

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 28, 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 so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Lake G; BEING A SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285 AND THE MARY V. O'DONNELL SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS; BEING PORTION OF OUTLOTS 174 AND 175 OF THE DR. A. A LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71-72 AND VOL. 3 PGS. 139-140, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- B. Consideration and possible action to direct staff on ADUs (Accessory Dwelling Units).
- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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 05/24/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 5/13/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:01 p.m.

Those in attendance were:

Present: William Richardson
Christy Kennard
Ryan Miller
Kyle Marasckin
Mary Ann Atkinson

Absent: Kenneth Haynes
Delores Martin

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Elaheh Roohbakhsh, Associate Planner

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- 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.

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

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Christy Kennard, William Richardson

No: None

Absent: Kenneth Haynes, Delores Martin

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 Kyle Marasckin made the motion to adjourn the meeting at 6:04 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Christy Kennard, William Richardson

No: None

Absent: Kenneth Haynes, Delores Martin

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

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.

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Lake G - Final Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	May 28, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *The third amendment to Valencia Planned Unit Development includes Valencia Master Plan was approved by the City Council on April 15, 2024.*
- *The proposed site is located along the southern boundary of the proposed Valencia Development.*
- *This proposed plat subdivides 12.207 acres of land into 3 reserves for landscaping, drainage, lake, detention, amenity, and canal.*
- *The proposed plat generally conforms to the preliminary plat approved in January 2024.*

STAFF RECOMMENDATION

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

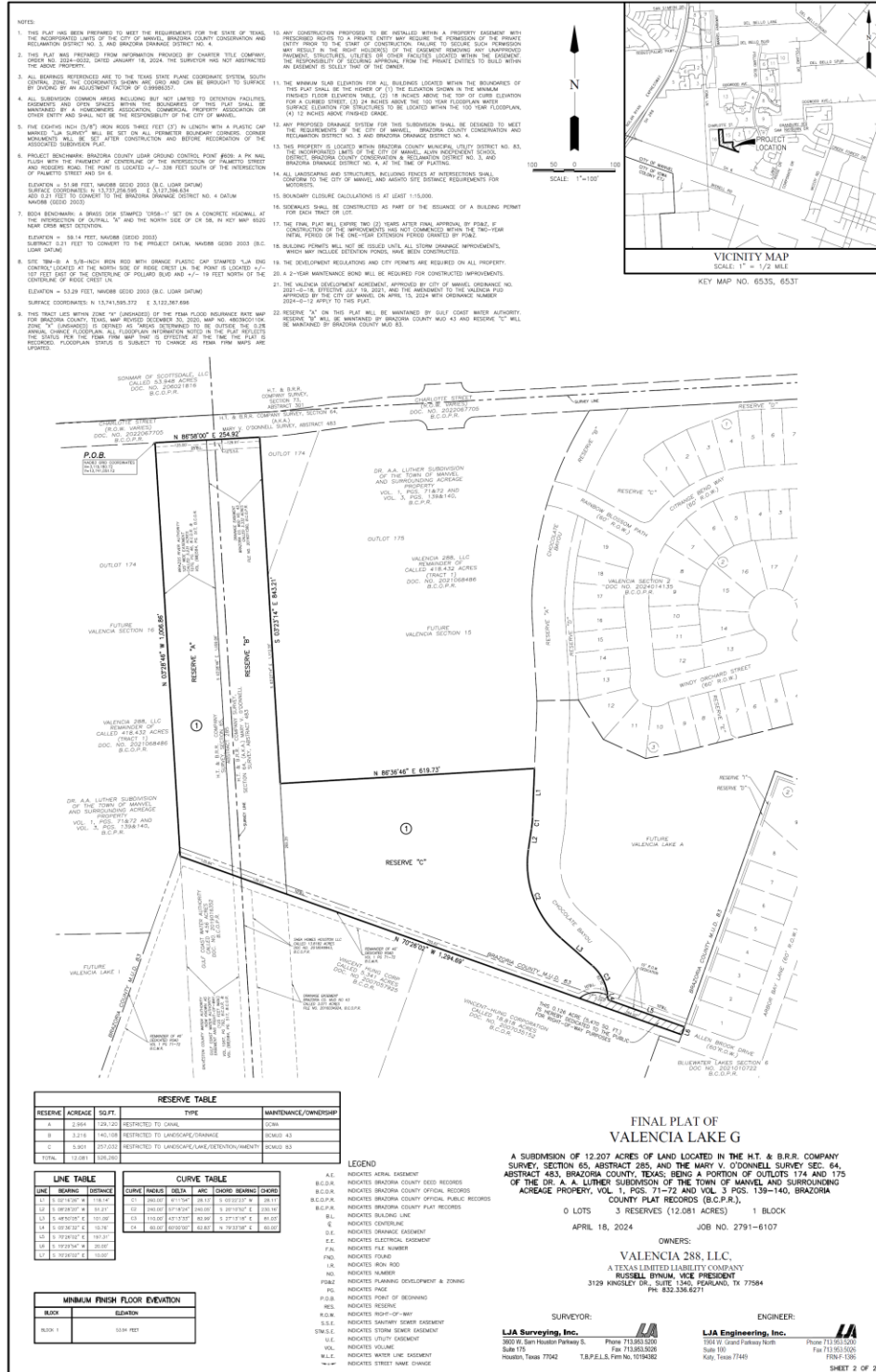
1. Please provide an original certificate obtained from the appropriate Brazoria County taxing authority showing that all taxes have been paid on the tract to be subdivided and that there are no outstanding delinquent taxes against the property (Section 62-41 (b) (17)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

