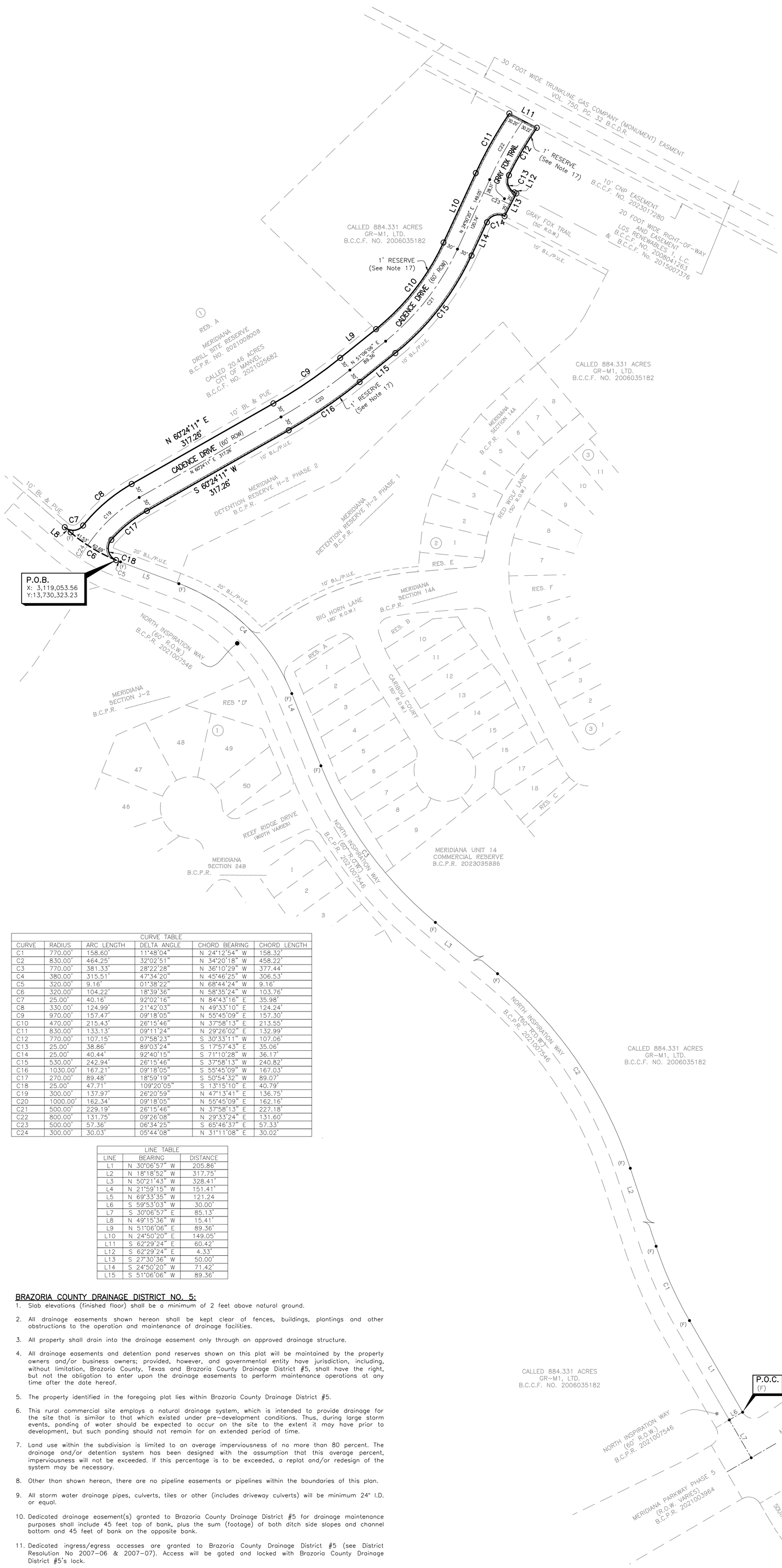
EHRA
ENGINEERING THE FUTURE
SINCE 1936

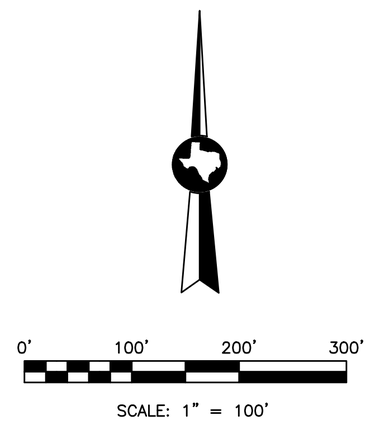
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