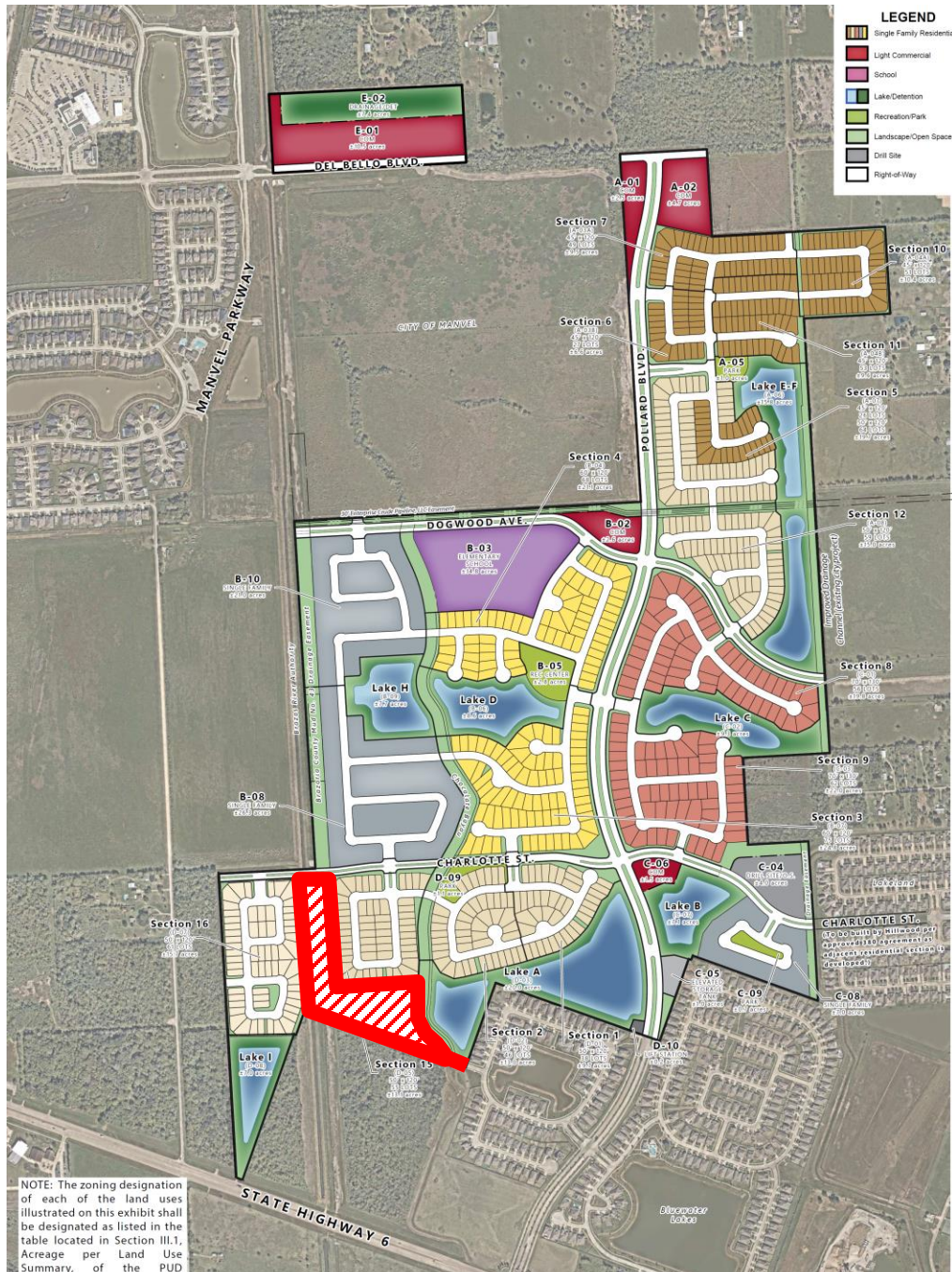




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



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

Reference Date: 02-27-2024

LJA PLANNING & LANDSCAPE ARCHITECTURE
RELATIONSHIPS | PROCESS | DESIGN

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA LAKE G, BEING 12.207 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF OUTLOTS 174 AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71-72 AND VOL. 3 PGS. 139-140, BRAZORIA COUNTY PLAT RECORDS (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.

IN TESTIMONY WHEREOF, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS VICE PRESIDENT, THERUANTO AUTHORIZED.

THIS _____ DAY OF _____, 2024.

BY: VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: 
RUSSELL BYNUM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, VICE PRESIDENT OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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


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



4-23-2024

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

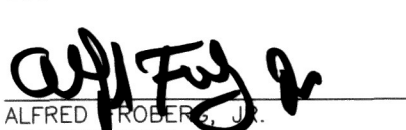
- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS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

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

THIS _____ DAY OF _____, 2024.


RICKY KUBECKA
COMMISSIONER


JODY SCHIER
COMMISSIONER


ALFRED ROEMER
COMMISSIONER


DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

NOTES

BEING 12.207 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND THE H.T.& B. R.R. COMPANY SURVEY, SECTION 64, ABSTRACT 483, (A.K.A.) MARY V. O'DONELL SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOT 174 AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD IN VOLUME 1, PAGES 71 AND 72, AND VOLUME 3, PAGES 139 AND 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), AND A PORTION OF THAT CERTAIN CALLED 418.432 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO VALENCIA 288, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068486, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), AND BEING A PORTION OF THAT CERTAIN CALLED 1.2359 ACRE PORTION OF A PLATTED ROADWAY WHICH WAS ABANDONED AND RELEASED BY THE CITY OF MANVEL, TEXAS BY DOCUMENT NUMBER 2023012860, B.C.O.P.R., SAID 12.207 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1993 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" MARKING THE SOUTHWEST CORNER OF CHARLOTTE STREET (60 FEET WIDE), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2022067705, B.C.O.P.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" MARKING THE NORTHWEST CORNER OF SAID CHARLOTTE STREET, AND THE MOST WESTERLY CORNER OF SAID 418.432 ACRES, BEARS NORTH 03° 19' 10" WEST, 60.00 FEET;

THENCE, NORTH 86° 58' 00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET, 584.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86° 58' 00" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 254.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 23' 14" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, 843.21 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 36' 46" EAST, 619.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 16' 26" WEST, 118.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 28.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 06° 11' 54", AND A CHORD WHICH BEARS SOUTH 05° 22' 23" WEST, 28.11 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 08° 28' 20" WEST, 51.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 240.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 57° 18' 24", AND A CHORD WHICH BEARS SOUTH 20° 10' 52" EAST, 230.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 50' 05" EAST, 101.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 82.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 43° 13' 33", AND A CHORD WHICH BEARS SOUTH 27° 13' 18" EAST, 81.03 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 05° 36' 32" EAST, 10.76 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF A SOUTHERLY LINE OF THE AFOREMENTIONED 418.432 ACRES, SAME BEING ON THE NORTHERLY LINE OF THE AFOREMENTIONED 1.2359 ACRES;

THENCE, SOUTH 70° 26' 02" EAST, ALONG SAID COMMON LINE, 197.31 FEET TO A SOUTHEASTERLY CORNER OF SAID 418.432 ACRES AND THE NORTHEASTERLY CORNER OF SAID 1.2359 ACRES, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 18.155 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021068982, B.C.O.P.R., SAME BEING ON THE WESTERLY LINE OF BLUEWATER LAKES SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021010722, B.C.O.P.R.;

THENCE, SOUTH 19° 29' 54" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 1.2359 ACRES COMMON TO SAID WESTERLY LINE, 20.00 FEET TO THE MOST EASTERLY, SOUTHERLY CORNER OF SAID 1.2359 ACRES;