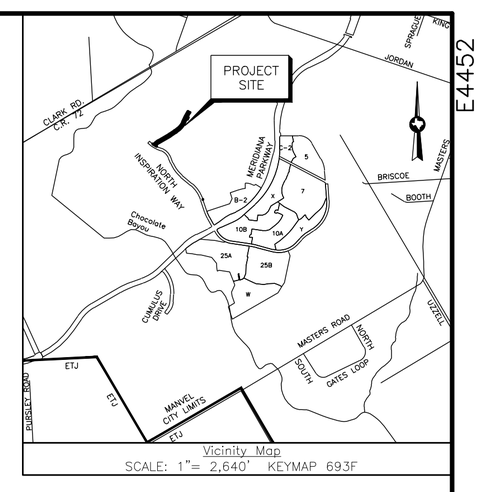
JOB NO. 081-011-131

SHEET 1 of 2

PATH:R:\2008\081-011-131\DRAWING\PLAT\081011131V-PL-FP01-MERIDIANA_CADENCE PHASE 2 BY: BTB DATE:2023-12-13







Vicinity Map
SCALE: 1"= 2,640' KEYMAP 693F

BENCHMARK:

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MERIDIANA, 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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral 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. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone "X" (areas determined to be outside the 0.2% annual chance 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.

3. 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.
   NO. indicates Number.
   P.O.B. indicates Point Of Beginning.
   P.O.C. indicates Point Of Commencing.
   P.U.E. indicates Public Utility Easement.
   RES indicates Reserve
   R.O.W. indicates Right-Of-Way.
   SQ. FT. Square Feet.
   (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
   (S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".

4. 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.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.

6. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-O-04.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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).

13. There are no visible or apparent pipelines within the boundaries of this subdivision.

14. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

15. The boundary for this plat has a closure in excess of 1:15,000.

16. The drainage on adjacent property will not be impacted by this development.

17. One foot reserve didicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall herupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the didicators, his heirs, assigns, or successors.

18. Development regulations and City permits are required on all property.

19. No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	770.00'	158.60'	11°48'04"	N 24°12'54" W	158.32'
C2	830.00'	464.25'	32°02'51"	N 34°20'18" W	458.22'
C3	770.00'	381.33'	28°22'28"	N 36°10'29" W	377.44'
C4	380.00'	315.51'	47°34'20"	N 45°46'25" W	306.53'
C5	320.00'	9.16'	01°38'22"	N 68°44'24" W	9.16'
C6	320.00'	104.22'	18°39'36"	N 58°35'24" W	103.76'
C7	25.00'	40.16'	92°02'16"	N 84°43'16" E	35.98'
C8	330.00'	124.99'	21°42'03"	N 49°33'10" E	124.24'
C9	970.00'	157.47'	09°18'05"	N 55°45'09" E	157.30'
C10	470.00'	215.43'	26°15'46"	N 37°58'13" E	213.55'
C11	830.00'	133.13'	09°11'24"	N 29°26'02" E	132.99'
C12	770.00'	107.15'	07°58'23"	S 30°33'11" W	107.06'
C13	25.00'	38.86'	89°03'24"	S 17°57'43" E	35.06'
C14	25.00'	40.44'	92°40'15"	S 71°10'28" W	36.17'
C15	530.00'	242.94'	26°15'46"	S 37°58'13" W	240.82'
C16	1030.00'	167.21'	09°18'05"	S 55°45'09" W	167.03'
C17	270.00'	89.48'	18°59'19"	S 50°54'32" W	89.07'
C18	25.00'	47.71'	109°20'05"	S 13°15'10" E	40.79'
C19	300.00'	137.97'	26°20'59"	N 47°13'41" E	136.75'
C20	1000.00'	162.34'	09°18'05"	N 55°45'09" E	162.16'
C21	500.00'	229.19'	26°15'46"	N 37°58'13" E	227.18'
C22	800.00'	131.75'	09°26'08"	N 29°33'24" E	131.60'
C23	500.00'	57.36'	06°34'25"	S 65°46'37" E	57.33'
C24	300.00'	30.03'	05°44'08"	N 31°11'08" E	30.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°06'57" W	205.86'
L2	N 18°18'52" W	317.75'
L3	N 50°21'43" W	328.41'
L4	N 21°59'15" W	151.41'
L5	N 69°33'35" W	121.24
L6	S 59°53'03" W	30.00'
L7	S 30°06'57" E	85.13'
L8	N 49°15'36" W	15.41'
L9	N 51°06'06" E	89.36'
L10	N 24°50'20" E	149.05'
L11	S 62°29'24" E	60.42'
L12	S 62°29'24" E	4.33'
L13	S 27°30'36" W	50.00'
L14	S 24°50'20" W	71.42'
L15	S 51°06'06" W	89.36'

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 80 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).

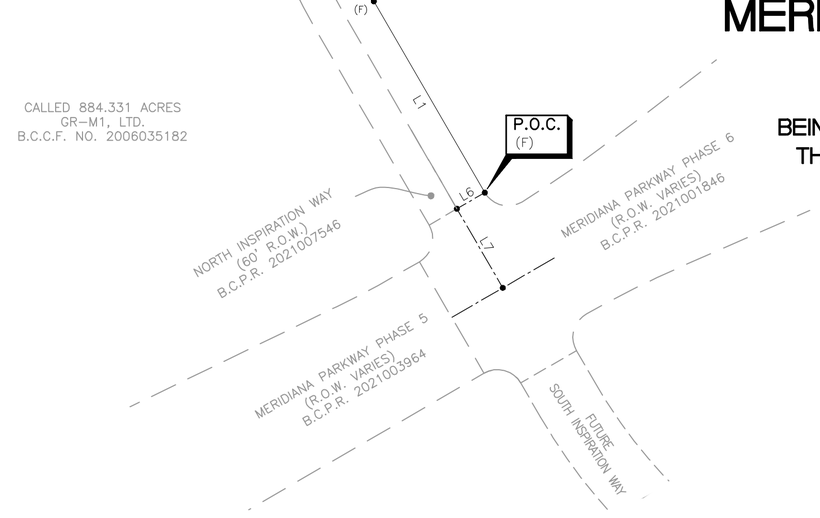
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).

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. 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 CADENCE DRIVE PHASE 2

BEING A SUBDIVISION OF 1.722 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

OWNER

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

MAY 3, 2024

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081-011-131

SHEET 2 of 2

PATH:R:\2008\081-011-131\DRAWING\PLAT\081011131V-PL-FP01-MERIDIANA_CADENCE PHASE 2 BY:BTB DATE:2023-12-13

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

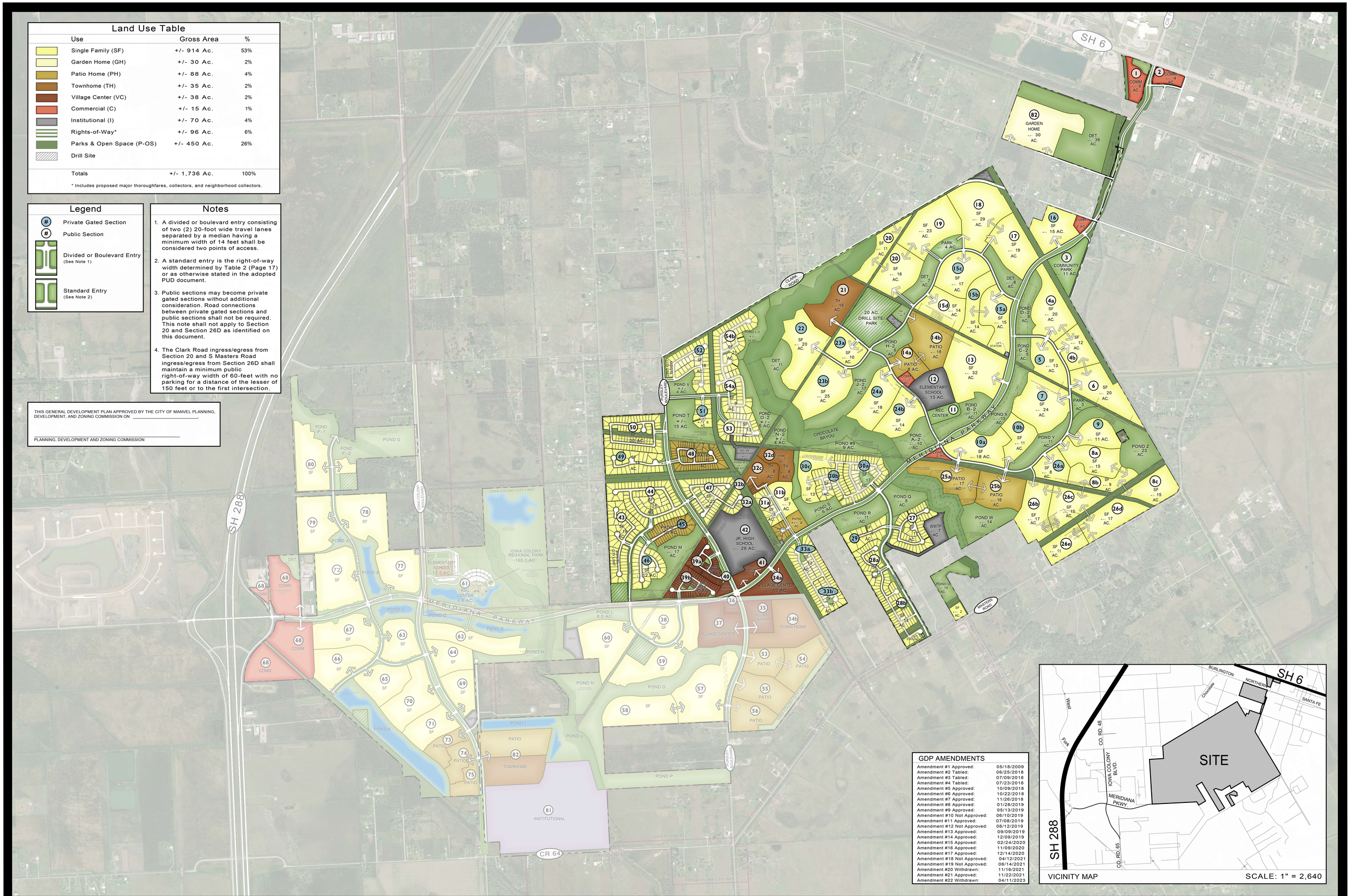
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
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 professional services are hereby implied for land plans or facilities are subject to change without notice.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: May 13, 2024