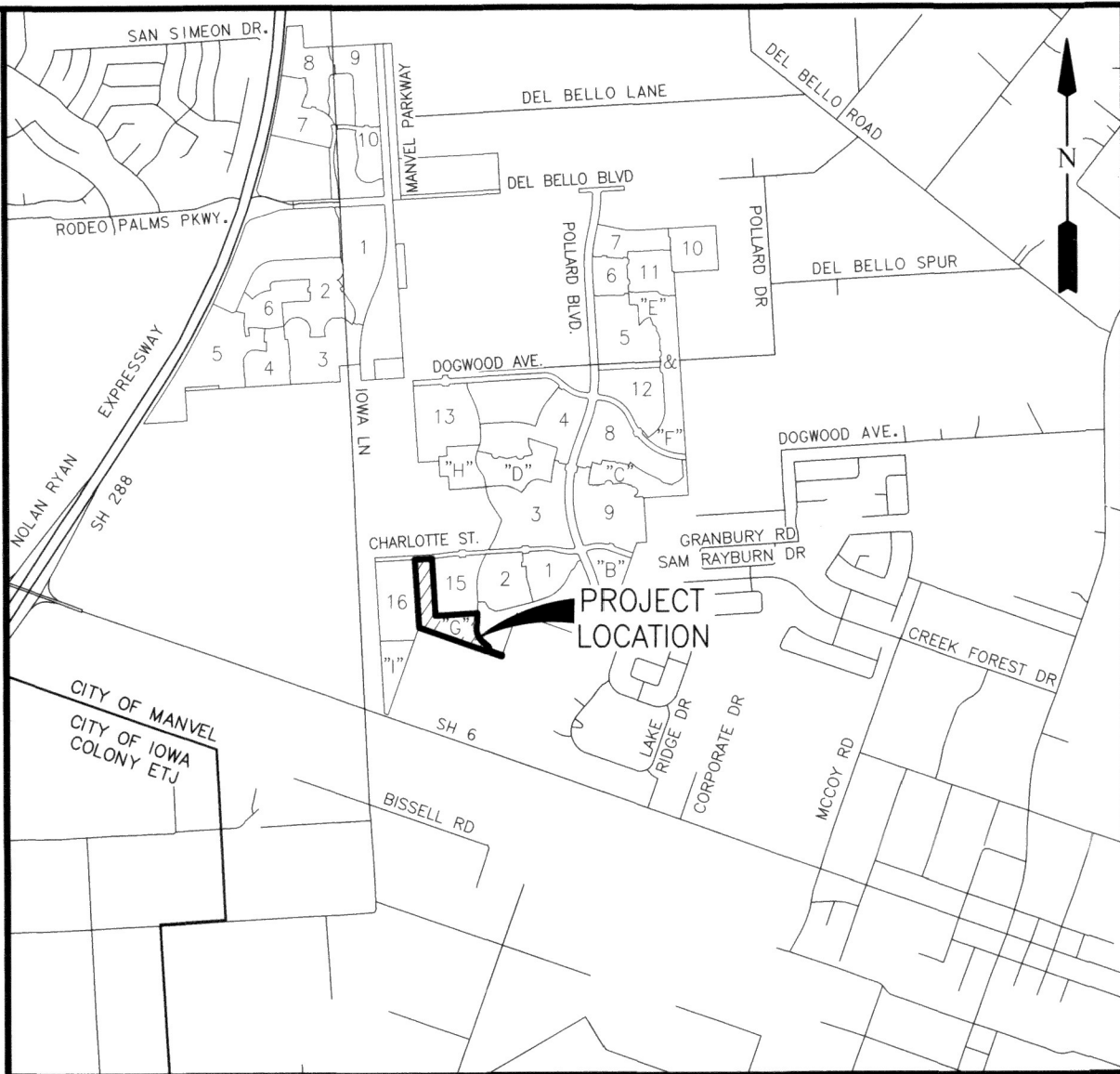
THENCE, NORTH 70° 26' 02" WEST, DEPARTING THE WESTERLY LINE OF SAID BLUEWATER LAKES SECTION 6, ALONG THE SOUTHERLY LINE OF SAID 1.2359 ACRES, 1294.69 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 28' 46" WEST, DEPARTING SAID SOUTHERLY LINE, 1006.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.207 ACRES OF LAND.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA LAKE G 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



VICINITY MAP
SCALE: 1" = 1/2 MILE

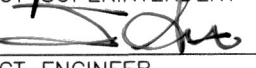
KEY MAP NO. 653S, 653T

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, 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.
- DRAINAGE EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
- AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

APPROVED BY THE BOARD OF COMMISSIONERS ON 05/07/2024


DISTRICT SUPERINTENDENT


DISTRICT ENGINEER

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEY'S RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF. ID #24-000050

FINAL PLAT OF VALENCIA LAKE G

A SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND THE MARY V. O'DONNELL SURVEY SEC. 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF OUTLOTS 174 AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71-72 AND VOL. 3 PGS. 139-140, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.),

0 LOTS 3 RESERVES (12.081 ACRES) 1 BLOCK

APRIL 18, 2024 JOB NO. 2791-6107

OWNERS:

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832.336.6271

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



NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0032, DATED JANUARY 18, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED +/- 336 FEET SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.

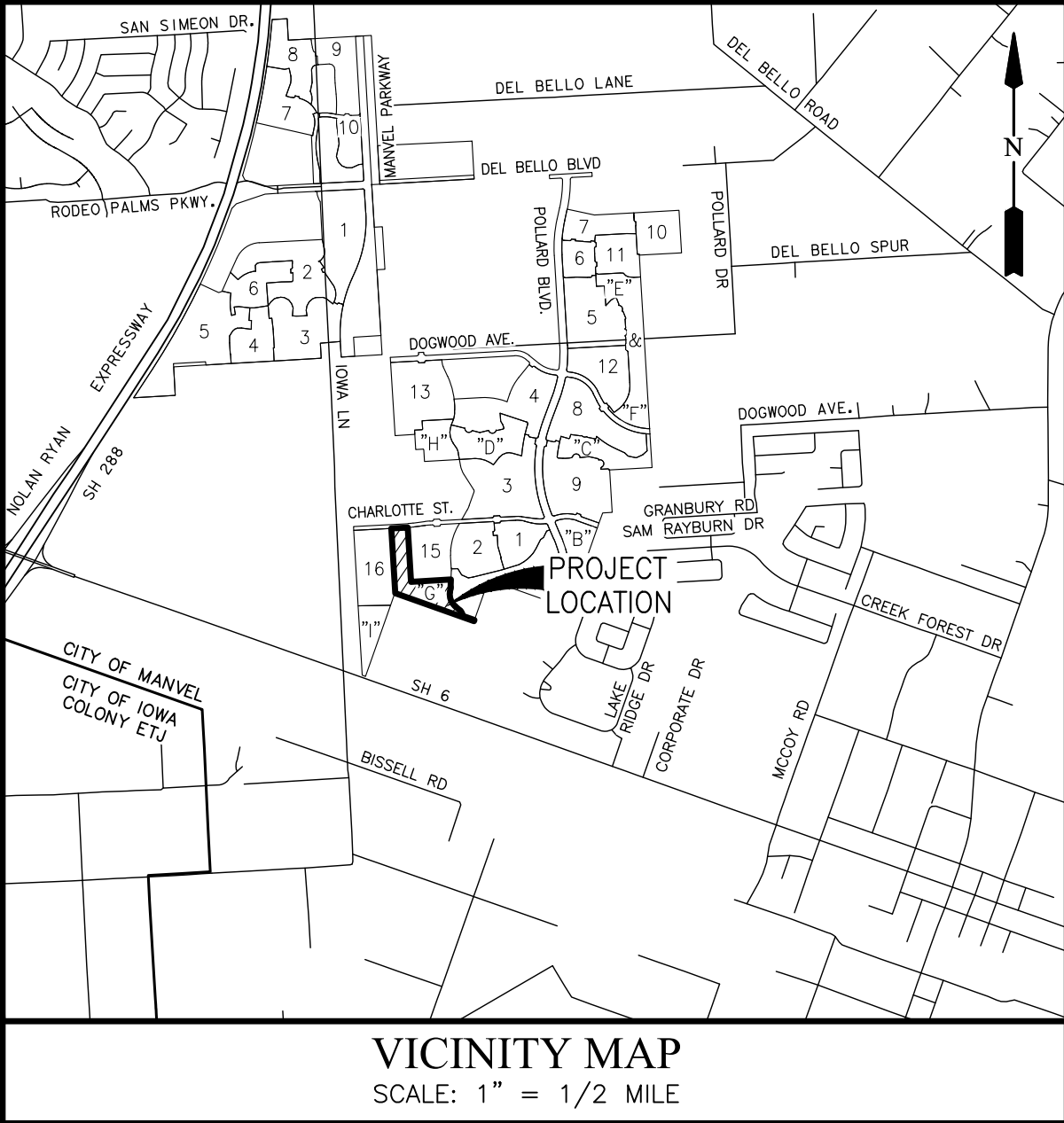
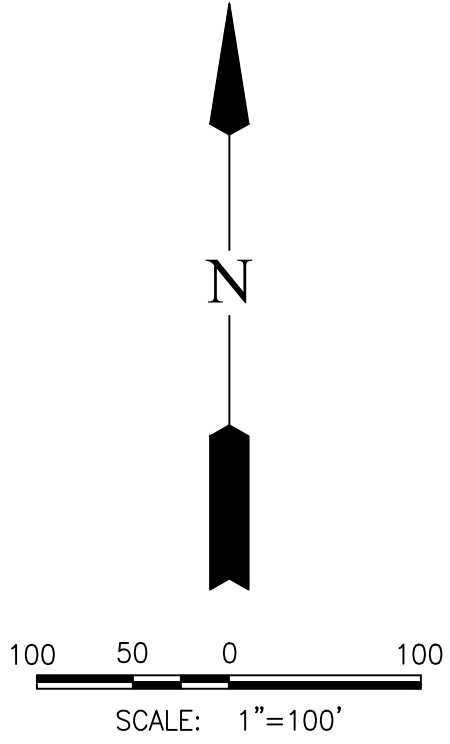
ELEVATION = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
SURFACE COORDINATES: N 13,737,256.595 E 3,127,396.634
ADD 0.21 FEET TO CONVERT TO THE BRAZORIA DRAINAGE DISTRICT NO. 4 DATUM NAVD88 (GEOID 2003)
- BDD4 BENCHMARK: A BRASS DISK STAMPED 'CR58-1' SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEY MAP 652G NEAR CR58 WEST DETENTION.