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 82 Preliminary Plat, being a subdivision of 28.69 acres out of the H.T. & B.R.R. Co. Survey, Section 64, A-483, and H.T. & B.R.R. Co. Survey, Section 62, A-484, City of Manvel, Brazoria County, Texas.

Plats:
Preliminary X
Final _____

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

Brad Sweitzer
SIGNATURE

4/15/24
DATE

DEVELOPMENT SERVICES DEPARTMENT

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION

PLAT APPLICATION

Plat Name:	Meridiana Section 82 – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	May 13, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	YES

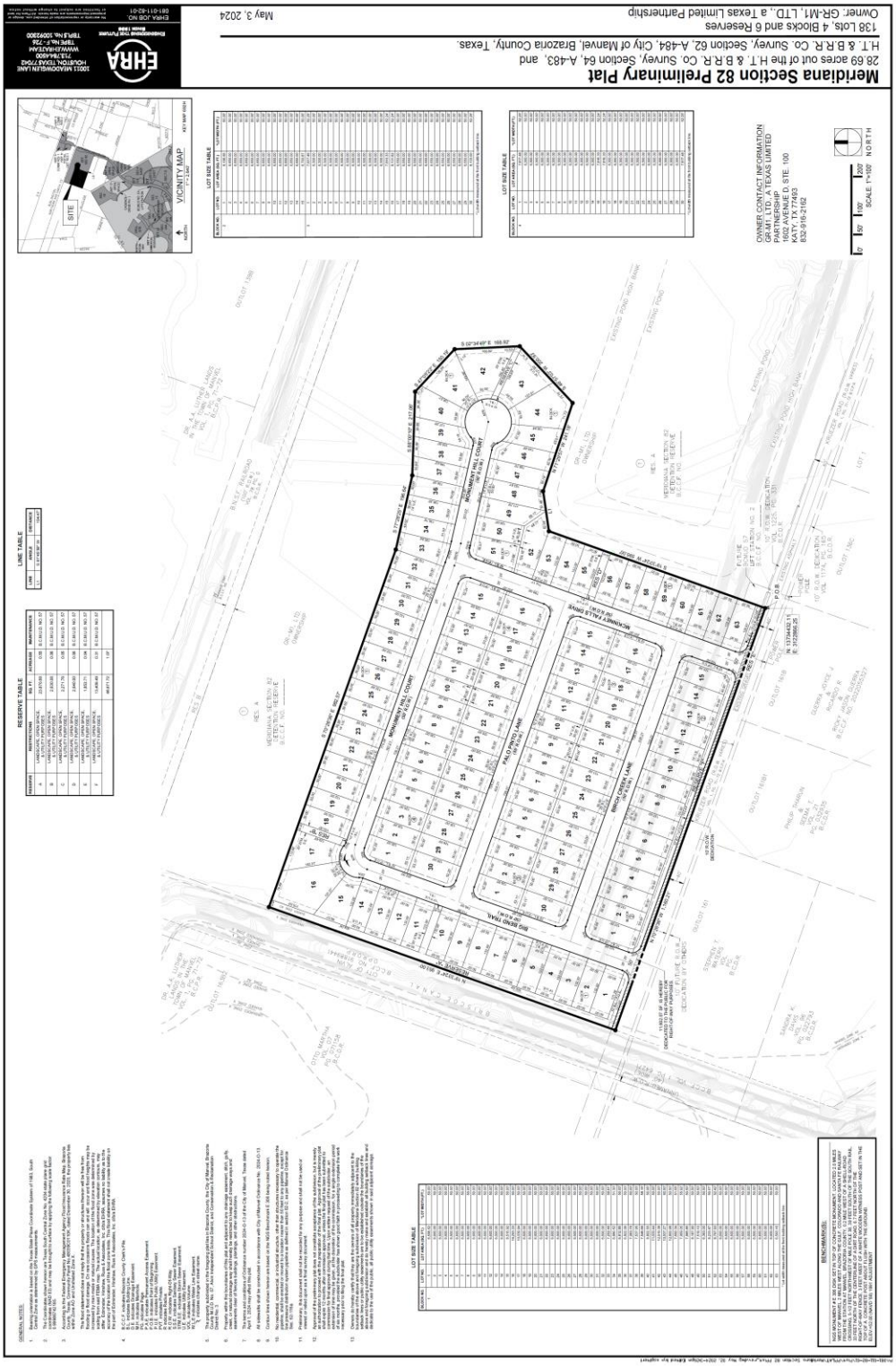
BACKGROUND/ REVIEW NOTES

- *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 Meridідna 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 and Brazoria County Conservation and Reclamation District No. 3.*
- *The proposed site is located along the north side of the Kreuzer Road.*
- *The proposed section includes Graden Home lots with minimum 50 feet lot width and 25-foot front setback.*
- *The proposed plat includes 28.69 acres and creates 138 Lots and 6 Reserves in 4 Blocks.*

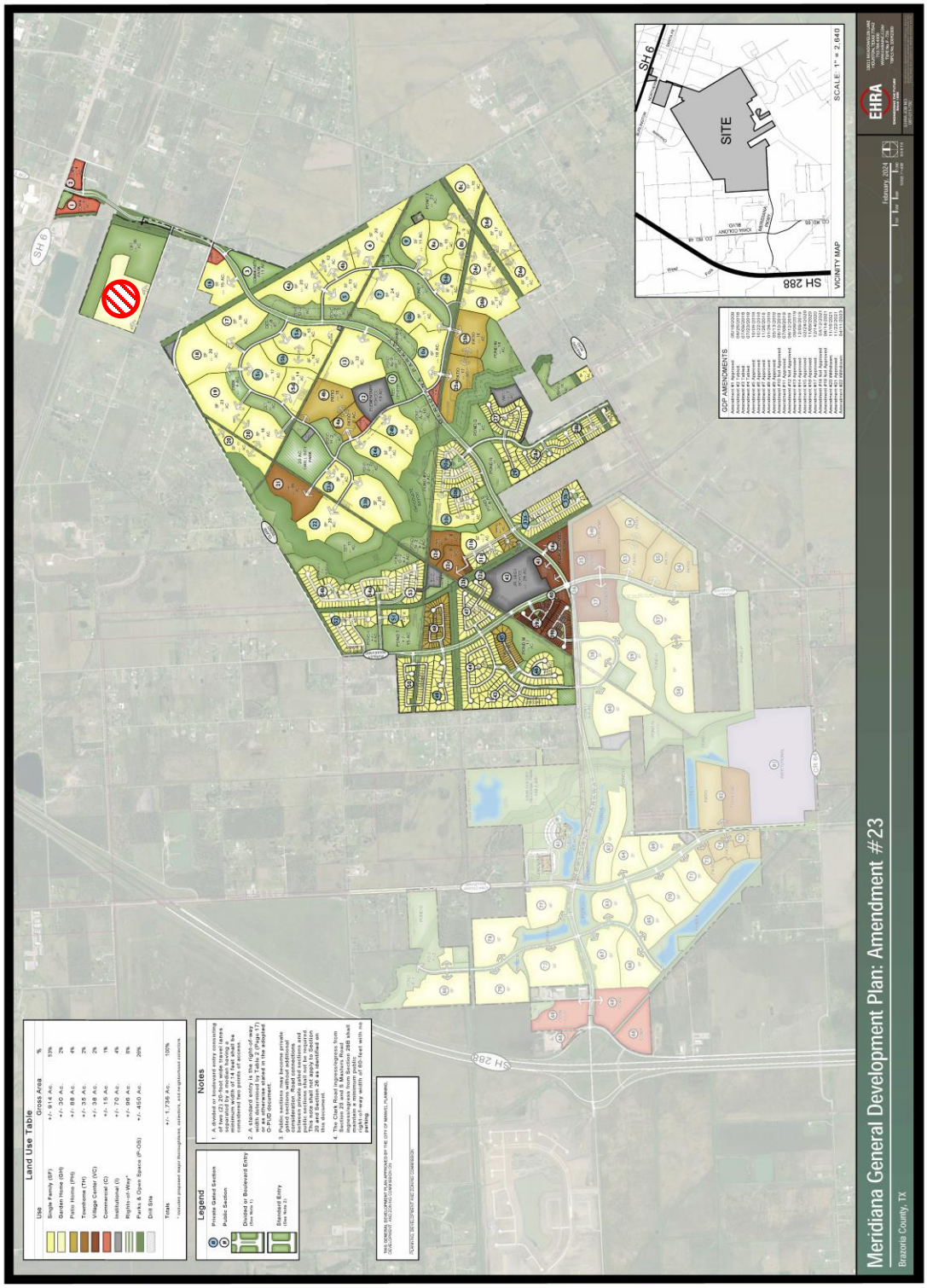
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 82 – Preliminary Plat.*

Plat Exhibit



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



GENERAL NOTES:

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

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Zone AO and Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   M.H. indicates Manhole.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Conservation & Reclamation District No. 3.

6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.