ELEVATION = 59.14 FEET, NAVD88 (GEOID 2003)
SUBTRACT 0.21 FEET TO CONVERT TO THE PROJECT DATUM, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- SITE TBM-B: A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LIA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED +/- 107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND +/- 19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN.

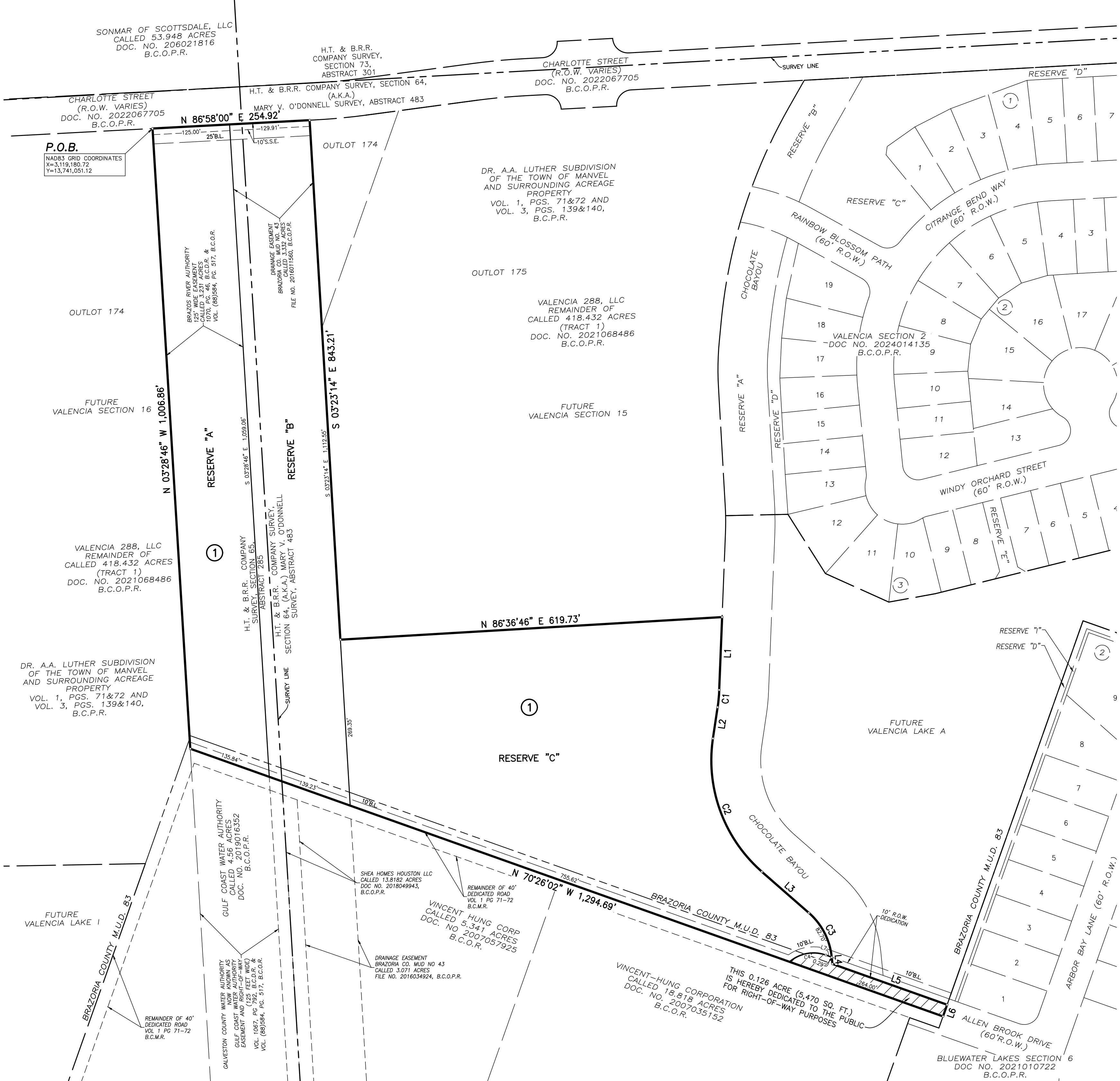
ELEVATION = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)

SURFACE COORDINATES: N 13,741,595.372 E 3,122,367.696
- THIS TRACT LIES WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48039C0110K. ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 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.

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) THE ELEVATION SHOWN IN THE MINIMUM FINISHED FLOOR ELEVATION TABLE, (2) 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURBED 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.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL, BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021, AND THE AMENDMENT TO THE VALENCIA PUD APPROVED BY THE CITY OF MANVEL ON APRIL 15, 2024 WITH ORDINANCE NUMBER 2024-0-12 APPLY TO THIS PLAT.
- RESERVE "A" ON THIS PLAT WILL BE MAINTAINED BY GULF COAST WATER AUTHORITY. RESERVE "B" WILL BE MAINTAINED BY BRAZORIA COUNTY MUD 43 AND RESERVE "C" WILL BE MAINTAINED BY BRAZORIA COUNTY MUD 83.