7. The terms and conditions of Ordinance number 2024-O-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. 2024-O-13.

9. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

11. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

12. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

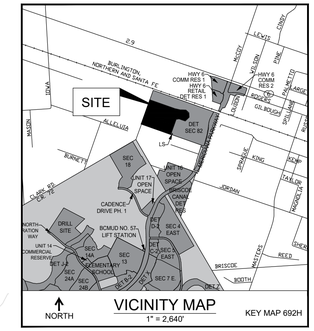
13. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 82 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

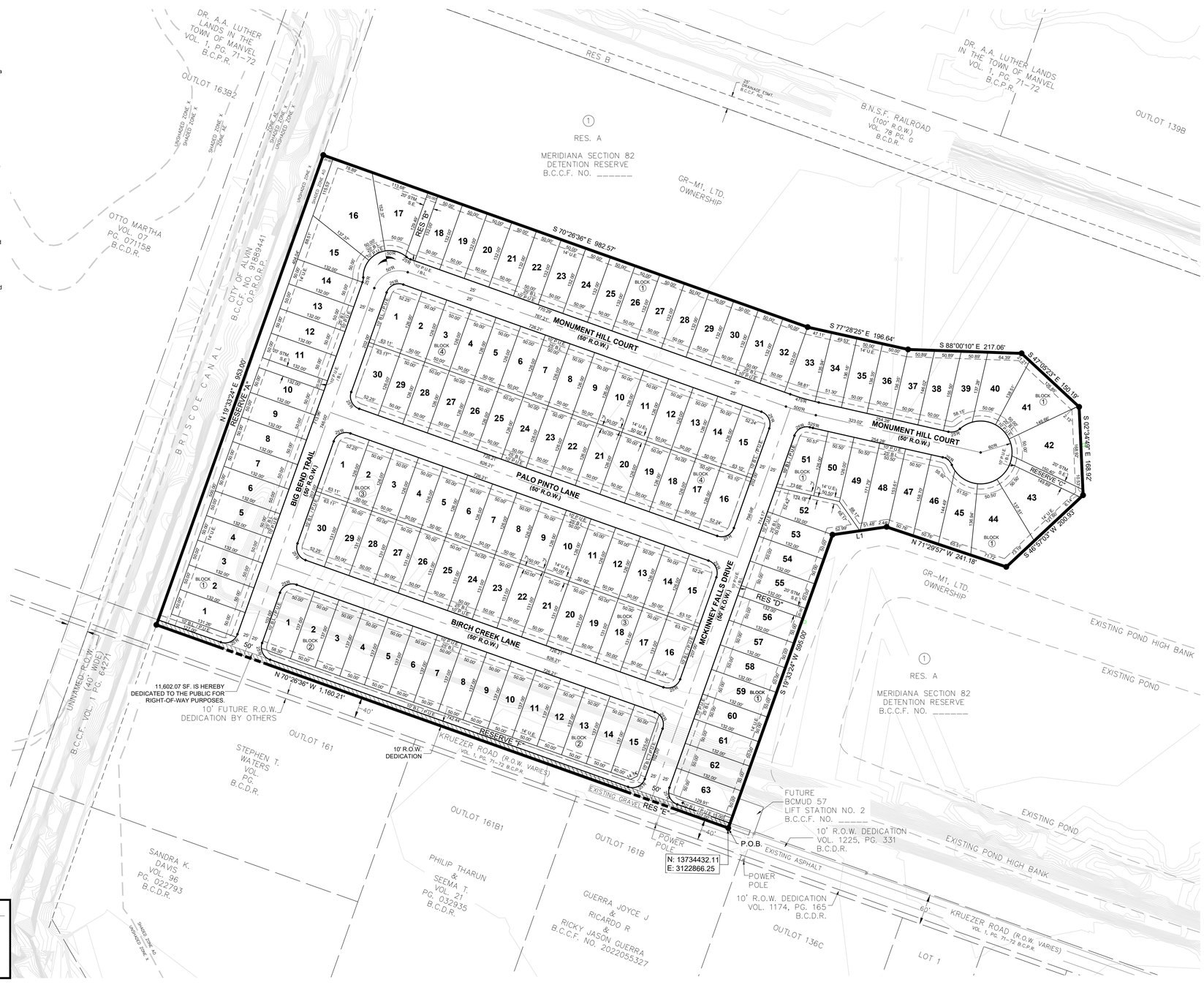
RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,870.68	0.55	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,630.08	0.06	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,271.76	0.05	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,640.00	0.06	B.C.M.U.D. NO. 57
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,852.71	0.04	B.C.M.U.D. NO. 57
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	13,406.49	0.31	B.C.M.U.D. NO. 57
		46,671.72	1.07	

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 81°45'59" W	104.47'





LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	6,598.52	50.00'
	2	6,600.00	50.00'
	3	6,600.00	50.00'
	4	6,600.00	50.00'
	5	6,600.00	50.00'
	6	6,600.00	50.00'
	7	6,600.00	50.00'
	8	6,600.00	50.00'
	9	6,600.00	50.00'
	10	6,600.00	50.00'
	11	6,600.00	50.00'
	12	6,600.00	50.00'
	13	6,600.00	50.00'
	14	6,600.00	50.00'
	15	8,515.92	50.00'
	16	16,293.33	50.00'
	17	10,039.94	50.00'
	18	6,600.00	50.00'
	19	6,600.00	50.00'
	20	6,600.00	50.00'
	21	6,600.00	50.00'
	22	6,600.00	50.00'
	23	6,600.00	50.00'
	24	6,600.00	50.00'
	25	6,600.00	50.00'
	26	6,600.00	50.00'
	27	6,600.00	50.00'
	28	6,600.00	50.00'
	29	6,600.00	50.00'
	30	6,600.00	50.00'
	31	6,600.00	50.00'
	32	6,600.00	50.00'
	33	7,252.46	58.81'
	34	6,880.52	51.30'
	35	6,812.86	50.00'
	36	6,822.06	50.00'
	37	7,063.76	50.00'
	38	7,537.95	50.00'
	39	7,546.66	58.15'
	40	8,802.55	50.06'
	41	11,033.44	50.00'
	42	12,919.38	50.00'
	43	10,937.27	50.50'
	44	12,800.98	50.50'
	45	7,650.34	51.55'
	46	7,969.05	55.92'
	47	7,885.85	50.50'
	48	8,187.90	50.50'
	49	7,519.10	50.50'
	50	6,363.00	50.50'
	51	8,233.87	50.57'
	52	8,797.93	52.42'
	53	6,600.00	50.00'
	54	6,600.00	50.00'
	55	6,600.00	50.00'
	56	6,600.00	50.00'
	57	6,600.00	50.00'
	58	6,600.00	50.00'
	59	6,600.00	50.00'
	60	6,600.00	50.00'
	61	6,600.00	50.00'
	62	6,600.00	50.00'
	63	6,593.16	50.00'

* Lot width measured at the front building setback line.

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
2	1	8,196.56	50.00'
	2	6,850.00	50.00'
	3	6,850.00	50.00'
	4	6,850.00	50.00'
	5	6,850.00	50.00'
	6	6,850.00	50.00'
	7	6,850.00	50.00'
	8	6,850.00	50.00'
	9	6,850.00	50.00'
	10	6,850.00	50.00'
	11	6,850.00	50.00'
	12	6,850.00	50.00'
	13	6,850.00	50.00'
	14	6,850.00	50.00'
	15	6,793.87	50.00'
3	1	7,817.46	52.25'
	2	6,300.00	50.00'
	3	6,300.00	50.00'
	4	6,300.00	50.00'
	5	6,300.00	50.00'
	6	6,300.00	50.00'
	7	6,300.00	50.00'
	8	6,300.00	50.00'
	9	6,300.00	50.00'
	10	6,300.00	50.00'
	11	6,300.00	50.00'
	12	6,300.00	50.00'
	13	6,300.00	50.00'
	14	6,300.00	50.00'
	15	7,816.33	52.24'
	16	8,131.82	52.24'
	17	6,550.00	50.00'
	18	6,550.00	50.00'
	19	6,550.00	50.00'
	20	6,550.00	50.00'
	21	6,550.00	50.00'
	22	6,550.00	50.00'
	23	6,550.00	50.00'
	24	6,550.00	50.00'
	25	6,550.00	50.00'
	26	6,550.00	50.00'
	27	6,550.00	50.00'
	28	6,550.00	50.00'
	29	6,550.00	50.00'
	30	8,133.00	52.25'

* Lot width measured at the front building setback line.

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
4	1	7,817.46	52.25'
	2	6,300.00	50.00'
	3	6,300.00	50.00'
	4	6,300.00	50.00'
	5	6,300.00	50.00'
	6	6,300.00	50.00'
	7	6,300.00	50.00'
	8	6,300.00	50.00'
	9	6,300.00	50.00'
	10	6,300.00	50.00'
	11	6,300.00	50.00'
	12	6,300.00	50.00'
	13	6,300.00	50.00'
	14	6,300.00	50.00'
	15	7,816.33	52.24'
	16	7,816.33	52.24'
	17	6,300.00	50.00'
	18	6,300.00	50.00'
	19	6,300.00	50.00'
	20	6,300.00	50.00'
	21	6,300.00	50.00'
	22	6,300.00	50.00'
	23	6,300.00	50.00'
	24	6,300.00	50.00'
	25	6,300.00	50.00'
	26	6,300.00	50.00'
	27	6,300.00	50.00'
	28	6,300.00	50.00'
	29	6,300.00	50.00'
	30	7,817.46	52.25'

* Lot width measured at the front building setback line.

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

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

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBPE No. F-726
TBPLS No. 10092300
EHRA
ENGINEERING THE FUTURE SINCE 1936
EHRA JOB NO. 081-011-82-01

No warranty or representation of intended use, design or specifications are made on these drawings or digital files when modified by other parties or on other projects.