KEY MAP NO. 653S, 653T



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.964	129,120	RESTRICTED TO CANAL	GCWA
B	3.216	140,108	RESTRICTED TO LANDSCAPE/DRAINAGE	BCMUD 43
C	5.901	257,032	RESTRICTED TO LANDSCAPE/LAKE/DETENTION/AMENITY	BCMUD 83
TOTAL	12.081	526,260		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°16'26" W	118.14'
L2	S 08°28'20" W	51.21'
L3	S 48°50'05" E	101.09'
L4	S 05°36'32" E	10.76'
L5	S 70°26'02" E	197.31'
L6	S 19°29'54" W	20.00'
L7	S 70°26'02" E	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	260.00'	6°11'54"	28.13'	S 05°22'23" W	28.11'
C2	240.00'	57°18'24"	240.05'	S 20°10'52" E	230.16'
C3	110.00'	43°13'33"	82.99'	S 27°13'18" E	81.03'
C4	60.00'	60°00'00"	62.83'	N 79°33'58" E	60.00'

MINIMUM FINISH FLOOR EVEAVTION	
BLOCK	ELEVATION
BLOCK 1	53.94 FEET

- LEGEND
- A.E. INDICATES AERIAL EASEMENT
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C. INDICATES CENTERLINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - NO. INDICATES NUMBER
 - PD&Z INDICATES PLANNING DEVELOPMENT & 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
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES STREET NAME CHANGE

FINAL PLAT OF VALENCIA LAKE G

A SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, AND THE MARY V. O'DONNELL SURVEY SEC. 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF OUTLOTS 174 AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71-72 AND VOL. 3 PGS. 139-140, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.),

0 LOTS 3 RESERVES (12.081 ACRES) 1 BLOCK

APRIL 18, 2024

JOB NO. 2791-6107

OWNERS:

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TX 77584
PH: 832.336.6271

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

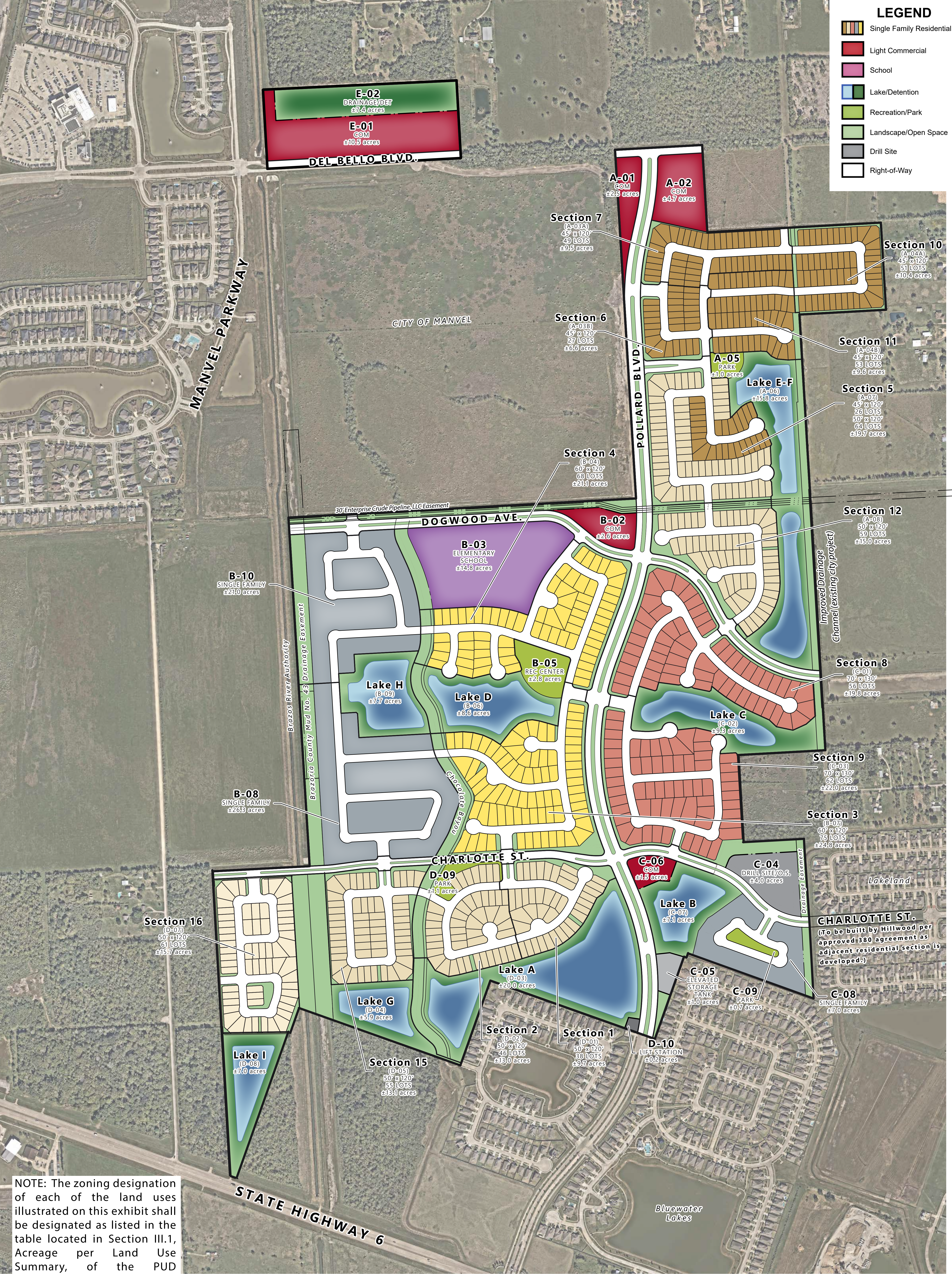
ENGINEER:

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



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

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



Prepared for
**HILLWOOD
RESIDENTIAL**

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

Reference Date: 02.27.2024



MANVEL PD&Z

DATA SHEET

MEETING DATE: May 28, 2024

TOPIC: Consideration and possible action to direct staff on ADUs (Accessory Dwelling Units).

BACKGROUND: The City of Manvel has an existing guest quarters provisions in the City's Zoning Ordinance. Single-family zoning districts can have an attached or detached building secondary living area for guests. These regulations required that there be no kitchen or cooking facility, be subordinate to the principal residence, and not rented or leased (See guest quarters below).

Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the **occupants** of the principle residence, and:

- (1) Contains no kitchen or cooking facility;
- (2) Is clearly subordinate and incidental to the principle residence on the same building site; and
- (3) Is not rented or leased, whether compensation be direct or indirect.

The City Council has recommended modifying the City's regulations from the current Guest Quarters regulations to Accessory Dwelling Units (ADU). The main difference is that an Accessory Dwelling will have all the items traditionally associated with a dwelling unit, such as a bathroom, and a kitchen. Accessory Dwelling Units are becoming an issue that Cities must consider due to the growing number of families that are having to care for an elderly member of their family. Additionally, young adults are living with their parents longer than any time in the recent history, which could provide some benefit from an ADU. The goal of this agenda is to discuss the current proposal for amending the Zoning Ordinance to allow for Accessory Dwelling Units within Single-family Districts, including within Planned Unit developments.

STAFF RECOMMENDATION: Staff recommends the PD&Z provide guidance for the adoption of an Accessory Dwelling Unit Ordinance.

ATTACHMENTS Accessory Dwelling Units Presentation, Proposed Redlines of guidelines.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Evan DuVall
Zoning Administrator

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



...

Accessory dwelling unit (ADU)" means a secondary dwelling unit established in conjunction with, but clearly subordinate to, a single-family dwelling that is the principal structure on the lot. An accessory dwelling unit (ADU) shall be utilized for the *family* that resides in the principal structure. The ADU may be attached to the principal structure, or it may be a separate accessory structure or portion thereof on the same lot. An ADU may also be erected over or in addition to a normally permitted accessory structure. An accessory dwelling unit may include kitchen or cooking facilities.

...

Family means two or more persons related by blood, marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility and one accessory dwelling unit (ADU) with a kitchen per single housekeeping unit with one kitchen.

...

~~Guest quarters means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principle residence, and:~~

~~(1) Contains no kitchen or cooking facility;~~

~~(2) Is clearly subordinate and incidental to the principle residence on the same building site; and~~

~~(3) Is not rented or leased, whether compensation be direct or indirect.~~

...

Sec. 77-27. - Open-single-family residential (O-SRF) district.

...

(f) Accessory Dwelling Unit (ADU). One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-28. - Single-family residential (SFR) district.

...

(f) Accessory Dwelling Unit (ADU). One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-37, ~~77-38.~~ - Reserved. Accessory Dwelling Unit (ADU)

- (a) Accessory Dwelling Units may be permitted within Open Single-family (O-SFR), Single-family (SF) Districts, and single-family districts within Planned Unit Developments unless specifically prohibited, provided all the following conditions are satisfied.
1. Number: One Accessory Dwelling Unit is allowed in addition to an existing single-family home and other accessory structures.
 2. Maximum size of an Accessory Dwelling Unit
 - i. Open Single-Family (O-SFR) District and residential lots one acre or greater.
 1. 50 percent of the square-footage of the existing single-family home.
 - ii. Single-family Residential (SFR) and residential lots less than one-acre.
 1. 50 percent of the square-footage of the existing single-family and.
 2. A maximum of 50 percent of the backyard area (area behind the principal residence to the rear of the property) can be covered by structures.
 - a. Exception: Unless specifically addressed in the Planned Unit Development Guidelines.
 3. Setbacks: All Accessory Dwelling Units must satisfy the minimum setbacks for an accessory structure within their zoning district or planned unit development.
 4. Occupancy: It shall be unlawful for the Accessory Dwelling Unit (ADU) to be leased or rented, whether compensation be direct or indirect.
 5. Utility Connection: An accessory dwelling shall not have separate meter services for gas, electricity or water and shall connect to the utilities of the primary structure.
 6. Address: The address is the same as the principal residence.

Sec. 77-38. - Reserved.

Accessory Dwelling Units (ADU) – Configurations



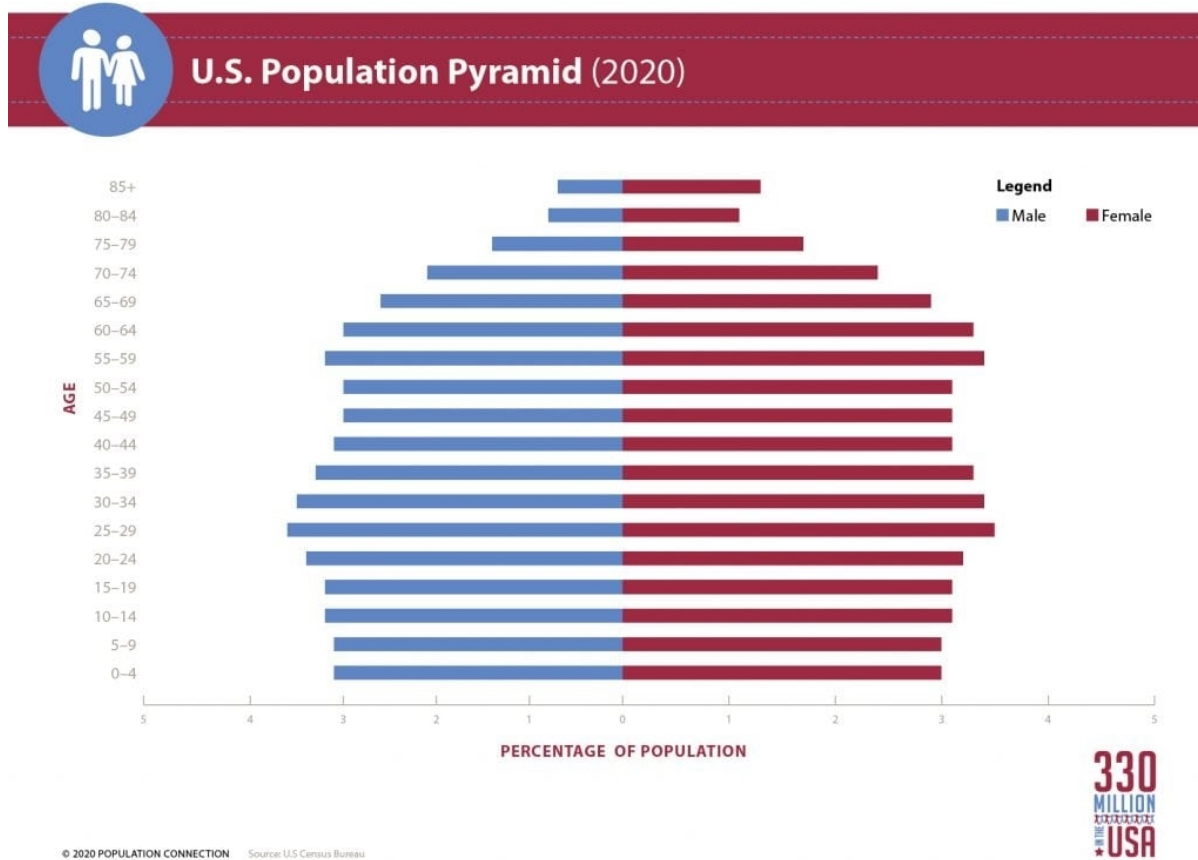
Internal, attached, and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods. Consequently, many cities and counties have signaled support for ADUs in their plans and adopted zoning regulations that permit ADUs in low-density residential areas.

Reason for adoption of ADU's

According to AARP Survey of people age 50 or older

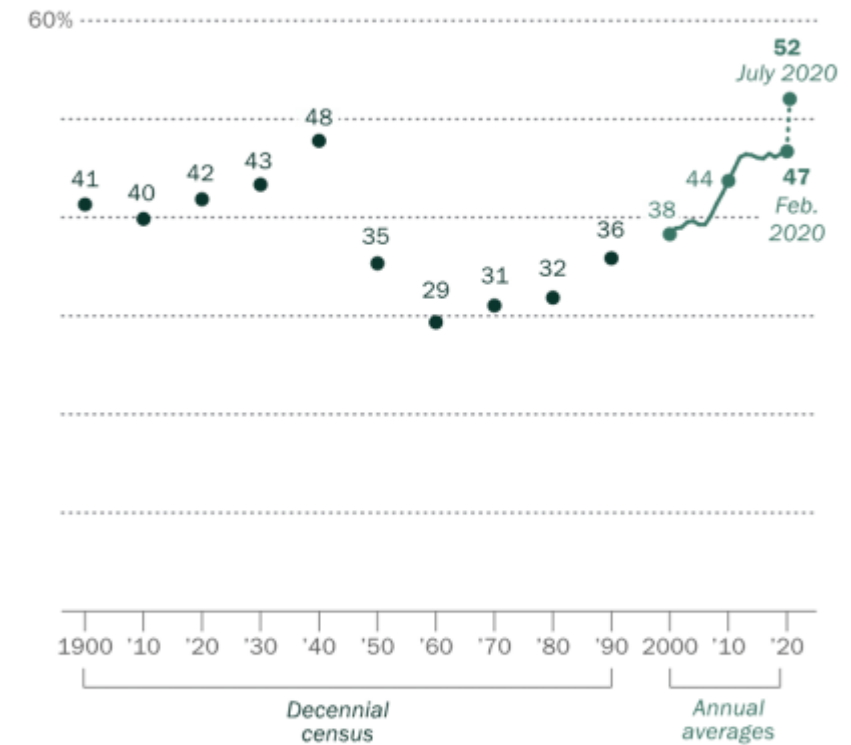
1. 77% want to live in their community as long as possible.
2. 76% want to continue living in their current residence
3. 59% anticipate they will be able to remain in their community
4. About 1 in 3 would consider building an Accessory Dwelling Unit.
5. 67% of older adults would live in an Accessory Dwelling Unit to live near others but still have their own space.
6. 7 in 10 respondents said would consider building an ADU for a loved one who needs care.

Reason for adoption of ADU's



Share of young adults living with parents rises to levels not seen since the Great Depression era

% of 18- to 29-year-olds in U.S. living with a parent



Note: "Living with a parent" refers to those who are residing with at least one parent in the household. 1900-1990 shares based on household population.
Source: Pew Research Center analysis of decennial census 1900-1990; Current Population Survey annual averages 2000-2019; 2020 Current Population Survey monthly files (IPUMS).

PEW RESEARCH CENTER

Current Ordinance – Guest Quarters

- *Guest quarters* means an attached or detached building or secondary living area of residential use that provides living quarters for guest of the occupants of the principle residence, and:
 - (1) Contains no kitchen or cooking facility;
 - (2) Is clearly subordinate and incidental to the principle residence on the same building site; and
 - (3) Is not rented or leased, whether compensation be direct or indirect.

Summary of Draft Ordinance

Summary of Proposed Ordinance.

1. Definitions

- a. Added Accessory Dwelling Unit (ADU) Added – Limited to family of principal structure.
 - b. Amended Family definition to allow an ADU.
 - c. Deleted Guest Quarters Definition
- Accessory dwelling unit (ADU)" means a secondary dwelling unit established in conjunction with, but clearly subordinate to, a single-family dwelling that is the principal structure on the lot. An accessory dwelling unit (ADU) shall be utilized for the *family* that resides in the principal structure. The ADU may be attached to the principal structure, or it may be a separate accessory structure or portion thereof on the same lot. An ADU may also be erected over or in addition to a normally permitted accessory structure. An accessory dwelling unit may include kitchen or cooking facilities.
- *Family* means two or more persons related by blood, marriage, adoption, or guardianship living together as a single housekeeping unit with a single kitchen facility. The term "single kitchen facility" shall not exclude one outdoor kitchen facility and one accessory dwelling unit (ADU) with a kitchen per single housekeeping unit with one kitchen.

Summary of Draft Ordinance – Only one ADU permitted

Sec. 77-27. - Open-single-family residential (O-SRF) district.

...

(f) *Accessory Dwelling Unit (ADU)*. One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

...

Sec. 77-28. - Single-family residential (SFR) district.

...

(f) *Accessory Dwelling Unit (ADU)*. One accessory dwelling unit is allowed if all the requirements of Sec. 77-37 are satisfied.

Summary of Draft Ordinance – Only one ADU Permitted

- ~~Sec. 77-37, 77-38. - Reserved.~~ Accessory Dwelling Unit (ADU)
 - A. Accessory Dwelling Units may be permitted within Open Single-family (O-SFR), Single-family (SF) Districts, and single-family Districts within Planned Unit Developments unless specifically prohibited, provided all the following conditions are satisfied.
 1. Number: One Accessory Dwelling Unit is allowed in addition to an existing single-family home and other accessory structures.

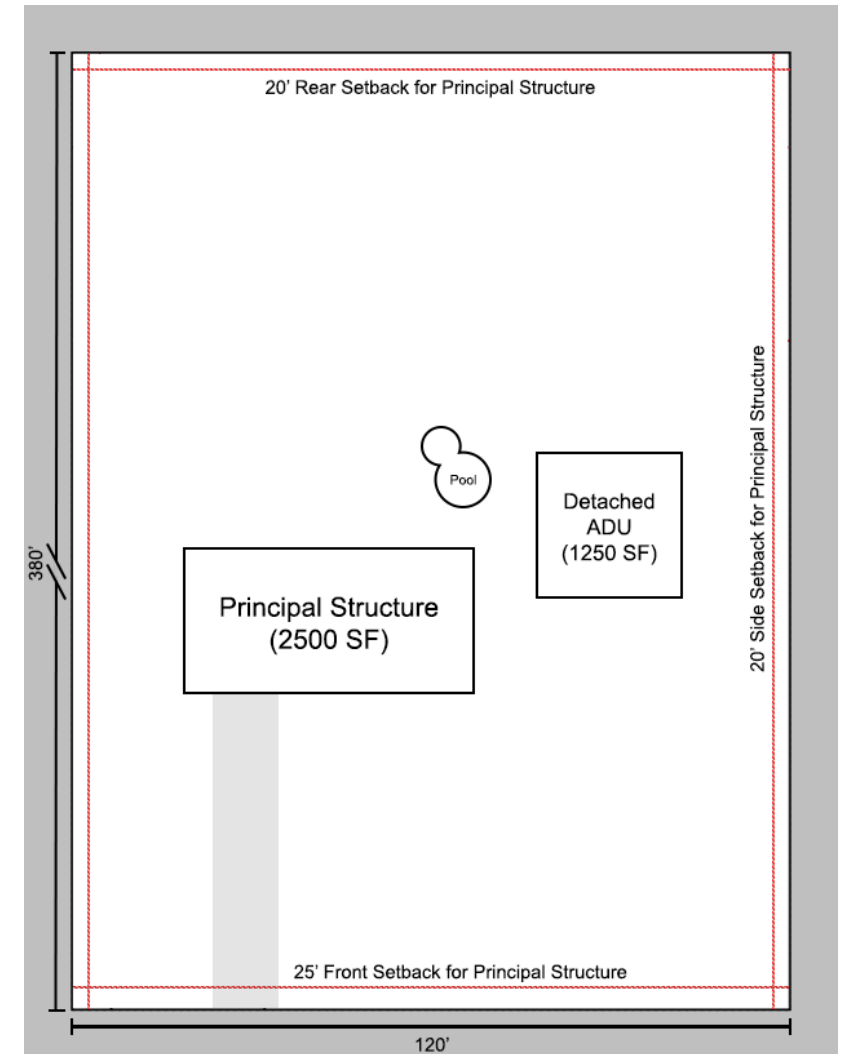
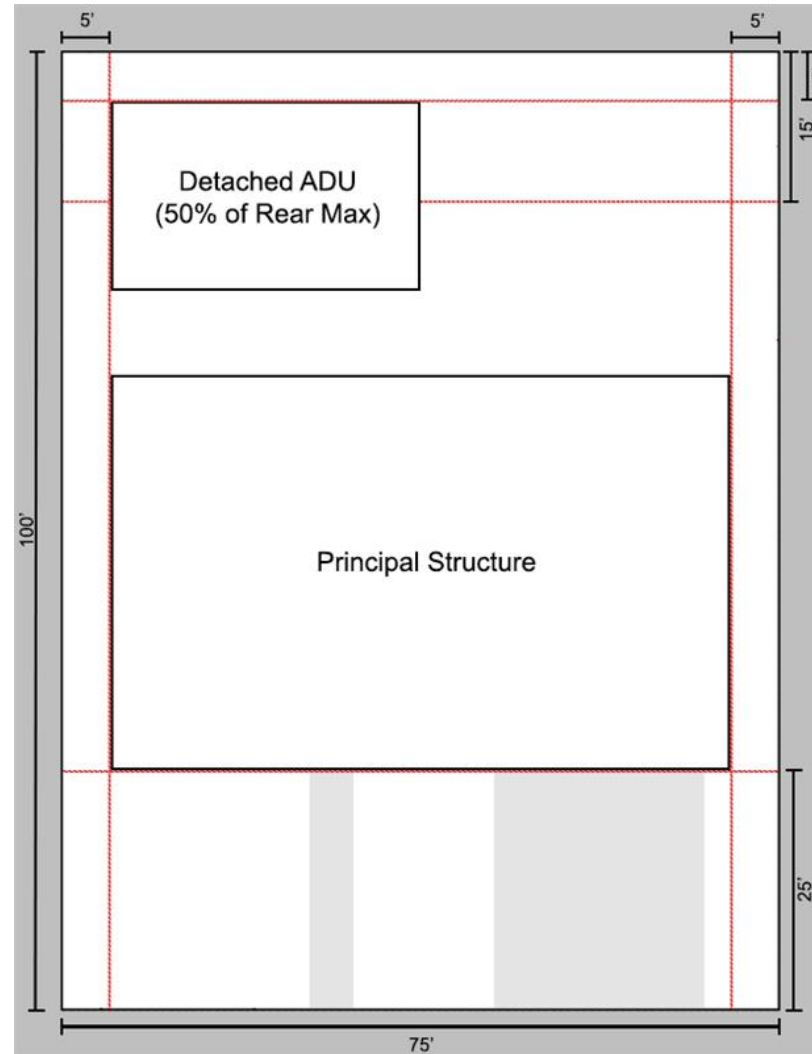
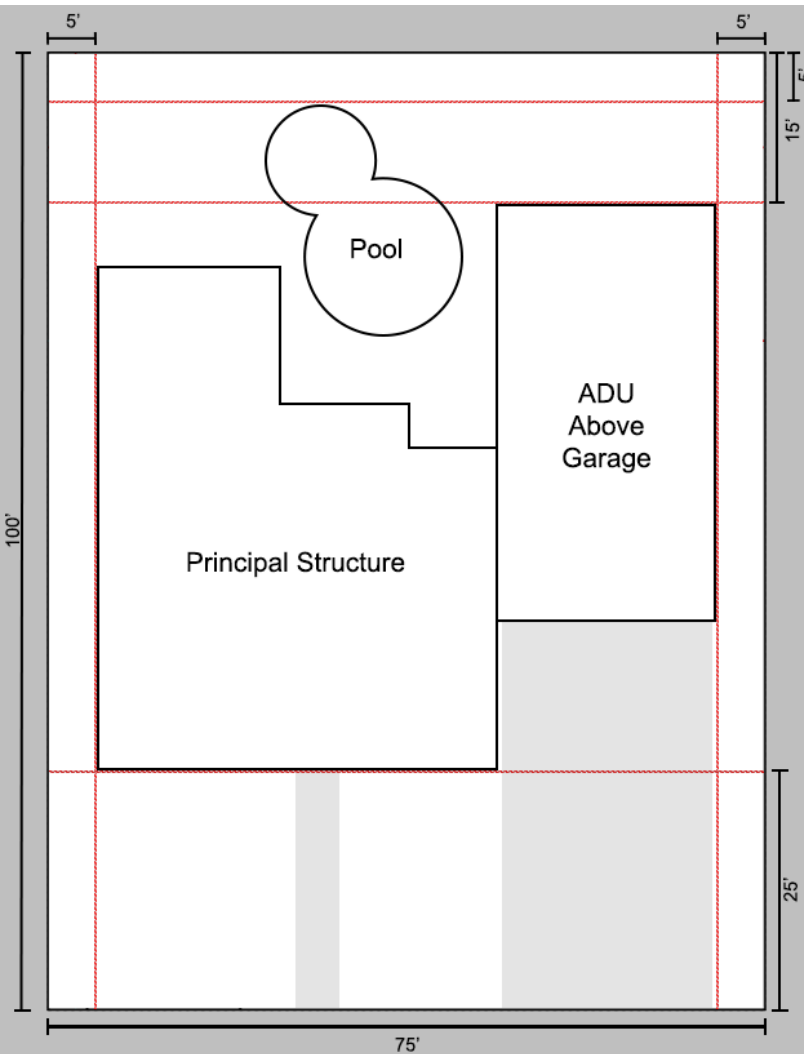


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Summary of Draft Ordinance – Only one ADU Permitted



Summary of Draft Ordinance – Only one ADU Permitted

- 1. Districts Allowed.**
 - a. ADU's Allowed: Single-family, Open-Single Family District, and Planned Development w/ residential lots, unless specifically prohibited.**
- 2. Maximum Size.**
 - a. 50% of the main dwelling.**
 - i. Lots less than an acre, limited to 50% of the rear-yard can be covered by structures.**
- 3. ADU is prohibited from being leased or rented.**
- 4. Setbacks**
 - a. Same as accessory structures.**
- 5. Utility connections must be from primary residence.**
- 6. Address**
 - a. Must be same as residence.**

Accessory Quarters / Guest Quarters (New)

Additional Items for Consideration – not currently in ordinance.

- 1. Limitation of Height for ADU's: Some jurisdictions limit the height to a reduced height for Accessory Dwelling Units.**
 - a. Such as 25' or 30' height restriction.
- 2. Additional Parking spaces required?**
 - a. Some jurisdictions require one additional parking space for ADU's.
 - i. Could be difficult for certain smaller residential lots, and could add more pavement in the front yard.
- 3. Registration**
 - a. Not currently included in ordinance.
- 4. Smaller Lots and limitation of size.**
 - a. Several city's limit the size of the ADU to be limited to 600, 800 or 1000 SF.

Proposed ADU – Comments - Questions

Questions/Comments?