May 3, 2024

Meridiana Section 82 Preliminary Plat

28.69 acres out of the H.T. & B.R.R. Co. Survey, Section 64, A-483, and H.T. & B.R.R. Co. Survey, Section 62, A-484, City of Manvel, Brazoria County, Texas.

138 Lots, 4 Blocks and 6 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

P:\081-011-82-01\Plat\PRLAT\Meridiana Section 82 PPlat_revised.dwg May 02, 2024-3:25pm Edited by: aspitzer

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
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- Public Section
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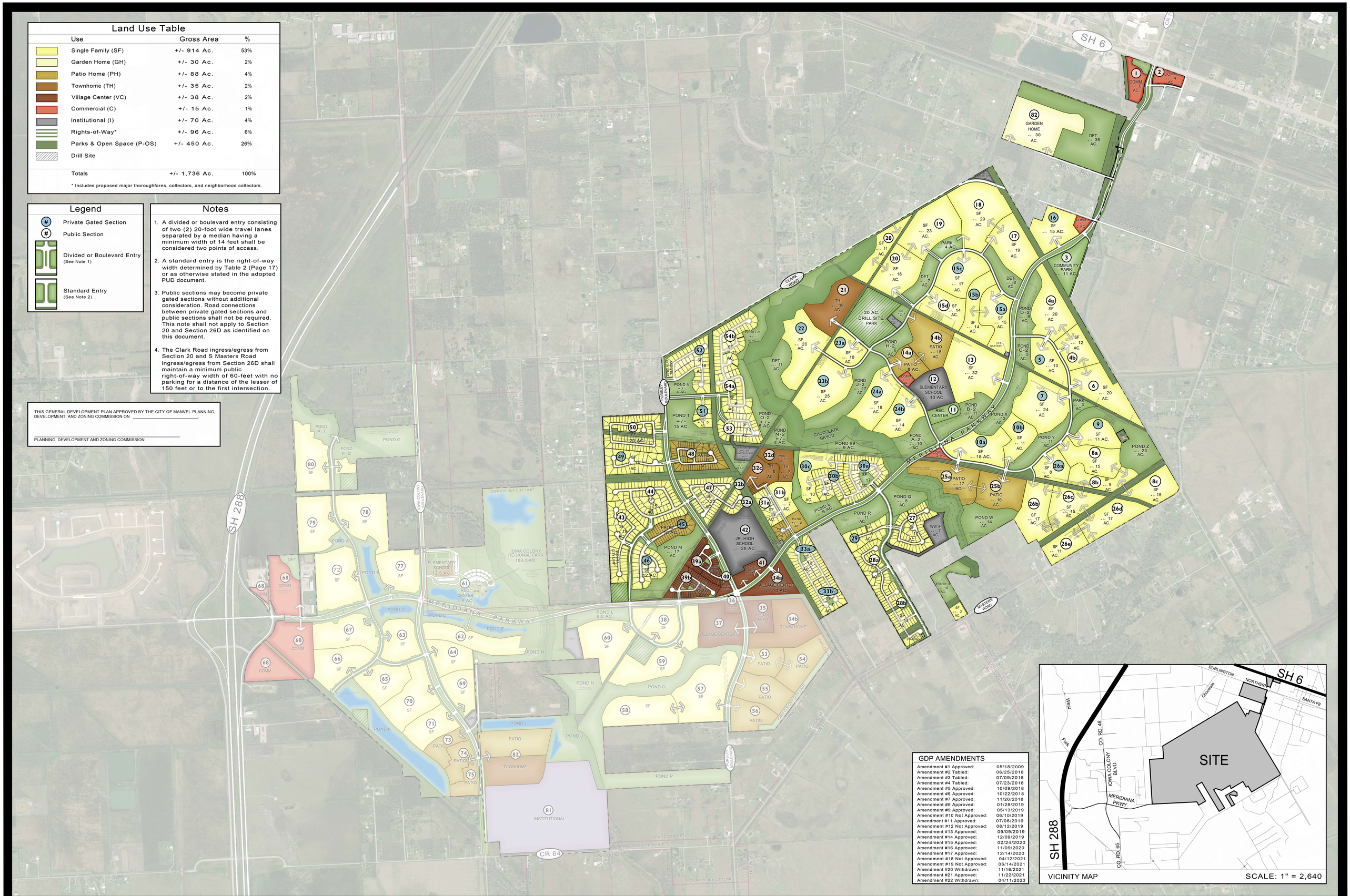
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. 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

VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
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 professional services are hereby implied for land plans or facilities are subject to change without notice.

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 4/22/2024

Regular Session

Call to Order
PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:07 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:	Robert Gervais, City Attorney Elaheh Roohbakhsh, Associate Planner Evan Duvall, Zoning Official

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

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.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. 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

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.

No action.

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 6:09 p.m. 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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS