

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
June 10, 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 Final Plat for Avellino Roadway, Parkland, and Detention Plat;
BEING A SUBDIVISION OF 17.840 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
- B. Approve Meridiana Detention Reserve 'W' Preliminary Plat;
BEING A SUBDIVISION OF 15.93 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17, & 18, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve Meridiana Section 10A Preliminary Plat;
BEING A SUBDIVISION OF 13.90 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, BEING A PARTIAL REPLAT OF LOT 14, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, AND BEING A PARTIAL REPLAT OF LOT 15, BLOCK 1, OF THE AMENDING PLAT OF LOT 15, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGES 165-166, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Section 30C;
BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve the meeting minutes to date.

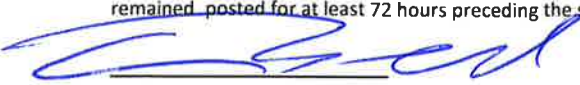
Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 34A; BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- 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 06/07/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 05/13/2024 (06/10/2024 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Avellino Roadway, Parkland, and Detention
Plat, being a subdivision of 17.840 acres out of the H.T. & B. R.R. Co. Survey, Section No. 71, A-291,
in Brazoria County, Texas; and also being out of the Emigration Land Company Subdivision
as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

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

5/13/24
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:	Avellino Roadway, Parkland, and Detention - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	June 10, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a Roadway, Parkland, and Detention dedication plat within Avellino Master planned Community located along the southern side of Rodeo Palms Parkway abutting Foxtail Palms Subdivision to the east.*
- *The Master Plan of Avellino (also serves as the Preliminary Plat) was approved by Planning, Development, and Zoning (PD&Z) Commission and City Council in January 2024.*
- *The subject site is located within the City of Manvel ETJ and is part of Brazoria County Municipal Utility District (MUD) No. 47.*
- *The proposed final plat subdivides a 17.840-acre tract into 1 block and 2 reserves.*
- *Reserve acreage is used for landscaping, open space, recreation, utility purposes, and detention.*
- *This development will have no on-site sewage facilities and will be served by the Brazoria County MUD No. 29 wastewater treatment plant based on a joint wastewater facilities agreement between BCMUD No. 29 and BCMUD No. 47.*
- *Water capacity for the development is being provided by the City of Manvel based on an Interlocal and Utility Capacity Agreement between the City and MUD 47.*
- *Parkland dedication of 1.46 acres (Reserve B) is provided to meet the requirement of Section 47-6 of Manvel Code of Ordinances at the rate of one acre of land per 100 homes.*
- *The proposed plat generally conforms to the master plan approved in January 2024 by PD&Z and City Council.*

STAFF RECOMMENDATION

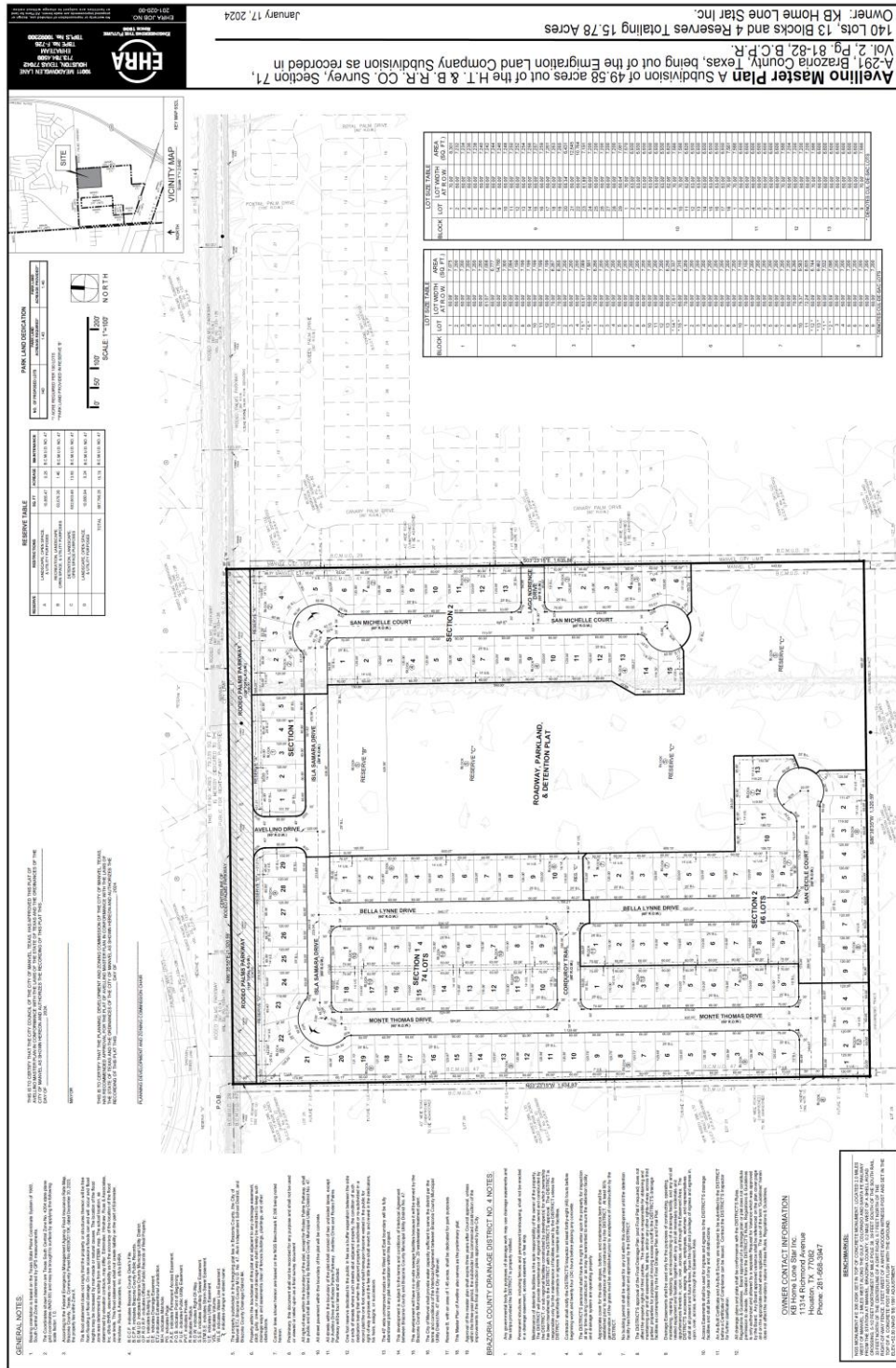
The City staff recommends approval of this proposed plat - *Avellino Roadway, Parkland, and Detention - Final Plat.*



DEVELOPMENT SERVICES DEPARTMENT

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

Avellino Master Plan



STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KB Home Lone Star Inc., a Texas corporation, acting by and through Mark Eubanks, Sr Vice President – Finance of KB Home Lone Star Inc., a Texas corporation owner of the property subdivided in this plat, Avellino Roadway, Parkland, and Detention Plat, 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, 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 assigned 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 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, KB Home Lone Star Inc., a Texas corporation has caused these presents to be signed by Mark Eubanks, Sr Vice President – Finance of KB Home Lone Star Inc., a Texas corporation, thereunto authorized by this 30th day of May 2024.

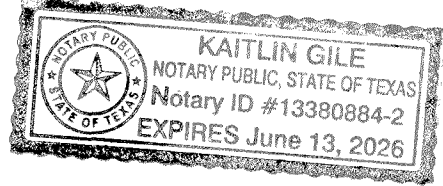
OWNER:
KB Home Lone Star Inc.,
a Texas corporation


Mark Eubanks,
Sr Vice President – Finance

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Mark Eubanks, Sr Vice President – Finance of KB Home Lone Star Inc., a Texas corporation 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of May 2024.



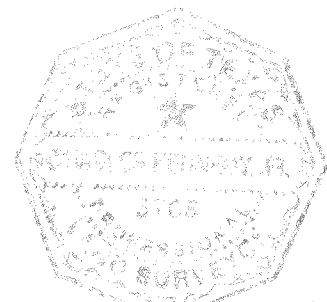

Kaitlin Gile
Notary Public in and for the
State of T E X A S
My Notary Commission Expires 6/13/26

I, Charles Kennedy, Jr., a Registered Public Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct, was prepared on 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 other points of reference were marked on the ground before I signed and sealed this document as found and all set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

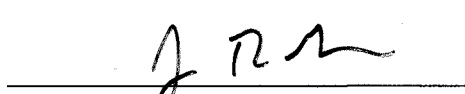
The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corner are expected to be set after construction of the public infrastructure and final grading within the subdivision.


Charles Kennedy, Jr.,
Registered Professional Land Surveyor
Texas Registration No. 5708

Date: 5-29-24



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


Brazoria Drainage District No. 4

District Engineer

BDD4 Ref. ID# 24-000070

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 the 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 the 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 conveys responsibility and accountability to that Engineer or Surveyor.

BRAZORIA DRAINAGE DISTRICT NO. 4

- 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 or fee strips.
- 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, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certification 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 the 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.

PROJECT BENCHMARK:

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.
NAVD 88 ELEV.=52.00 ADJ. 1991

BDD#4 BENCHMARK:

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652Q NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14" ADJ. 2001

TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK:

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01 ADJ. 1991

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of AVELLINO ROADWAY, PARKLAND, AND DETENTION PLAT 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.

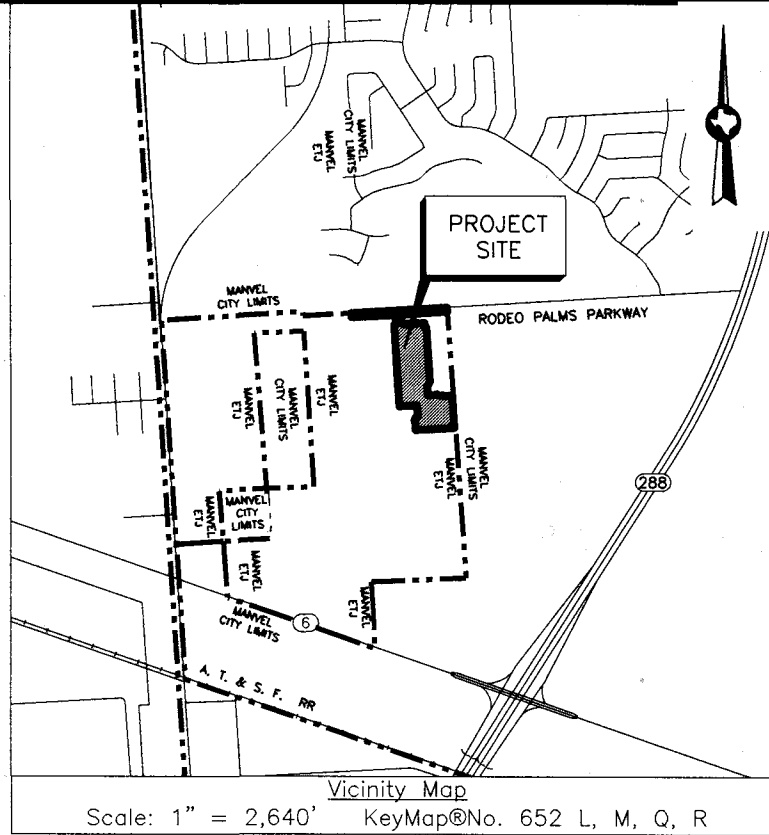
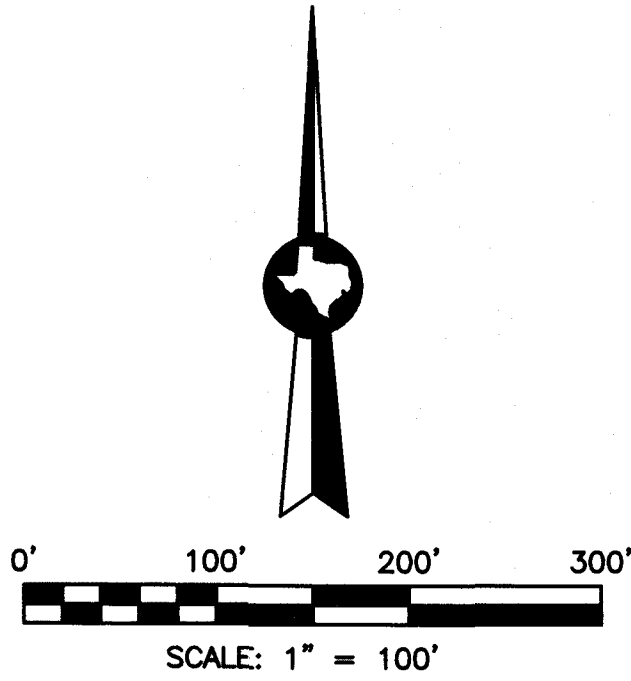
Planning, Development and Zoning Commission

AVELLINO ROADWAY, PARKLAND, AND DETENTION PLAT
BEING 17.840 ACRES
SITUATED IN THE H.T. & B. R.R. Co. SURVEY, SECTION 71, ABSTRACT 291
BRAZORIA COUNTY, TEXAS

BEING A 17.840 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. Co. SURVEY, SECTION 71, ABSTRACT 291, BRAZORIA COUNTY, TEXAS, BEING A PART OF A CALLED 90.1733 ACRE TRACT OF LAND (PARCELS) AS CONVEYED TO NEW RODEO SOUTH 288, LTD AND RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. (B.C.C.F. No.) 2005039091 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (O.P.R.O.R.P.), AND BEING A PORTION OF A CALLED 40 FOOT ROADWAY (UNIMPROVED) OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED UNDER VOLUME 2, PAGE 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THE ABANDONED 40 FOOT ROADWAY AS DEFINED IN B.C.C.F. No. 2023018228AND BEING PART OF THAT CALLED 46.31 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC AND RECORDED IN B.C.C.F. NO. 2020010166 OF THE O.P.R.O.R.P.; SAID 17.840 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING AT A 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set in the centerline of said 40 foot roadway road at the intersection with the southerly right-of-way line of Rodeo Palms Parkway (60' R.O.W.) as recorded under Vol. 22, Pg. 133-138 of the B.C.P.R., from which a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at the Northeast corner of said 90.1733 acre tract of land bears S 86°35'55" W, a distance of 20.00 feet.

- THENCE S 03°23'15" E, a distance of 60.00 feet to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set in the Southerly right of way line of said Rodeo Palms Parkway.
- THENCE S 86°35'55" W, a distance of 606.00 feet to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the beginning of a curve to the left.
- THENCE with said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", a length of 47.12 feet, and a chord bearing and distance of S 41°35'55" W, 42.43 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the end of this curve.
- THENCE S 03°24'05" E, a distance of 80.00 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the beginning of a curve to the left.
- THENCE with said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", a length of 39.27 feet, and a chord bearing and distance of S 48°24'05" E, 35.36 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the end of this curve.
- THENCE N 86°35'55" E, a distance of 287.75 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE S 03°24'05" E, a distance of 60.00 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE N 86°35'55" E, a distance of 23.21 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE S 03°23'13" E, a distance of 730.00 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE S 27°01'11" W, a distance of 69.57 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE S 03°23'19" E, a distance of 125.00 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE N 86°36'39" E, a distance of 111.32 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE N 57°43'59" E, a distance of 11.14 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve to the left.
- THENCE with said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 85°28'15", a length of 89.47 feet, and a chord bearing and distance of S 82°34'43" E, 81.41 feet, to a 5/8" iron rod with cap



stamped "E.H.R.A. 713-784-4500" set for the end of this curve.

- THENCE S 45°33'19" E, a distance of 16.28 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".
- THENCE N 86°36'47" E, a distance of 123.23 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE S 03°23'13" E, a distance of 443.83 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE S 86°38'35" W, a distance of 535.59 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 03°21'25" W, a distance of 120.22 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 43°41'42" W, a distance of 11.91 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve to the left.

- THENCE with said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 45°47'41", a length of 47.96 feet, and a chord bearing and distance of N 16°28'15" E, 46.69 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the end of this curve.

- THENCE N 64°26'22" E, a distance of 34.84 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 03°21'25" W, a distance of 153.34 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE S 86°38'35" W, a distance of 245.00 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 03°21'25" W, a distance of 1,040.56 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE S 86°35'55" W, a distance of 1.49 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 03°24'05" W, a distance of 60.00 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve to the left.

- THENCE with said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", a length of 39.27 feet, and a chord bearing and distance of N 41°35'55" E, 35.36 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the end of this curve.

- THENCE N 03°24'05" W, a distance of 80.00 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the beginning of a curve to the left.

- THENCE with said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", a length of 47.12 feet, and a chord bearing and distance of N 48°24'05" W, 42.43 feet, to a 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the end of this curve.

- THENCE S 86°35'55" W, a distance of 574.59 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 03°23'15" W, a distance of 60.00 feet, to a set 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500".

- THENCE N 86°35'55" E, a distance of 1,320.59 feet to the POINT OF BEGINNING and containing 17.840 acres of land.

FINAL PLAT OF AVELLINO ROADWAY, PARKLAND, AND DETENTION PLAT

BEING A SUBDIVISION OF
17.840 ACRES OUT OF THE
H.T. & B. R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING OUT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

1 BLOCK 2 RESERVES (15.1826 ACRES)

OWNER/DEVELOPER
KB HOME LONE STAR INC., A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TX 77082
281-668-3947

MAY 31, 2024



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

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 herein 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: 1.0.
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 X.

- 4. B.C.P.F. indicates Brazoria County Clerk's File.
- B.C.P.R. indicates Brazoria County Public Records.
- B.C.M.U.D. indicates Brazoria County Municipal Utility District.
- P.O.R.O.P. indicates Official Public Records of Real Property.
- B.L.E. indicates Building Lien.
- D.E. indicates Drainsage Easement.
- E.T.J. indicates Extraterritorial Jurisdiction.
- M.H. indicates Manhole.
- P.G. indicates Page.
- P.A.E. indicates Permanent Access Easement.
- P.O.B. indicates Point of Beginning.
- P.U.E. indicates Public Utility Easement.
- P.V.T. indicates Private.
- R.D.I. indicates Radius.
- R.O.W. indicates Right-Of-Way.
- S.S.E. indicates Sanitary Sewer Easement.
- S.T.M.S.E. indicates Storm Sewer Easement.
- U.E. indicates Utility Easement.
- VOL. indicates Volume.
- W.L.E. indicates Water Line Easement.
- X. indicates change in street name.

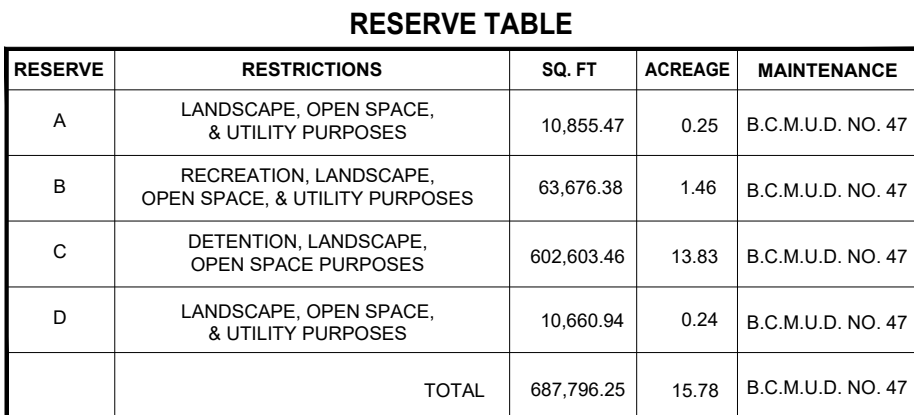
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- OWNER CONTACT INFORMATION**
 KB Home Lone Star Inc.
 11314 Richmond Avenue
 Houston, TX 77082
 Phone: 281-668-3947

NGS MONUMENT # F 308 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2.1 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

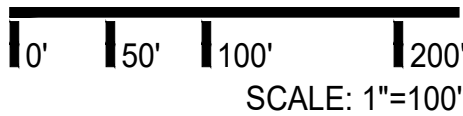
MAYOR

PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR



NO. OF PROPOSED LOTS	PARK LAND ACREAGE REQUIRED*	PARK LAND ACREAGE PROVIDED**
140	1.40	1.46

*1 ACRE REQUIRED PER 100 LOTS
**PARK LAND PROVIDED IN RESERVE 'B'



VICINITY MAP

KEY MAP 652L

LOT SIZE TABLE			
BLOCK	LOT	LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
1	1	60.00'	7,075
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
2	1	60.00'	7,200
	2	61.07'	7,058
	3	60.00'	6,777
	4	60.00'	14,760
	5	60.00'	7,300
3	6	60.00'	7,094
	7	60.00'	7,199
	8	60.00'	7,199
	9	60.00'	7,199
	10	60.00'	7,199
4	11	60.00'	7,199
	12	60.00'	7,199
	13	70.00'	8,267
	1	70.00'	8,265
	2	60.00'	7,200
5	3	60.00'	7,200
	4	60.00'	7,200
	* 5 *	63.57'	7,089
	* 6 *	60.00'	7,581
	1	70.00'	8,266
6	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
7	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,200
	11	60.00'	7,200
8	12	60.00'	7,200
	13	60.00'	8,256
	* 14 *	72.61'	9,537
	* 15 *	60.00'	8,269
	1	70.00'	8,269
9	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
10	7	60.00'	7,200
	8	60.00'	7,200
	9	60.00'	7,200
	10	60.00'	7,150
	1	60.00'	7,150
11	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
12	7	60.00'	7,200
	8	60.00'	7,200
	9	70.00'	8,298
	10	75.37'	9,583
	11	72.24'	8,835
13	* 12 *	60.09'	6,744
	* 13 *	60.00'	9,462
	* 14 *	60.00'	7,552
	* 2 *	60.59'	7,096
	3	60.00'	7,200
14	4	60.00'	7,200
	5	60.00'	7,200
	6	60.00'	7,200
	7	60.00'	7,200
	8	60.00'	7,200
15	9	60.00'	7,200
	10	60.00'	7,200
	11	60.00'	7,200
	12	60.00'	7,200
	13	60.00'	7,200
* DENOTES CUL-DE-SAC LOTS			

		LOT SIZE TABLE	
BLOCK	LOT	LOT WIDTH AT R.O.W.	AREA (SQ. FT.)
9	1	70.00'	8,301
	2	60.00'	7,232
	3	60.00'	7,234
	4	60.00'	7,236
	5	60.00'	7,238
	6	60.00'	7,240
	7	60.00'	7,242
	8	60.00'	7,244
	9	60.00'	7,246
	10	60.00'	7,248
	11	60.00'	7,250
	12	60.00'	7,252
	13	60.00'	7,254
	14	60.00'	7,256
	15	60.00'	7,257
	16	60.00'	7,259
	17	60.00'	7,261
	18	60.00'	7,263
	19	60.00'	7,265
	20	65.34'	6,431
	21	60.00'	12,645
	22	60.00'	10,764
	23	61.89'	7,191
	24	60.00'	7,200
25	60.00'	7,200	
26	60.00'	7,200	
27	60.00'	7,200	
28	60.00'	7,200	
29	60.04'	7,081	
10	1	70.00'	7,570
	2	63.00'	6,930
	3	63.00'	6,930
	4	63.00'	6,930
	5	63.00'	6,930
	6	63.00'	6,930
	7	63.00'	6,930
	8	62.06'	6,826
	9	70.00'	7,566
	10	70.00'	7,566
	11	62.06'	6,826
	12	63.00'	6,930
	13	63.00'	6,930
	14	63.00'	6,930
	15	63.00'	6,930
	16	63.00'	6,930
	17	63.00'	6,930
	18	70.00'	7,561
11	1	70.00'	7,566
	2	60.00'	6,600
	3	60.00'	6,600
	4	60.00'	6,600
	5	60.00'	6,600
	6	60.00'	6,600
	7	60.00'	6,600
	8	60.00'	6,600
	9	70.00'	7,566
12	1	60.06'	7,204
	2	60.00'	7,200
	3	60.00'	7,200
	4	60.00'	7,200
	5	70.00'	7,566
13	1	60.00'	6,600
	2	60.00'	6,600
	3	60.00'	6,600
	4	60.00'	6,600
	5	60.00'	6,600
	6	60.00'	6,600
14	7	60.00'	6,600
	8	60.00'	6,600
	9	60.00'	6,600
	10	60.00'	7,566

* DENOTES CUL-DE-SAC LOTS

* DENOTES CUL-DE-SAC LOTS

Avellino Master Plan A Subdivision of 49.58 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, Brazoria County, Texas, being out of the Emigration Land Company Subdivision as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

1140 Lots, 13 Blocks and 4 Reserves Totalling 15.78 Acres

Owner: KB Home Lone Star Inc.

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042



ENGINEERING THE FUTURE

EHRA JOB NO

January 17 2024



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: June 10, 2024

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve 'W'

Preliminary Plat, being a subdivision of 15.93 acres, being a partial replat of Lots 16, 17, & 18, Block 1
of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat
Records, City of Manvel, Brazoria County, Texas.

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

05/13/2024

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve W – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 10, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The third amendment to the Meridiana Open-Planned Unit Development was approved by the City Council on April 1, 2024.*
- *The 23rd amendment to the Meridiana Master Plan was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The proposed plat includes a 15.93-acre tract divided into 1 block and 3 reserves for landscaping, open space, drainage, detention, recreation, and utility purposes.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its west side and is located along the eastern side of Chocolate Bayou, abutting the recorded BC MUD 56 WWTP.*
- *The preliminary plat for the proposed detention reserve was previously submitted and approved in 2022.*
- *Subsequently, the applicant applied for a 6-month extension, which was approved in 2023 but expired on July 9, 2023.*
- *The preliminary plat has been resubmitted due to the expiration of the previously approved plat.*

Note: According to Section 62-108(a)(8) of the current City of Manvel Code of Ordinances, a proposed plat must have access to a public street. Since the proposed plat gains access from an unplatted section, a 20-foot temporary access easement, which will be released and abandoned and revert to the dedicatory when the underlying property is subdivided in a recorded plat, is indicated on the north side of the proposed plat.

STAFF RECOMMENDATION

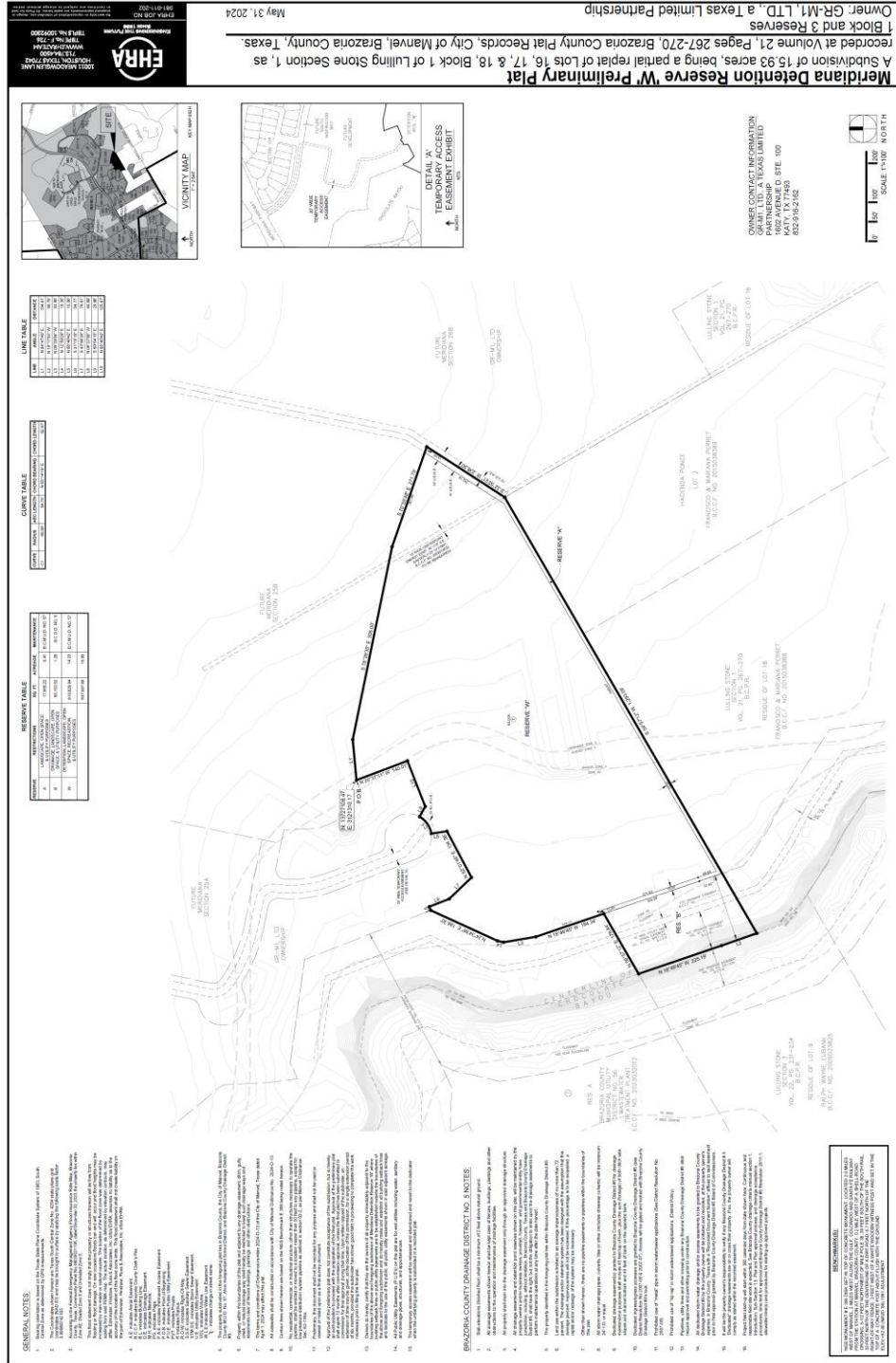
The City staff recommends approval of this proposed plat - *Meridiana Detention Reserve W – Preliminary Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



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 here 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 AE, Shaded Zone X and Unshaded Zone X.

4. A.E. indicates Aerial Easement
B.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.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
_____ indicates change in street name.

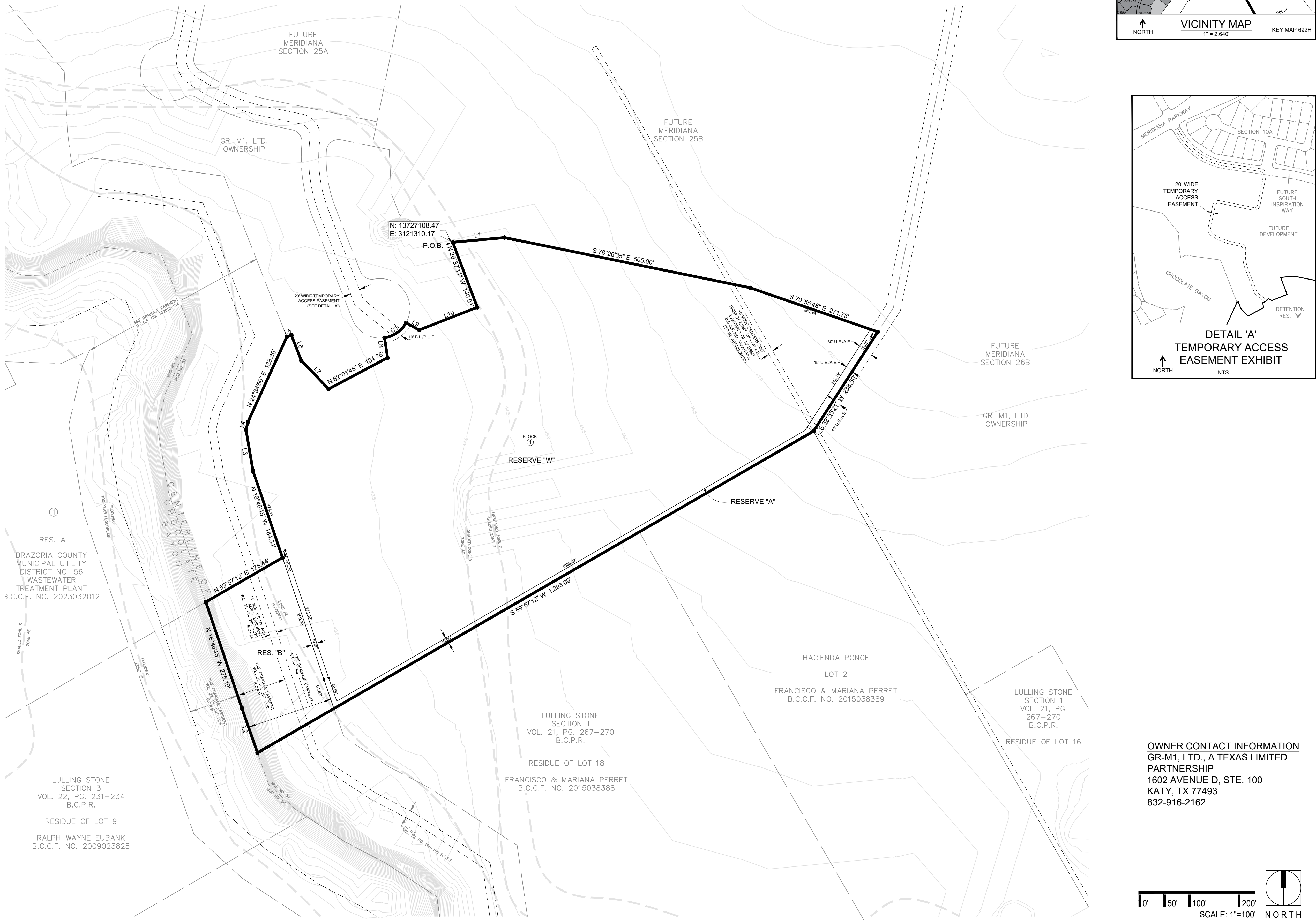
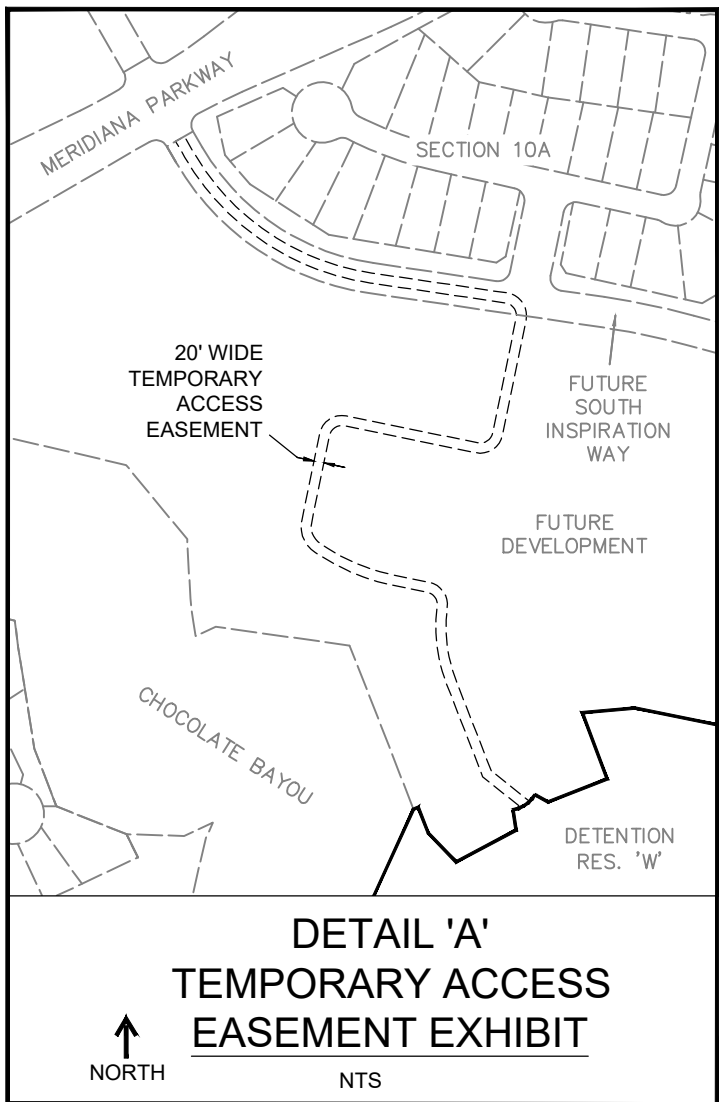
5. The property subdivided in the foregoing plat file is Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. The property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, 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 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
8. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
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 plat, 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 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 be for 60 months after the date of 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 Detention Reserve "W" where building setback lines or public utility easements are to be established outside the boundaries of the plat and the foregoing plat shall be subject to the plat and the plat shall be subject to the plat and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
14. All Public Utility Easements ("P.U.E") on this plat are for wet utilities including water, sanitary, and drainage pipes, structures, and appurtenances.
15. The temporary access easement will be released and abandoned and revert to the proprietor when the underlying property is subdivided in a recorded plat.

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 be obligated 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. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
7. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plat.
8. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
9. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for both 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.
10. 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.
11. Prohibited use of "metef" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
12. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
13. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
14. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, with 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.
15. 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.
16. 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 2011-7, allowable time(s) and procedures for start-up/approval process.

NGS MONUMENT # 3306 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

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	54.75'	N 55°14'18" E	52.87'

[illegible]

A Subdivision of 15.93 acres, being a partial replat of Lots 16, 17, & 18, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

May 31, 2024

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.

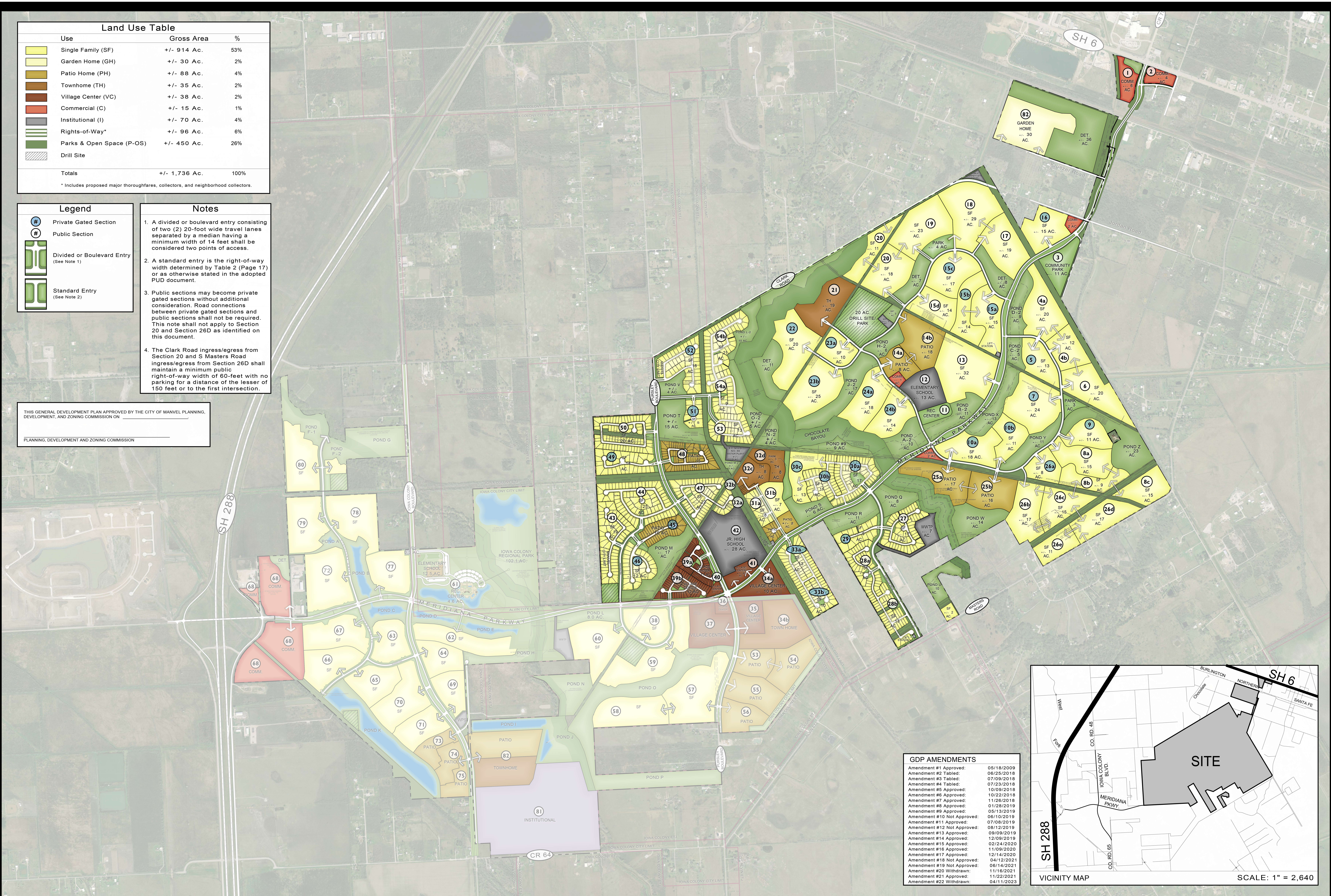
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

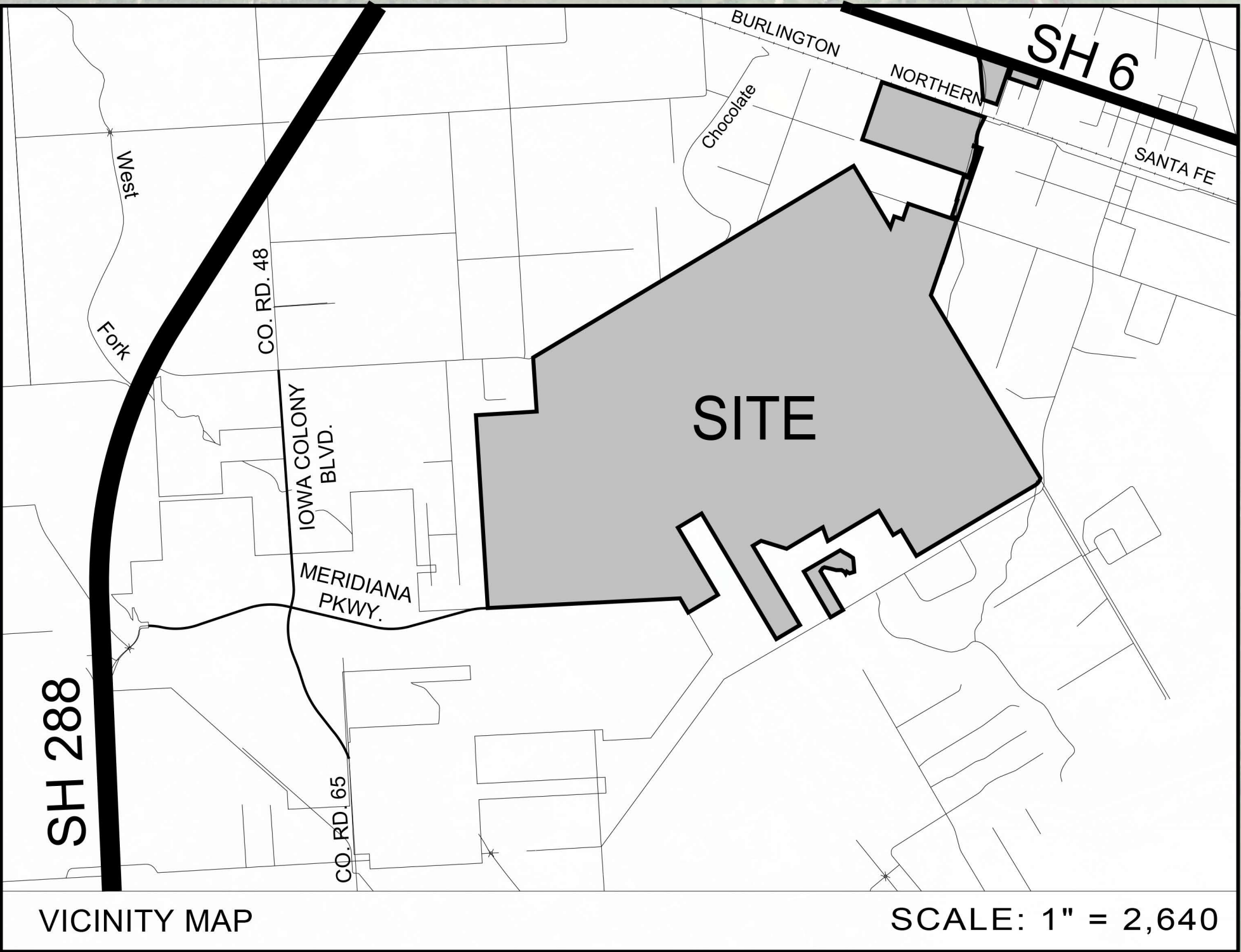
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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
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Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: June 10, 2024 PDZ

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Preliminary Plat for Meridiana

Section 10A, being a subdivision of 13.90 acres out of the Oliver Hall Survey, A-203, being a partial replat of Lot 14 Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, and being a partial replat of Lot 15 Block 1, of the amending plat of Lot 15, of Lulling Stone Section 1 a plat recorded at Volume 22, Pages 165-166, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

5/13/24

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

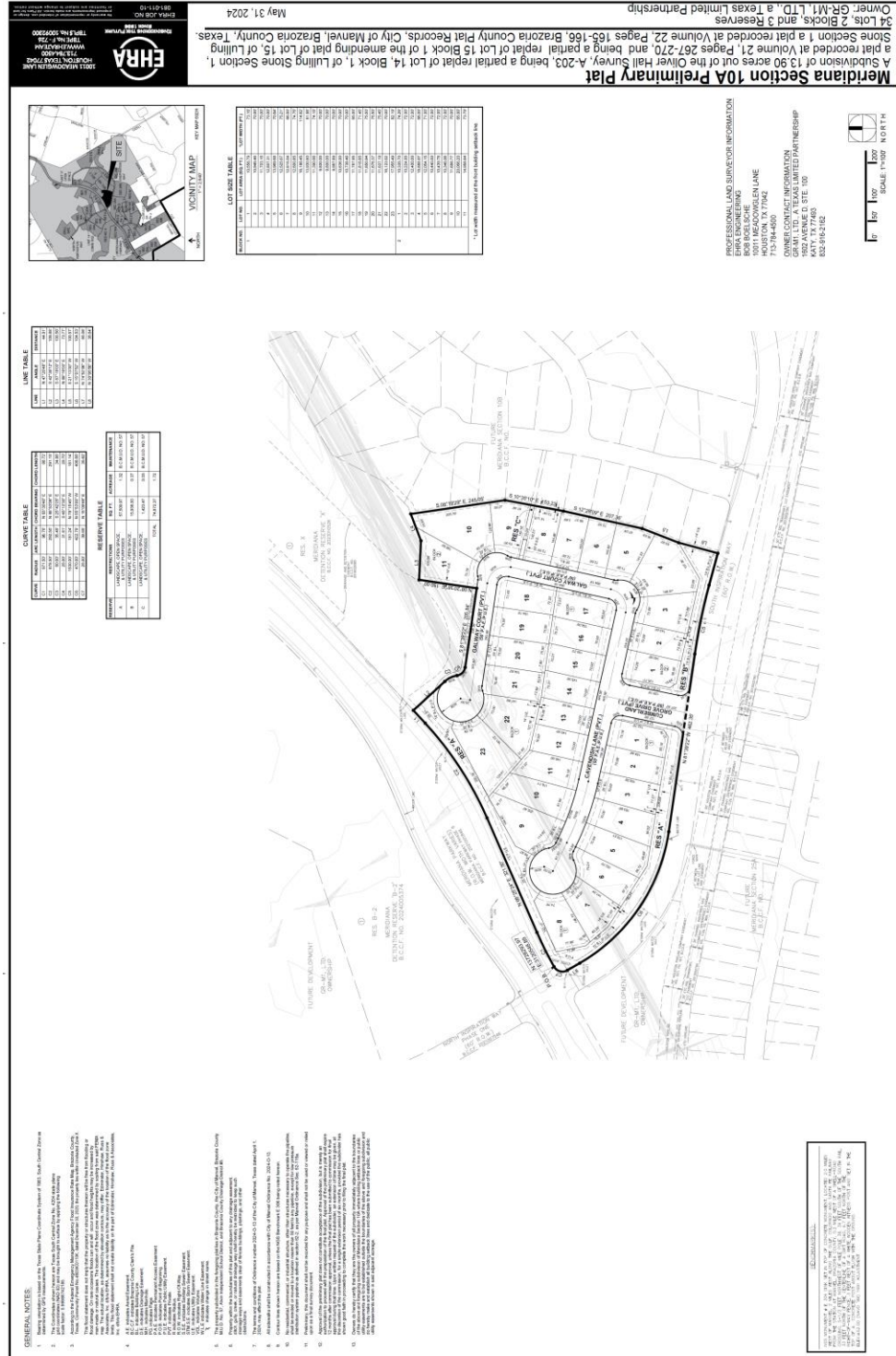
Plat Name:	Meridiana Section 10A – Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	June 10, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within 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 and Brazoria County Drainage District No. 5.*
- *The proposed section includes single family residential lots with minimum 65 feet lot width.*
- *The Type 1 private streets with a R.O.W width of 50-feet provide access to lots.*
- *The proposed plat subdivides a 13.90-acre tract into 34 residential lots, 2 blocks, and 3 reserves for landscaping, open space, and utility purposes.*
- *A preliminary plat for Section 10A was approved in January 2022. After that another preliminary plat with a different layout was submitted and denied in February 2023 mainly due to non-conformance with the approved General Development Plan (GDP). A preliminary plat for this section was submitted and approved in June 2023.*
- *The proposed plat generally conforms to the most recent GDP Amendment (No. 23) approved in March 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 10A – Preliminary Plat.*



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: 0.99998742165.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.4809C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. A.E. indicates Aerial Easement.
B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

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 #6.
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 10A 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.

CURVE TABLE

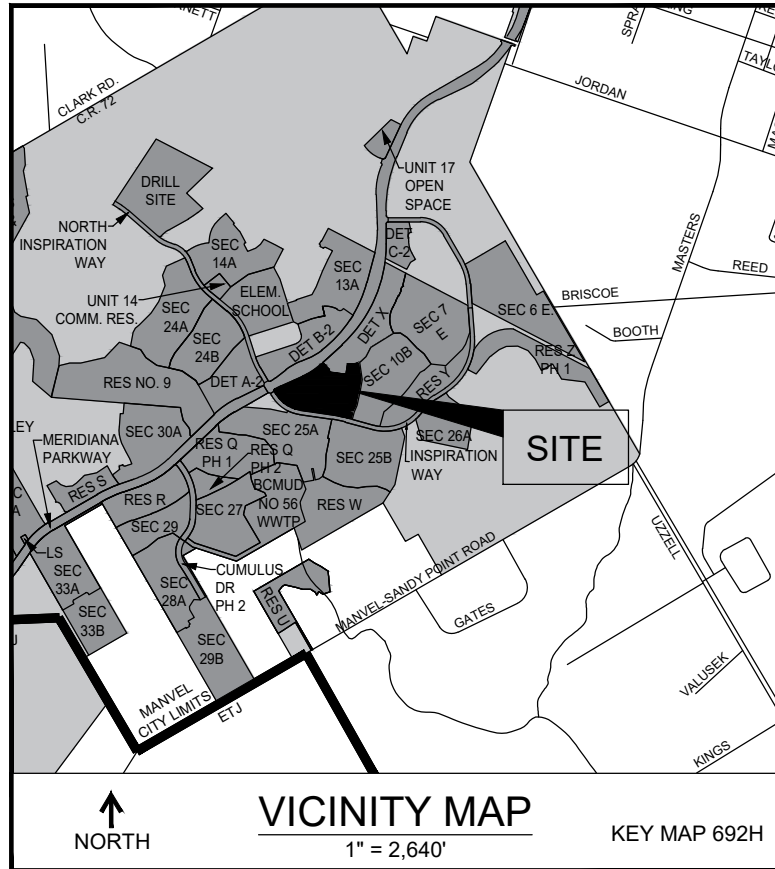
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	971.50'	98.76'	N 63°30'40" E	98.72'
C2	878.50'	292.50'	N 65°53'06" E	291.15'
C3	60.00'	35.49'	S 25°42'25" E	34.96'
C4	25.00'	31.81'	S 45°12'30" E	29.70'
C5	1530.00'	181.24'	N 78°15'45" W	181.14'
C6	470.00'	422.79'	N 55°53'09" W	408.68'
C7	25.00'	39.65'	N 15°09'49" E	35.62'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 47°20'48" E	44.91'
L2	S 42°39'12" E	109.88'
L3	S 87°18'03" E	100.96'
L4	N 69°16'03" E	73.77'
L5	S 21°13'30" W	100.57'
L6	S 15°07'52" W	104.53'
L7	N 74°52'08" W	85.08'
L8	N 30°06'58" W	36.64'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,509.97	1.32	B.C.M.U.D. NO. 67
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	15,938.93	0.37	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,423.47	0.03	B.C.M.U.D. NO. 57
TOTAL		74,872.37	1.72	



LOT SIZE TABLE

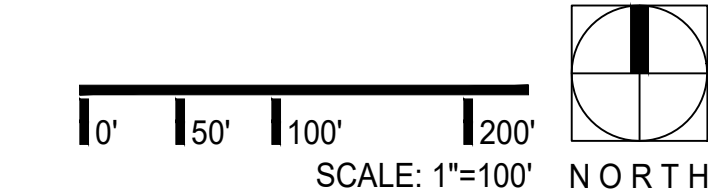
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (FT.)
1	1	10,556.79	73.16'
	2	10,946.46	70.00'
	3	11,703.16	70.00'
	4	12,807.31	70.00'
	5	13,969.88	70.64'
	6	12,525.67	75.21'
	7	12,615.04	66.00'
	8	12,600.85	74.76'
	9	16,186.45	114.62'
	10	13,930.80	81.98'
	11	11,390.66	74.18'
2	12	9,800.00	70.00'
	13	9,800.00	70.00'
	14	9,967.69	70.00'
	15	10,636.00	70.00'
	16	10,738.46	70.00'
	17	11,787.95	65.00'
	18	11,816.85	71.45'
	19	11,650.94	75.50'
	20	11,676.37	75.50'
	21	11,637.19	75.45'
	22	16,123.02	70.00'
3	23	17,955.49	82.19'
	1	10,335.70	74.26'
	2	10,224.00	72.00'
	3	12,400.00	72.00'
	4	18,888.97	66.00'
	5	12,054.15	71.00'
	6	10,440.00	72.00'
	7	10,439.78	72.00'
	8	10,346.06	72.00'
	9	11,656.77	70.00'
	10	20,066.20	65.00'
4	11	14,958.64	73.79'

* 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



Meridiana Section 10A Preliminary Plat

A Subdivision of 13.90 acres out of the Oliver Hall Survey, A-203, being a partial replat of Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, and being a partial replat of Lot 15 Block 1 of the amending plat of Lot 15, of Lulling Stone Section 1 a plat recorded at Volume 22, Pages 165-166, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

34 Lots, 2 Blocks, and 3 Reserves

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

May 31, 2024



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# No. F-726
TBP# No. 10092500

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

EHRA JOB NO. 081-0111-10

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.

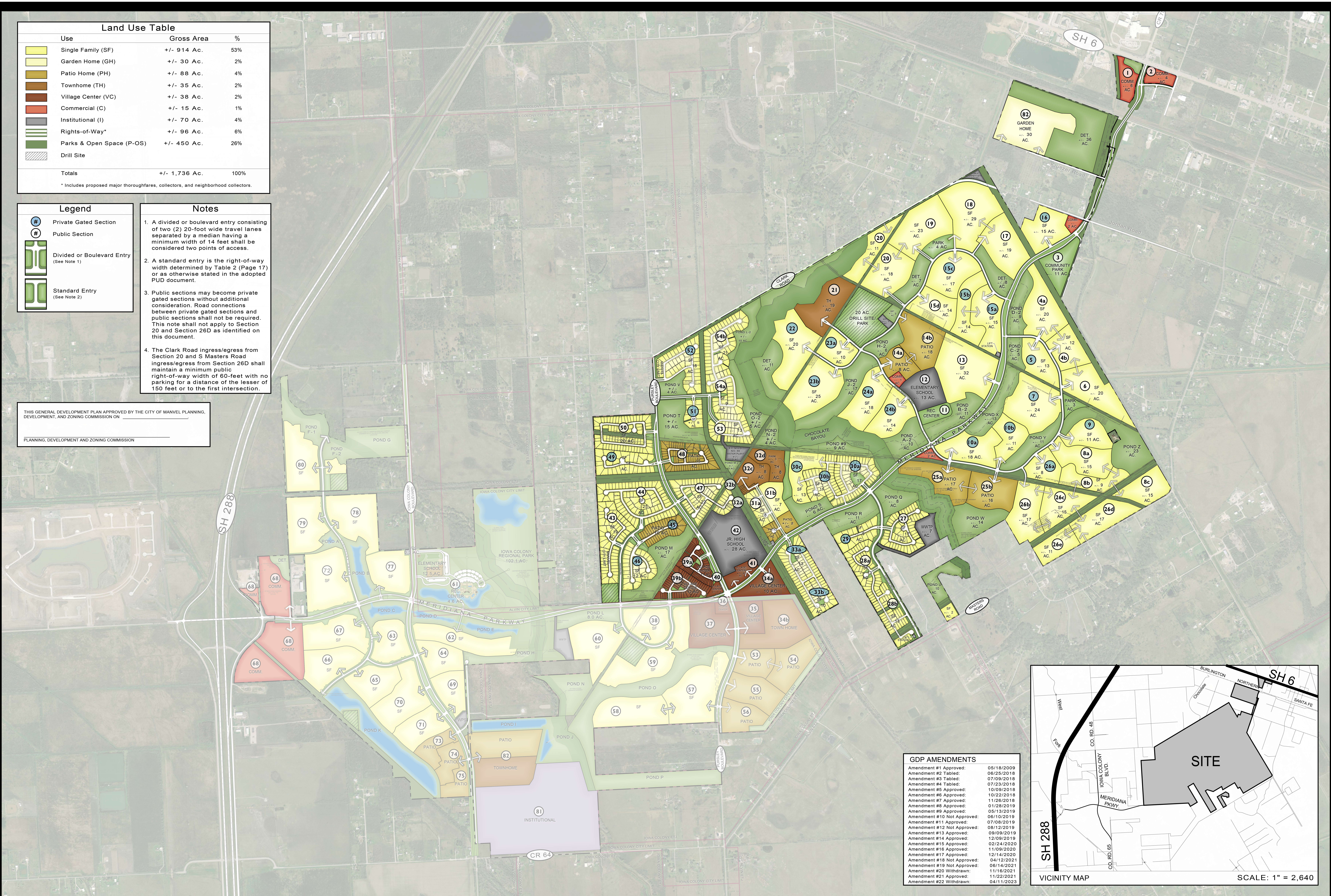
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

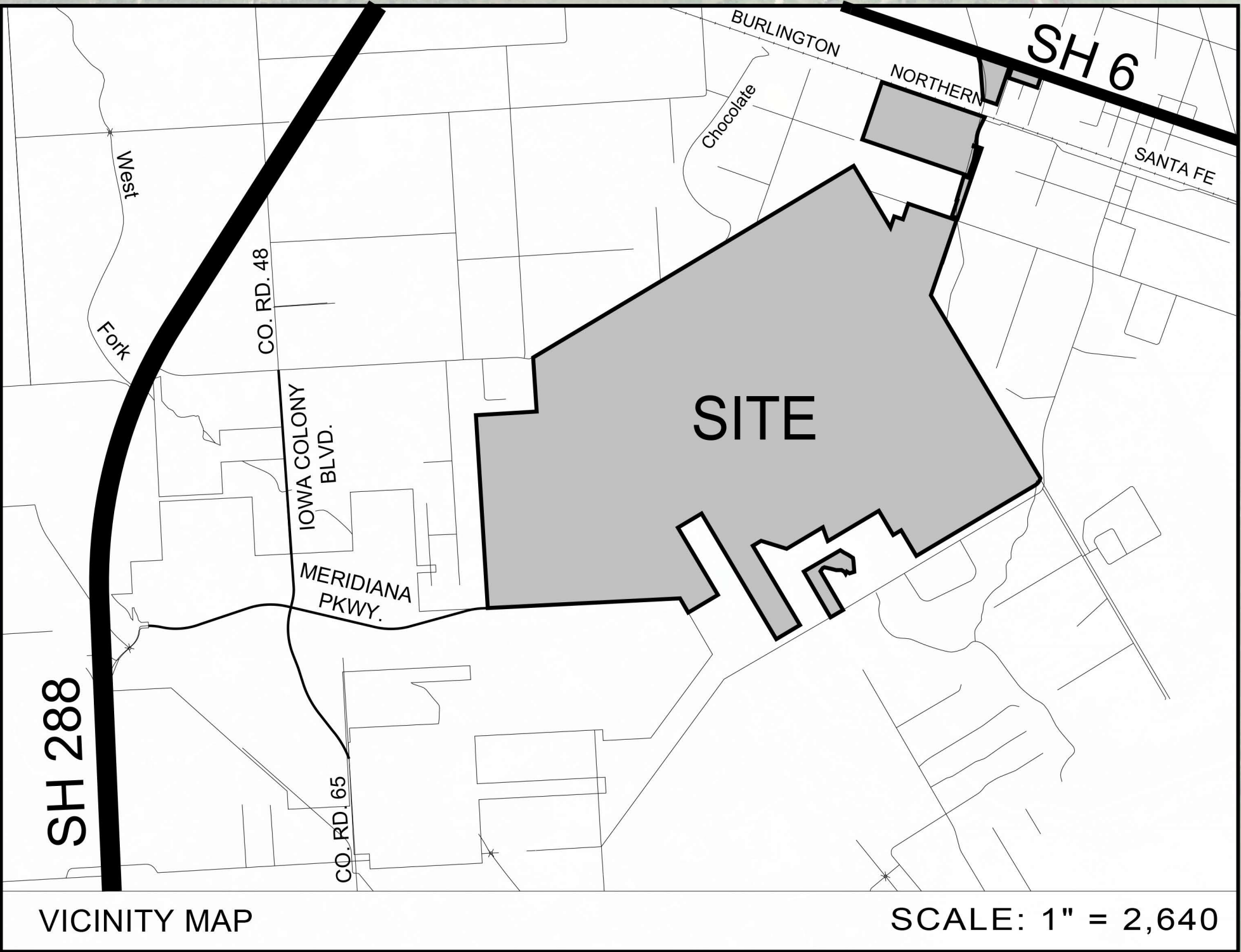
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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
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Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024



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

EHRA JOB NO.
081-011-150

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: 05/13/2024 (6/10/2024 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 30C,
being a subdivision of 12.47 acres out of the Oliver Hall Survey, A-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

05/13/2024
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 30C- Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	June 10, 2023
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within 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. 56.*
- *The subject site has two accesses from Meridiana Sections 30A and 30B, located along the northern side of Meridiana Pkwy.*
- *The proposed section includes single-family residential lots with a minimum 60 feet lot width with private/gated streets.*
- *The proposed plat subdivides a 12.47-acre tract into 48 residential lots, 2 Blocks, and 3 reserves for landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in December 2023.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - *Meridiana Section 30C- Final Plat*.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

STATE OF TEXAS
COUNTY OF BRAZORIA

Know all men by these presents, that the undersigned, GR-MI, L.P., a limited partnership organized under the laws of the State of Texas, for and in consideration of the sum of \$1,000,000.00, to GR-MI, L.P. in hand paid by the undersigned, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said GR-MI, L.P., all that certain certain portion of the land described as follows:

SECTION 30C, MERIDIANA, BLOCK 2, LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 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616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 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2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185,

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 30C, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners 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.

Further, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 30C where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 23rd day of April, 2024.

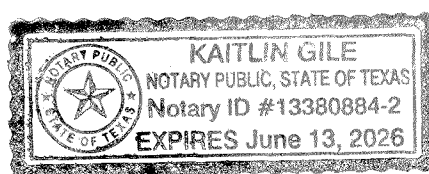
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

BY: [Signature]
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 23rd day of April, 2024.



Kaitlin Gile
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/13/26

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 30C 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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 30C
BEING A 12.47 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 12.47 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, THE SAID 12.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, Section 61, Abstract 282, same being the northwest corner of the said 884.331 acre tract and the northeast corner of that certain tract called 56.69 acres described in deed to GR-M1, LTD. recorded under B.C.C.F. NO. 2008047179;

THENCE, South 29°59'58" East, along the common line of said 884.331 and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey for a distance of 3,178.42 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 1,428.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 85°26'29" East, for a distance of 761.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 04°32'48" West, for a distance of 198.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 85°27'12" East, for a distance of 3.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

4) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 89°59'55", and a chord bearing South 40°27'14" East, for a distance of 35.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

5) THENCE, South 04°32'43" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 85°27'12" West, for a distance of 245.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 77°21'17" West, for a distance of 255.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 06°34'56" West, for a distance of 60.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 17°51'52" East, for a distance of 176.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 72°08'08" East, for a distance of 12.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 17°51'52" East, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 28°15'18" West, for a distance of 41.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 06°37'38" East, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 28°11'01" East, for a distance of 134.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 33°39'31" East, for a distance of 55.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found and being a shared corner along the northern boundary of Meridiana Detention Reserve "S" as per plat recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021080408;

THENCE, along the northerly boundary of said Meridiana Detention Reserve "S" the following five (5) courses and distances:

16) South 45°53'42" West, for a distance of 154.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

17) South 54°27'40" West, for a distance of 67.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

18) South 85°08'34" West, for a distance of 89.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) North 70°25'47" West, for a distance of 76.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

20) North 48°34'55" West, for a distance of 79.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

21) THENCE, North 27°38'11" West, for a distance of 66.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, North 08°38'29" West, for a distance of 50.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

23) THENCE, North 11°02'45" East, for a distance of 128.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 06°55'23" West, for a distance of 60.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

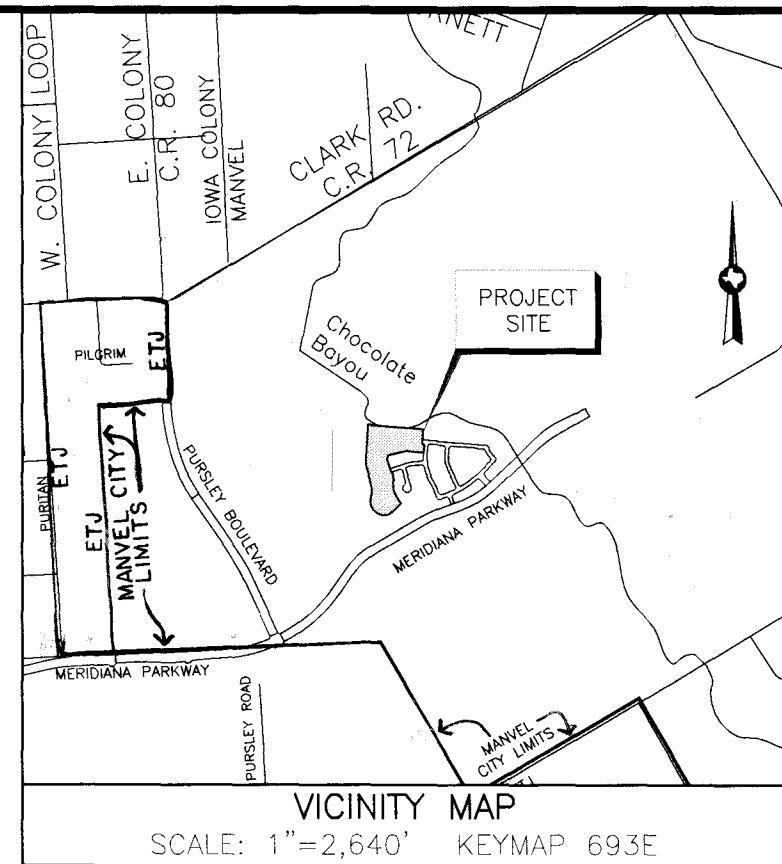
25) THENCE, North 11°19'34" West, for a distance of 119.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

26) THENCE, North 17°51'52" West, for a distance of 160.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

27) THENCE, North 06°53'02" West, for a distance of 89.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

28) THENCE, North 04°32'48" East, for a distance of 303.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner

29) THENCE, North 04°13'44" East, for a distance of 196.92 feet to the POINT OF BEGINNING and containing 12.47 acres of land;



BENCHMARK(S):

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

FINAL PLAT MERIDIANA SECTION 30C BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

48 LOTS 2 BLOCKS 3 RESERVES (0.2395 ACRES)

OWNER

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

MAY 31, 2024

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, a portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined), a portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood.) and the remaining portion lies within the Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).
- AC, indicates Acres.
AE indicates Aerial Easement
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
BL, indicates Building Line.
ESMT, indicates Easement.
indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
I.R. indicates Iron Rod.
P.A.E. indicates Permanent Access Easement.
PD, indicates Page.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates Change of Street Name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning and Zoning, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.
- A two-year maintenance bond in the amount of 50 percent 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).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond S of Meridiana (Meridiana Detention Reserve S).
- The drainage on adjacent property will not be impacted by this development.

LOT TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	8,919	60.00
	2	8,920	60.00
	3	8,921	60.00
4	4	8,921	60.00
	5	8,922	60.00
	6	8,923	60.00
7	7	8,924	60.00
	8	9,010	60.00
	9	9,700	60.00
10	10	10,616	61.89
	11	21,530	60.00
	12	8,612	69.30
13	13	8,026	60.00
	14	7,620	60.00
	15	7,620	60.00
16	16	8,413	60.00
	17	8,737	60.53
	18	7,944	60.94
19	19	7,739	60.94
	20	8,742	72.44
	21	8,287	66.61
22	22	7,739	60.94
	23	8,342	60.94
	24	8,908	66.53
25	25	10,964	60.94
	26	12,218	60.40
	27	12,418	60.40
28	28	16,990	65.00
	29	8,944	68.06
	30	8,400	60.68
31	31	7,732	60.00
	32	7,750	60.00
	33	9,426	60.00
10	34	10,730	69.51
	1	7,666	65.00
	2	7,985	60.00
2	3	7,200	60.00
	4	7,200	60.00
	5	7,757	60.00
2	6	8,871	60.00
	7	9,985	60.00
	8	11,095	60.00
2	9	8,732	69.76
	10	7,674	60.50
	11	7,686	60.48
2	12	8,171	71.15
	13	9,521	84.77
	14	9,058	69.50
LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°27'12" E	3.99'
L2	S 04°32'43" W	95.00'
L3	S 06°34'55" W	60.52'
L4	N 72°08'08" E	12.97'
L5	S 17°51'52" E	120.00'
L6	S 28°15'18" W	41.17'
L7	S 06°37'38" E	120.00'
L8	S 28°11'01" E	134.13'
L9	S 33°39'31" E	55.47'
L10	S 54°27'40" W	67.74'
L11	S 85°08'34" W	89.89'
L12	N 70°25'47" W	76.70'
L13	N 48°34'55" W	79.52'
L14	N 27°38'11" W	66.48'
L15	N 08°38'29" W	50.06'
L16	N 11°02'45" E	128.13'
L17	N 06°55'23" W	60.94'
L18	N 11°19'54" W	119.33'
L19	N 06°53'02" W	89.12'
L20	S 88°48'27" W	34.07'
L21	S 10°17'09" W	34.07'
L22	N 88°48'27" E	25.26'
L23	N 10°17'09" E	25.26'
L24	N 10°17'09" E	34.07'
L25	N 88°48'27" E	34.07'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	25.00'	89°59'55"	39.27'	S 40°27'14" E
C2	500.00'	5°44'21"	50.08'	N 88°19'23" W
C3	50.00'	78°31'18"	68.52'	S 49°32'48" W
C4	500.00'	5°44'21"	50.08'	S 07°24'59" W
C5	300.00'	22°24'40"	117.34'	S 06°39'32" E
C6	500.00'	10°56'29"	95.48'	S 12°23'37" E
C7	525.00'	5°44'21"	52.59'	N 88°19'23" W
C8	25.00'	29°55'35"	13.06'	S 76°13'45" E
C9	50.00'	138°22'28"	120.75'	S 49°32'48" W
C10	25.00'	29°55'35"	13.06'	N 04°40'59" W
C11	525.00'	5°44'21"	52.59'	S 07°24'59" W
C12	325.00'	22°24'40"	127.12'	S 06°39'32" E
C13	475.00'	10°56'29"	90.71'	N 12°23'37" W
C14	25.00'	53°58'05"	23.55'	N 20°03'40" E
C15	60.00'	28°56'10"	301.53'	N 83°04'37" E
C16	25.00'	53°58'05"	23.55'	S 33°54'25" E
C17	525.00'	9°51'45"	90.37'	N 11°51'15" W
C18	25.00'	88°55'16"	38.80'	S 27°40'30" W
C19	25.00'	90°00'00"	39.27'	S 62°51'52" E
C20	275.00'	22°24'40"	107.56'	S 06°39'32" E
C21	475.00'	5°44'21"	47.58'	S 07°24'59" W
C22	25.00'	78°31'18"	34.26'	S 49°32'48" W
C23	475.00'	5°44'21"	47.58'	N 88°19'23" W

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,604 SQ.FT. / 0.1516 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2,549 SQ.FT. / 0.0585 ACRE
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1,281 SQ.FT. / 0.0294 ACRE
TOTAL		10,434 SQ.FT. / 0.2395 ACRES



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

MAY 31, 2024

ENGINEER/SURVEYOR

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

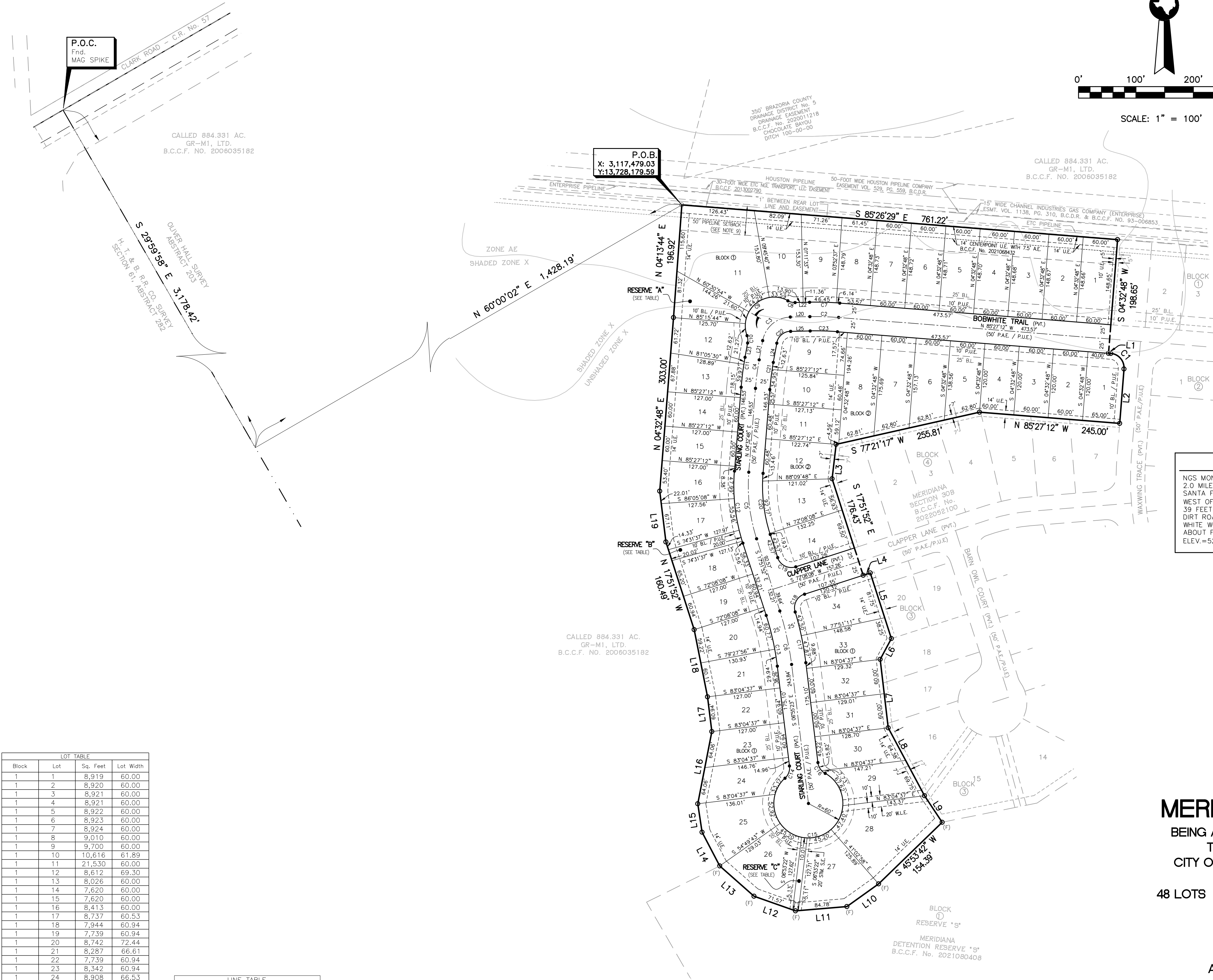
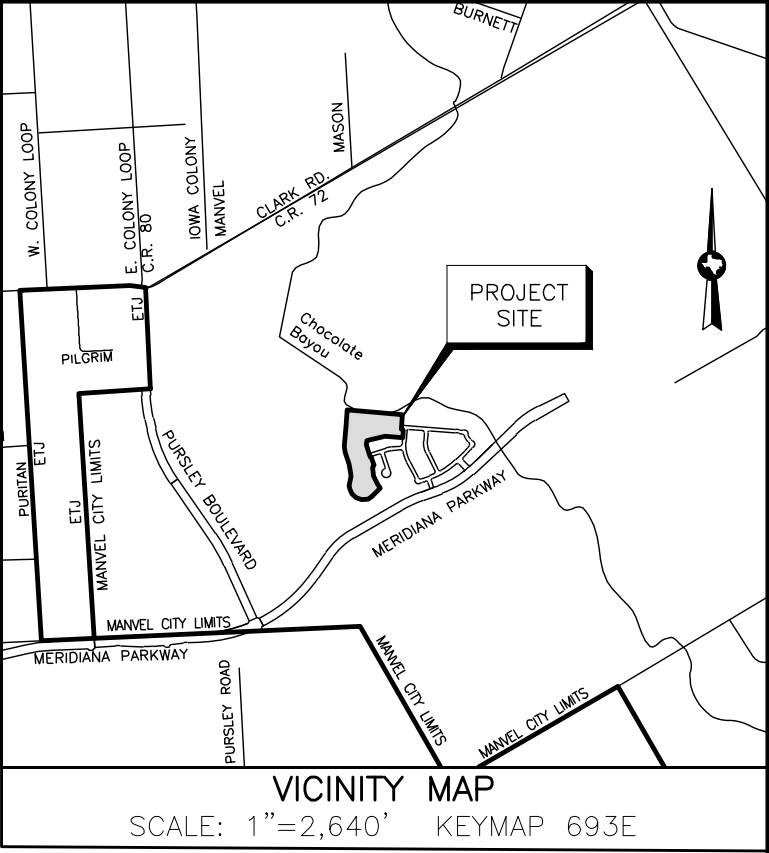
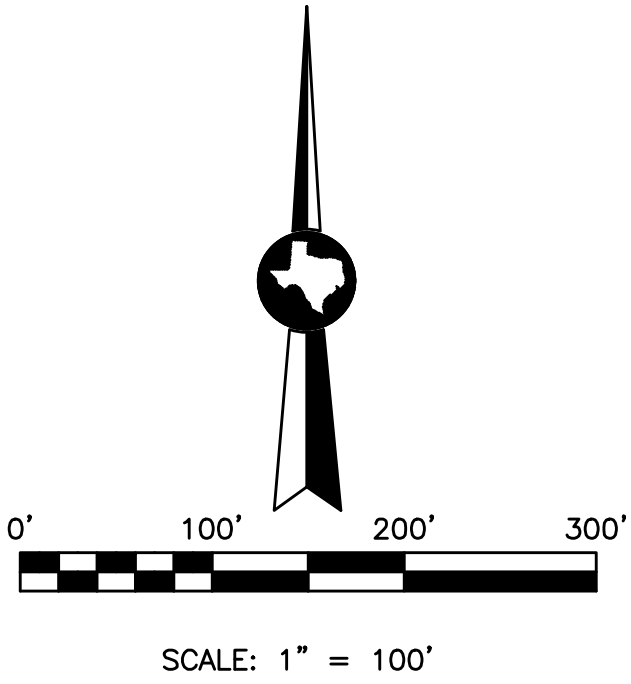
OWNER

FINAL PLAT MERIDIANA SECTION 30C BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

48 LOTS 2 BLOCKS 3 RESERVES (0.2395 ACRES)

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, S-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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK 1, LOTS 1-11	ELEVATION: 49.70
BLOCK 1, LOTS 12-34 BLOCK 2, LOTS 1-14	ELEVATION: 49.50
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION: 46.50
1% ANNUAL CHANCE FLOOD	ELEVATION: 45.80
0.2% ANNUAL CHANCE FLOOD	ELEVATION: 46.30



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.

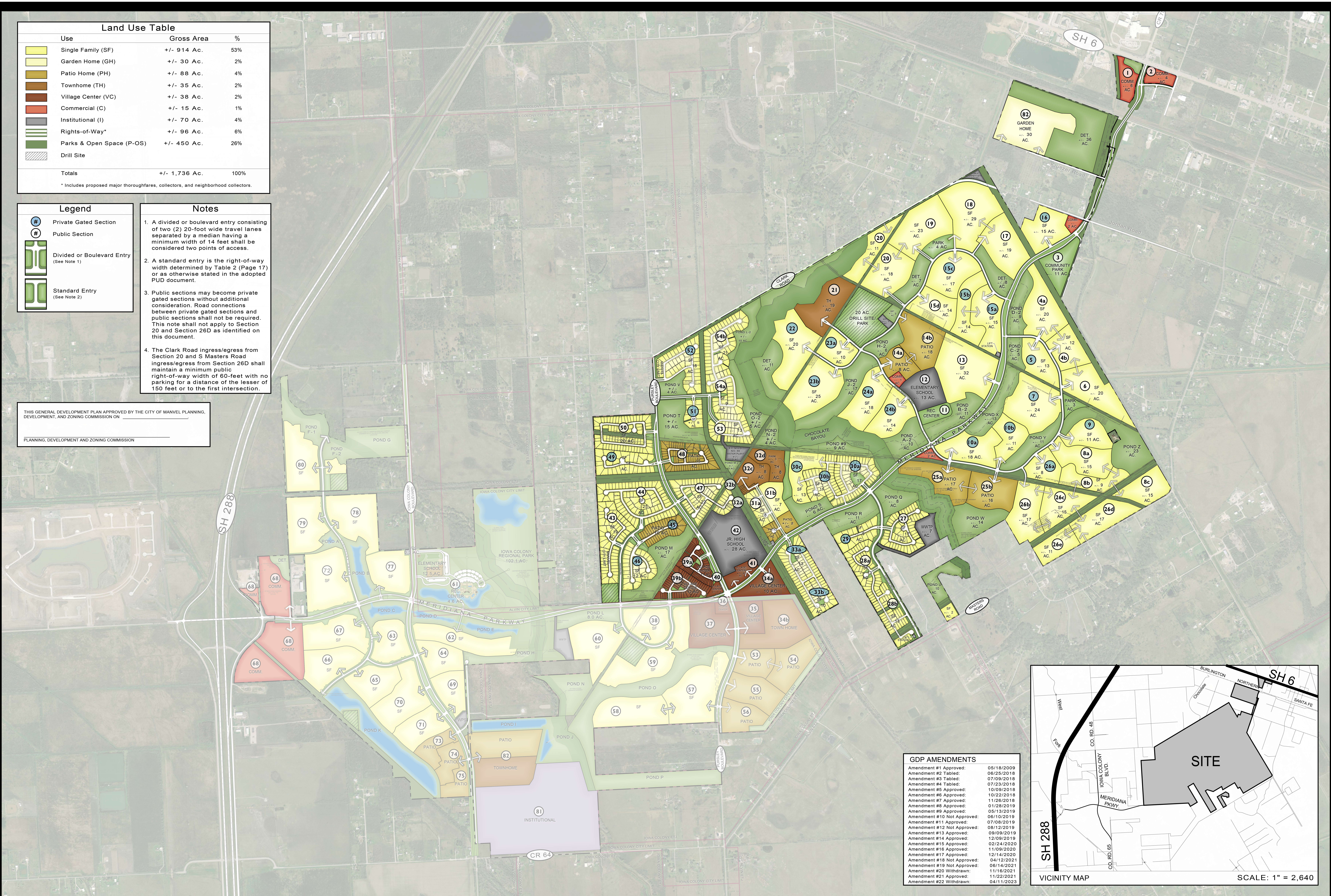
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

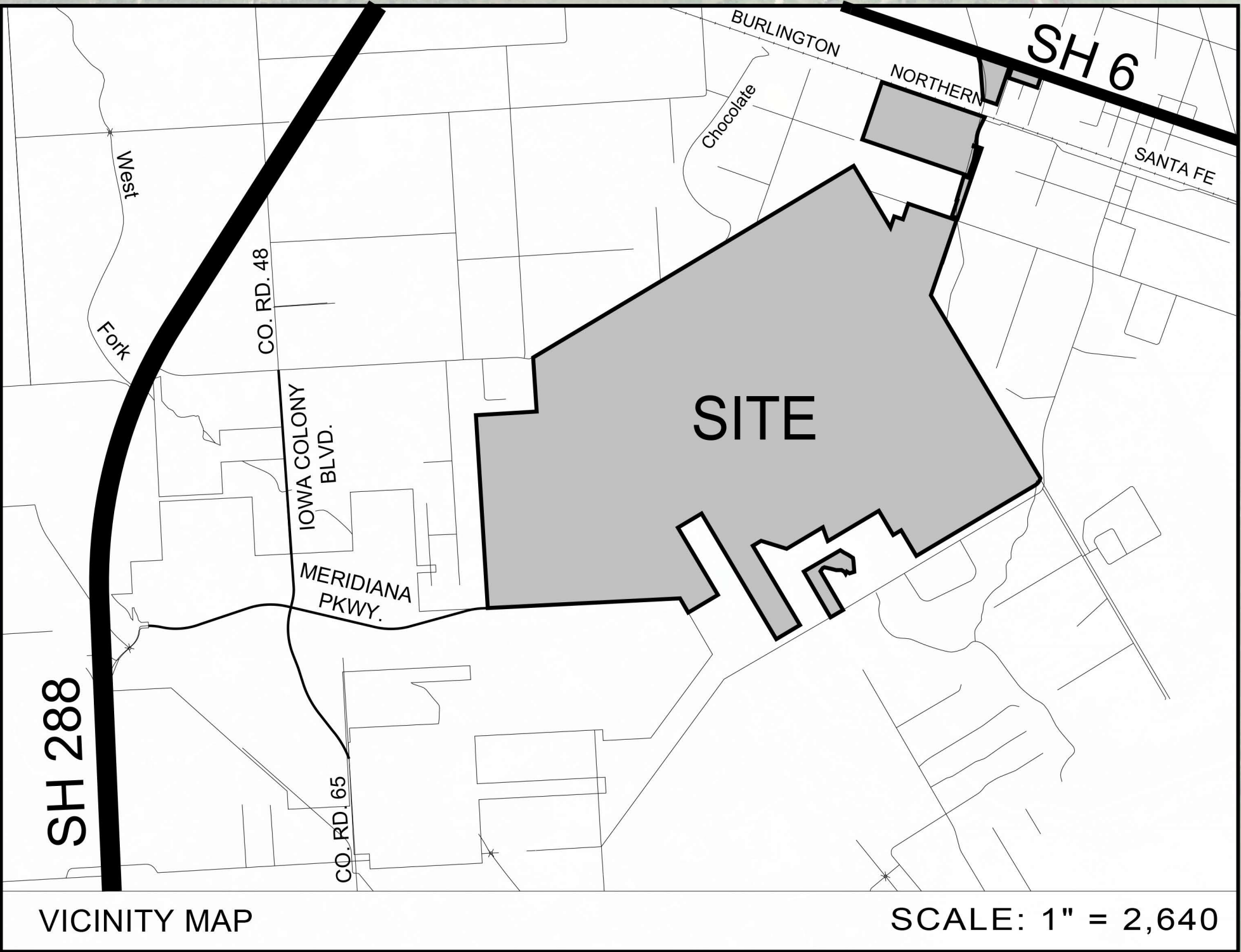
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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



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 5/28/2024

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Delores Martin

Absent: Ryan Miller
Christy Kennard
William Richardson

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Robert McClain, Administrative Captain
Alyssa Deaton, Assistant City Secretary
Elaheh Roohbakhsh, Associate Planner
Evan Duvall, Zoning Official
Ian Knox, BBG Consulting/SafeBuilt

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin

No: None

Absent: Ryan Miller, Christy Kennard, William Richardson

Abstained: None

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.).

Elaheh Roohbakhsh - staff recommends approval with conditional that the tax certificate be provided.

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

The motion carried with a vote: 4/0

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

- B. Consideration and possible action to direct staff on ADUs (Accessory Dwelling Units).

Ian Knox provided a presentation on ADUs.

Items discussed:

Adding impervious coverage language

Limiting ADU to 600 sq ft for SFR, and 20% or 600 to OSFR

Only one allowed

Family only

No renting

No separate utility connection

Decide on allowing kitchen or not

Permitting process for ADUs

Possible height restriction

Evan and Ian agree to refine the presentation and address what was discussed and bring back this discussion item at the next PD&Z meeting before having the public hearing on June 24th.

No action taken.

- 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.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

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

Adjourn

PDZ Member Kenneth Haynes made the motion to adjourn the meeting at 6:43 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin
No: None
Absent: Ryan Miller, Christy Kennard, William Richardson
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 ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: 05/13/2024 (6/10/2024 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 34A,
being a subdivision of 11.72 acres out of the H. T. & B. R.R. Co. Survey, Section 61,
Abstract 282, in the 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

05/13/2024
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 34A- Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	June 10, 2024
Submitted By:	Ellie Roohbakhsh, Associate Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is in the Village Center 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. 56.*
- *The subject site is located on the Southeast corner of Meridiana Pkwy and Pursley Blvd intersection.*
- *The proposed section includes 66 front-loaded lots with a minimum 25-foot lot width.*
- *The proposed plat subdivides an 11.72-acre tract into 66 lots, 3 Blocks, and 11 reserves for landscaping, open space, drainage, utility purposes, and parking.*
- *Based on the adopted PUD, the plat is required to dedicate 0.25 guest parking spaces per unit.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2023.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Section 34A- Final Plat* with one (1) condition. The condition includes:

1. Please fill in the blank spaces for the document numbers on the plat for the utility easements (UEs) adjacent to the southern boundary of the proposed plat (outside of the Manvel City Limit and within the Alvin City Limit) before recordation. The applicant states that the UEs are currently in the process of being recorded (Section 62-41(b)(13)).

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 34A, 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 Section 34A 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 three 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, thereto authorized by this day of MARCH, 2024.

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

BY: mt
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

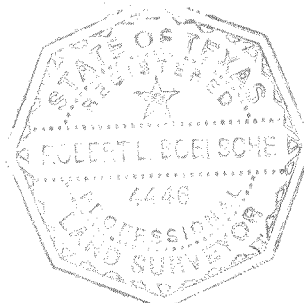
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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 4th day of MARCH, 2024.



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

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 34A 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
Brandon Middleton 3/14/24
Brandon Middleton
Secretary/Treasurer

Kerry L. Osburn
Vice President
Dinh V. Ho, P.E. 3/14/24
Dinh V. Ho, P.E.
District Engineer

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

BCDD5 REF ID # B240018

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 34A
BEING 11.72 ACRES OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF AN 11.72 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 207.892 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006037042; SAID 11.72 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):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way line of Pursley Boulevard (120 feet wide) marking the southeast corner of Pursley Boulevard Phase 6B as per plat recorded under B.C.C.F. NO. 2023000520, being in the common line of the said 207.892 acre tract and a called 120.58 acre tract recorded under B.C.C.F. NO. 2006048994, said common line being the Manvel City Limits and Alvin City Limits line as well as the recognized Survey Line between the said H. T. & B. R.R. Company Survey, Section 61, Abstract 282 and the H. T. & B. R.R. Company Survey, Section 54, Abstract 514;

(1) THENCE, in a northerly direction along the easterly right-of-way line of Pursley Boulevard with the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 28.00 feet, an angle of 00°46'43", and a chord bearing North 23°18'07" West for a distance of 28.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southerly end of 25-foot radius return at the intersection with the south right-of-way line of Meridiana Parkway Phase 4 (variable width) as per plat recorded under B.C.C.F. NO. 2020024860;

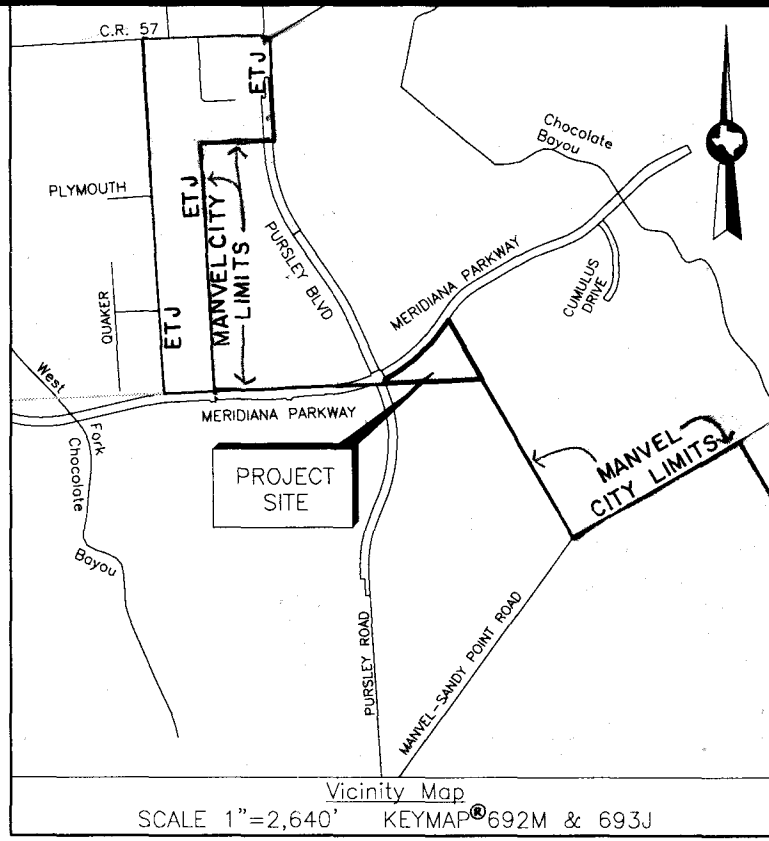
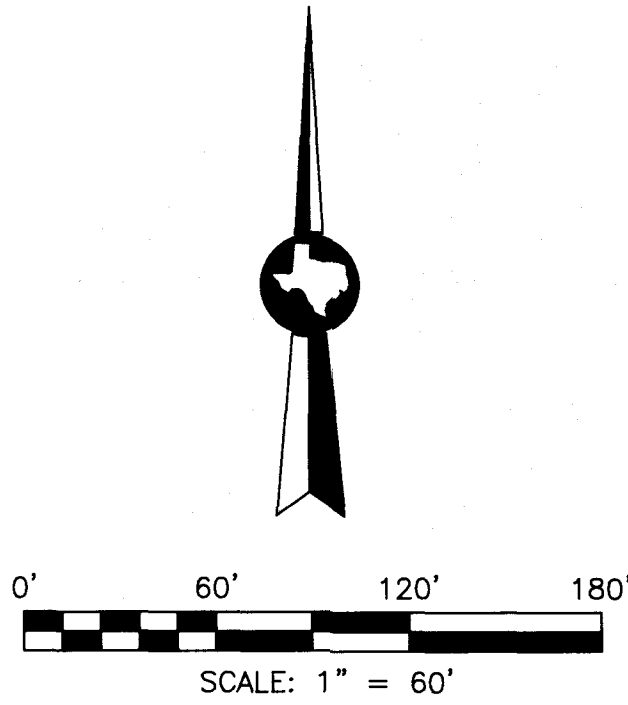
(2) THENCE, in a northerly direction along the south right-of-way line of Meridiana Parkway with the arc of a curve to the right having a radius of 25.00 feet, an arc length of 37.95 feet, an angle of 86°59'10", and a chord bearing North 19°48'06" East for a distance of 34.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northerly end of 25-foot radius return in the said south right-of-way line of Meridiana Parkway (120 feet wide);

(3) THENCE, in a northeasterly direction along the said south right-of-way line of Meridiana Parkway with the arc of a curve to the left having a radius of 2,060.00 feet, an arc length of 1,015.13 feet, an angle of 28°14'03", and a chord bearing North 49°10'40" East for a distance of 1,004.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency in the south right-of-way line of Meridiana Parkway Phase 5 (variable width) as per plat recorded under B.C.C.F. NO. 2021003964;

(4) THENCE, North 35°03'38" East, continuing with the said south right-of-way line of Meridiana Parkway for a distance of 184.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly line of the aforementioned 207.892 acre tract common to that certain tract of land called 884.331 acres by deed recorded under B.C.C.F. No. 2006035182 marking the most northerly corner of herein described tract;

(5) THENCE, South 29°57'08" East, along the common line between the said 207.892 acre tract and the 884.331 acre tract for a distance of 928.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the easterly common corner of the said 207.892 acre tract and the aforementioned 120.58 acre tract being the southeast corner of herein described tract;

(6) THENCE, South 87°19'17" West, with the said common line between said tracts for a distance of 1,332.08 feet to the POINT OF BEGINNING and containing 11.72 acres of land.



BENCHMARK:

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

FINAL PLAT
MERIDIANA SECTION 34A
BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

66 LOTS 3 BLOCKS 11 RESERVES (2.9264 ACRES)

OWNER

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

MAY 31, 2024

ENGINEER/SURVEYOR



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-728
TBPELS No. 10092300

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 500-year floodplain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by the Federal Emergency Management Agency (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.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
FND. indicates Found.
NO. indicates Number.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
SQ. FT. Square Feet.
STM. S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement.
W.L.E. indicates Water Line Easement
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
 indicates change in street name.

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. 56, Alvin Independent School District, and Brazoria County Drainage District #5.

6. The terms and conditions of Ordinance number 2024-0-13 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. 2024-0-13.

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. 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.

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

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

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

17. There are 0.00 acres of unencumbered open space within the boundary of this plat.

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

19. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicatrix, his heirs, assigns, or successors (Where applicable).

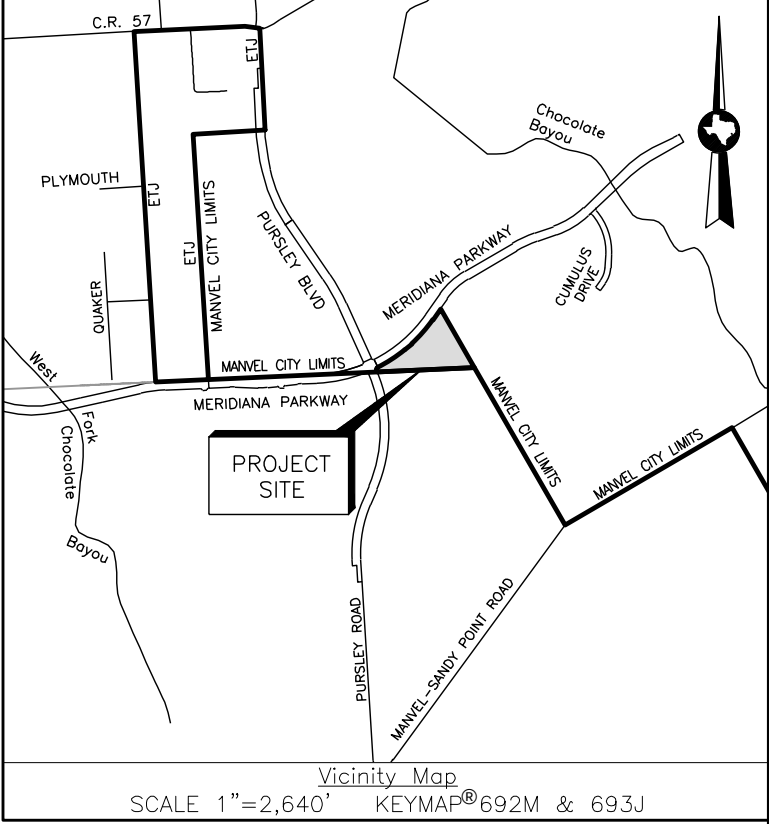
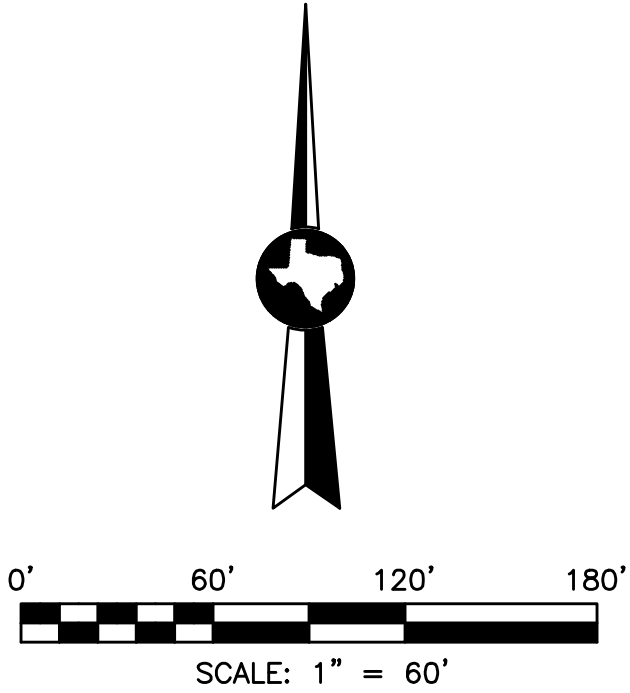
20. The emergency access provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).

21. This emergency access will be released and abandoned and revert to the dedicatrix when the adjacent property is subdivided in a recorded plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°30'30" W	12.00'
L2	N 60°00'02" E	11.78'
L3	S 40°56'45" E	32.73'
L4	S 43°30'30" E	41.49'
L5	N 43°30'30" W	20.23'
L6	S 43°30'30" E	17.05'
L7	S 40°56'45" E	8.75'
L8	N 46°29'30" E	45.86'
L9	N 40°56'45" W	8.75'
L10	S 01°07'15" W	14.23'
L11	S 48°29'09" W	28.02'
L12	S 55°20'19" W	9.87'
L13	N 28°04'56" E	29.61'
L14	N 77°19'47" E	20.96'
L15	S 83°55'37" E	20.41'
L16	S 73°54'01" E	20.00'
L17	S 18°36'43" E	8.54'
L18	S 00°08'08" W	13.40'
L19	N 66°52'09" W	10.00'
L20	S 49°36'09" E	21.34'
L21	S 39°11'40" W	21.00'
L22	N 49°36'09" W	21.78'
L23	S 60°00'02" W	20.32'
L24	S 29°59'58" E	71.00'
L25	N 60°00'02" E	20.50'
L26	S 40°13'17" E	20.50'
L27	S 49°46'43" W	51.00'
L28	N 40°13'17" W	20.50'
L29	S 60°00'02" W	20.50'
L30	S 29°59'58" E	31.00'
L31	N 60°00'02" E	20.50'
L32	S 38°22'56" W	56.57'
L33	S 40°58'41" W	56.26'
L34	S 42°48'48" W	84.17'
L35	S 44°50'05" W	28.01'
L36	N 56°45'48" E	82.44'
L37	N 54°45'09" E	62.66'
L38	N 53°31'32" E	35.63'
L39	N 52°27'37" E	28.15'
L40	N 51°41'43" E	28.12'
L41	N 50°53'39" E	28.08'
L42	N 40°56'45" W	60.00'
L43	N 87°19'17" E	22.51'
L44	S 29°59'58" E	63.19'
L45	N 02°40'43" W	20.10'
L46	N 29°59'58" W	73.52'
L47	N 87°19'17" E	31.52'
L48	N 29°59'58" W	14.46'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	2060.00'	0°46'43"	28.00'	N 23°18'07" W
C2	25.00'	86°59'10"	37.95'	N 19°48'06" E
C3	2060.00'	28°14'03"	1015.13'	N 49°10'40" E
C4	300.00'	1°3'30'33"	70.73'	N 36°45'14" W
C5	50.00'	79°46'41"	69.62'	N 09°53'23" E
C6	300.00'	1°07'13'19"	53.52'	N 54°53'23" E
C7	2000.00'	2°33'45"	89.45'	S 42°13'37" E
C8	25.00'	88°12'49"	38.49'	S 03°09'40" W
C9	25.00'	90°15'08"	39.38'	S 88°22'56" E
C10	25.00'	37°55'27"	16.55'	N 27°31'46" E
C11	60.00'	249°59'53"	281.78'	S 48°26'31" E
C12	25.00'	109°20'00"	47.71'	S 23°52'56" W
C13	325.00'	0°47'07"	4.45'	S 30°23'31" E
C14	75.00'	79°46'41"	104.43'	N 09°53'23" E
C15	325.00'	3°57'12"	22.42'	N 51°45'19" E
C16	25.00'	83°43'53"	36.53'	N 11°51'59" E
C17	275.00'	4°45'59"	22.88'	N 32°22'57" W
C18	25.00'	98°44'34"	43.08'	N 84°08'13" W
C19	25.00'	69°29'49"	30.32'	S 11°44'36" W
C20	60.00'	283°47'07"	297.18'	N 61°06'45" W
C21	25.00'	34°17'19"	14.98'	N 63°38'09" E
C22	25.00'	89°49'50"	39.17'	N 01°36'35" E
C23	25.00'	88°12'49"	38.49'	N 85°03'09" W
C24	25.00'	79°46'41"	34.81'	N 09°53'23" E
C25	275.00'	1°25'44"	6.86'	N 50°29'35" E
C26	25.00'	98°47'35"	43.11'	S 79°23'45" E
C27	2000.00'	16°34'23"	578.50'	S 57°20'27" W
C28	1960.00'	2°18'38"	79.04'	S 42°06'04" E
C29	2040.00'	2°19'35"	82.83'	N 42°06'32" W
C30	60.00'	100°37'36"	105.38'	S 20°18'50" W
C31	210.00'	11°08'27"	40.83'	N 60°00'02" E
C32	190.00'	10°33'15"	35.00'	N 75°54'16" E
C33	40.00'	100°37'36"	70.25'	N 20°18'50" E
C34	24.50'	58°53'01"	25.18'	S 59°26'28" E
C35	50.00'	29°46'02"	25.68'	S 69°04'02" W
C36	24.50'	58°53'01"	25.18'	N 00°33'22" W

OFF-STREET GUEST PARKING SPACES			
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
66	17	0	17



BENCHMARK:

NCS 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, 35 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY EASEMENT, 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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-3	50.50
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	48.00
1% ANNUAL CHANCE FLOOD	46.10
0.2% ANNUAL CHANCE FLOOD	46.50

RESERVE	RESTRICTED TO	RESERVE TABLE	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		26,146 SQ.FT. / 0.6002 ACRES	BCMUD NO 56
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		10,939 SQ.FT. / 0.2511 ACRES	BCMUD NO 56
C	DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		71,105 SQ.FT. / 1.6323 ACRES	BCDD5
D	PARKING		636 SQ.FT. / 0.0146 ACRES	BCMUD NO 56
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		2,914 SQ.FT. / 0.0669 ACRES	BCMUD NO 56
F	PARKING		1,045 SQ.FT. / 0.0240 ACRES	BCMUD NO 56
G	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		2,727 SQ.FT. / 0.0626 ACRES	BCMUD NO 56
H	PARKING		1,455 SQ.FT. / 0.0334 ACRES	BCMUD NO 56
I	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		6,324 SQ.FT. / 0.1452 ACRES	BCMUD NO 56
J	PARKING		440 SQ.FT. / 0.0101 ACRES	BCMUD NO 56
K	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES		3,747 SQ.FT. / 0.0860 ACRES	BCMUD NO 56
TOTAL			127,478 SQ.FT. / 2.9264 ACRES	

FINAL PLAT
MERIDIANA SECTION 34A

BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, ABSTRACT 282,
IN THE CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

66 LOTS 3 BLOCKS 11 RESERVES (2.9264 ACRES)

OWNER

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

MAY 31, 2024
ENGINEER/SURVEYOR



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

LOT WIDTH TABLE				
Block	Lot	Sq. Feet	Lot Width	
3	5	6,070	36.00'	
3	6	8,166	27.69'	
3	7	9,957	33.07'	
3	8	8,392	47.08'	
3	9	4,050	37.00'	
3	10	5,091	39.65'	
3	11	6,407	54.02'	
3	12	4,492	28.50'	
3	13	5,439	31.05'	
3	14	5,596	30.00'	
3	15	5,045	30.00'	
3	16	4,365	30.00'	
3	17	3,517	30.00'	
3	18	3,569	30.00'	
3	19	3,621	30.00'	
3	20	3,672	30.00'	
3	21	3,724	30.00'	
3	22	4,070	30.00'	

LOT WIDTH TABLE				
Block	Lot	Sq. Feet	Lot Width	
1	1	3,320	28.00'	
1	2	3,394	28.00'	
1	3	3,404	28.00'	
1	4	3,415	28.00'	
1	5	3,431	28.00'	
1	6	3,468	28.00'	
1	7	3,518	28.00'	
1	8	3,568	28.00'	
1	9	3,631	28.00'	
1	10	3,707	28.00'	
1	11	3,801	28.00'	
1	12	3,912	28.00'	
1	13	3,955	28.00'	
1	14	3,878	31.27'	
1	15	3,697	28.28'	
1	16	3,865	28.69'	

LOT WIDTH TABLE				
Block	Lot	Sq. Feet	Lot Width	
1	17	4,456	34.22'	
1	18	8,146	36.86'	
1	19	4,973	39.80'	
1	20	3,999	29.97'	
1	21	3,837	28.00'	
1	22	5,206	28.00'	
1	23	3,644	28.00'	
1	24	3,401	28.00'	
1	25	3,400	28.00'	
1	26	3,399	28.00'	
1	27	3,399	28.00'	
1	28	3,398	28.00'	
1	29	3,397	28.00'	
1	30	3,397	28.00'	
1	31	3,396	28.00'	
1	32	3,395	28.00'	

LOT WIDTH TABLE				
Block	Lot	Sq. Feet	Lot Width	
1	33	3,395	28.00'	
1	34	6,011	28.63'	
2	1	3,220	28.00'	
2	2	3,220	28.00'	
2	3	3,220	28.00'	
2	4	3,220	28.00'	
2	5	3,220	28.00'	
2	6	3,220	28.00'	
2	7	4,838	25.71'	
2	8	3,220	28.00'	
2	9	3,220	28.00'	
2	10	6,263	35.09'	
3	1	3,529	28.00'	
3	2	3,616	28.00'	
3	3	3,604	30.10'	
3	4	4,081	30.50'	

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.

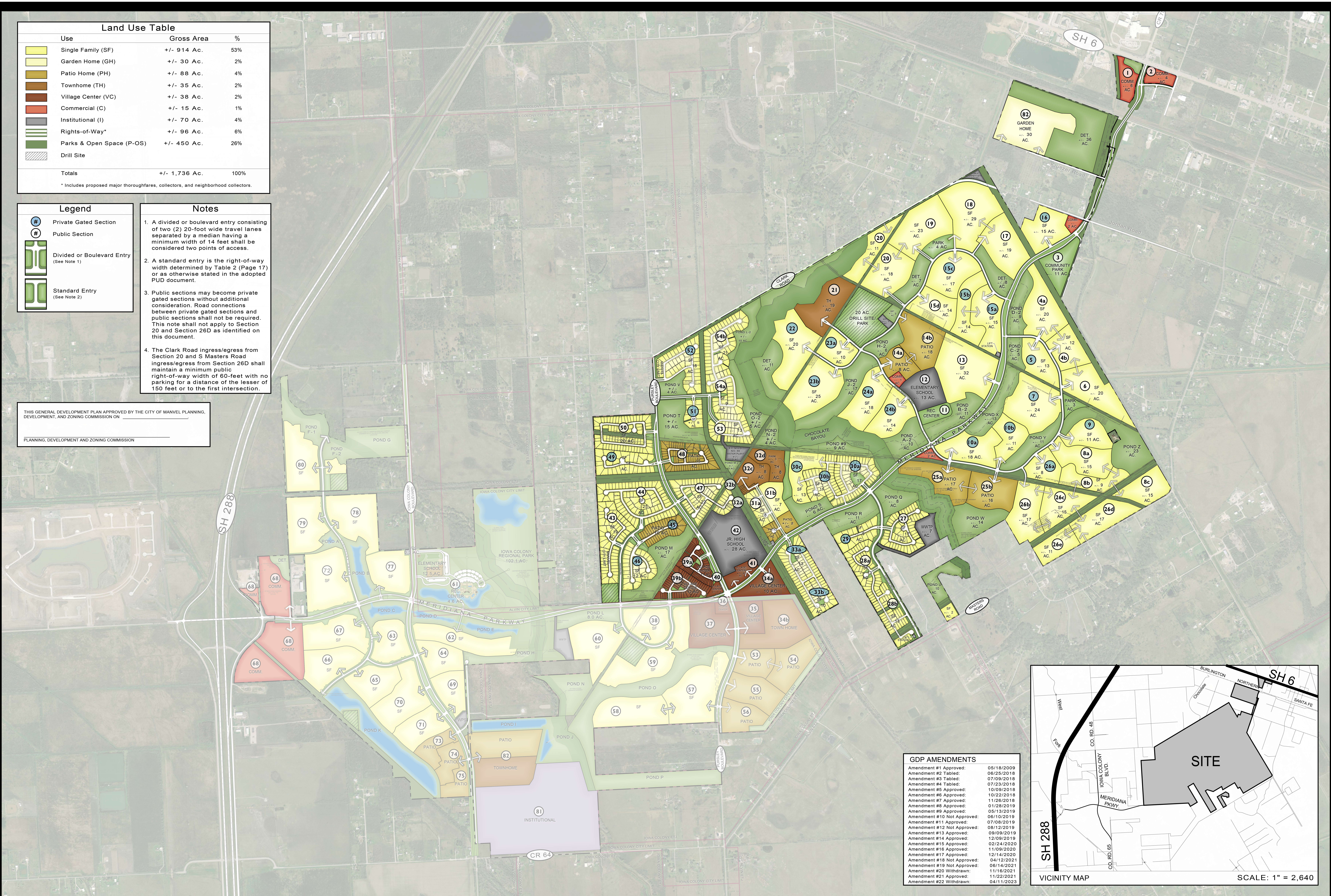
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

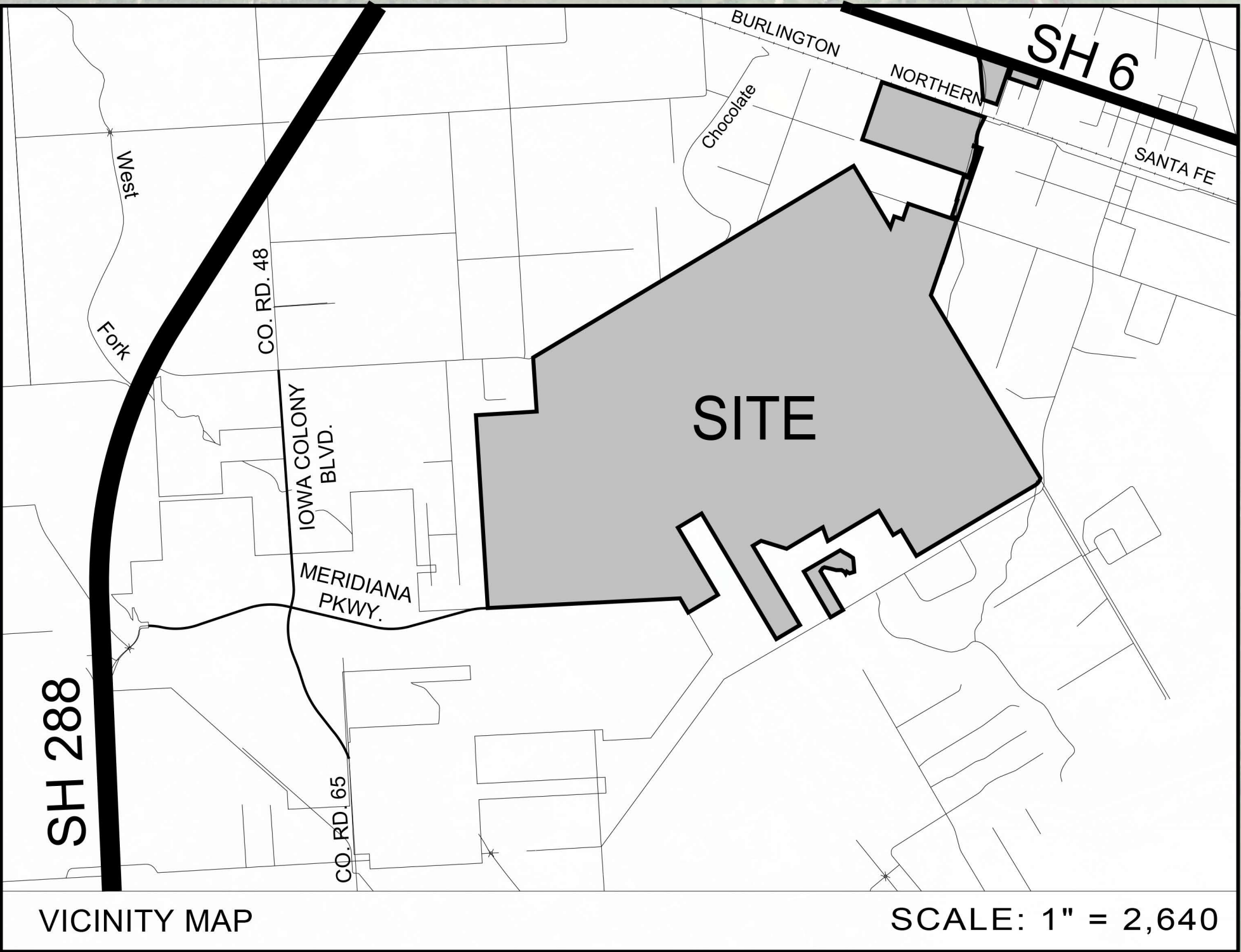
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





MANVEL PD&Z

DATA SHEET

MEETING DATE: June 10, 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 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 guests 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 a kitchenette or cooking facilities that do not include a full-size stove (30-inch in width or larger).

...

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 kitchenette 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-SFR) district.

...

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

...

Sec. 77-28. - 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. Occupancy: It shall be unlawful for the Accessory Dwelling Unit (ADU) to be leased or rented, whether compensation be direct or indirect.
 2. Number: One Accessory Dwelling Unit is allowed in addition to an existing single-family home and other accessory structures.
 3. Maximum size of an Accessory Dwelling Unit
 - i. Open Single-Family (O-SFR) District and single-family residential lots one acre or greater.
 1. A maximum of 650 square feet of living space for any Accessory Dwelling Unit or twenty percent of the square-footage of the existing single-family home, whichever is larger.
 - ii. Single-family Residential (SFR) and single-family residential lots less than one-acre.
 1. A maximum 650 square feet of living space for any Accessory Dwelling Unit.
 2. A maximum of 50 percent of the backyard area can be covered by buildings (area behind the principal residence to the rear of the property).
 3. Maximum Height: A maximum of thirty feet in height for an Accessory Dwelling Unit.
 4. Setbacks: All Accessory Dwelling Units must satisfy the minimum setbacks for an accessory structure within the zoning district or planned unit development.
 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. Kitchen Facilities: An Accessory Dwelling Unit can have a kitchenette but shall have a stove/range with a maximum width of 24-inches.
 7. Address: The address is the same as the principal residence.
 8. Drainage: All Accessory dwelling units shall satisfy the minimum requirements for flood damage prevention (Chapter 32) and all requirements from the Manvel Engineering Design Criteria Manual.

Sec. 77-38. - Reserved.

Accessory Dwelling Units (ADU) – June 10, 2024



Attached ADU



Attached Above Garage ADU



Detached ADU

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 a kitchenette or cooking facilities that do not include a full-size stove (30-inch in width or larger).

- *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 kitchenette 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.

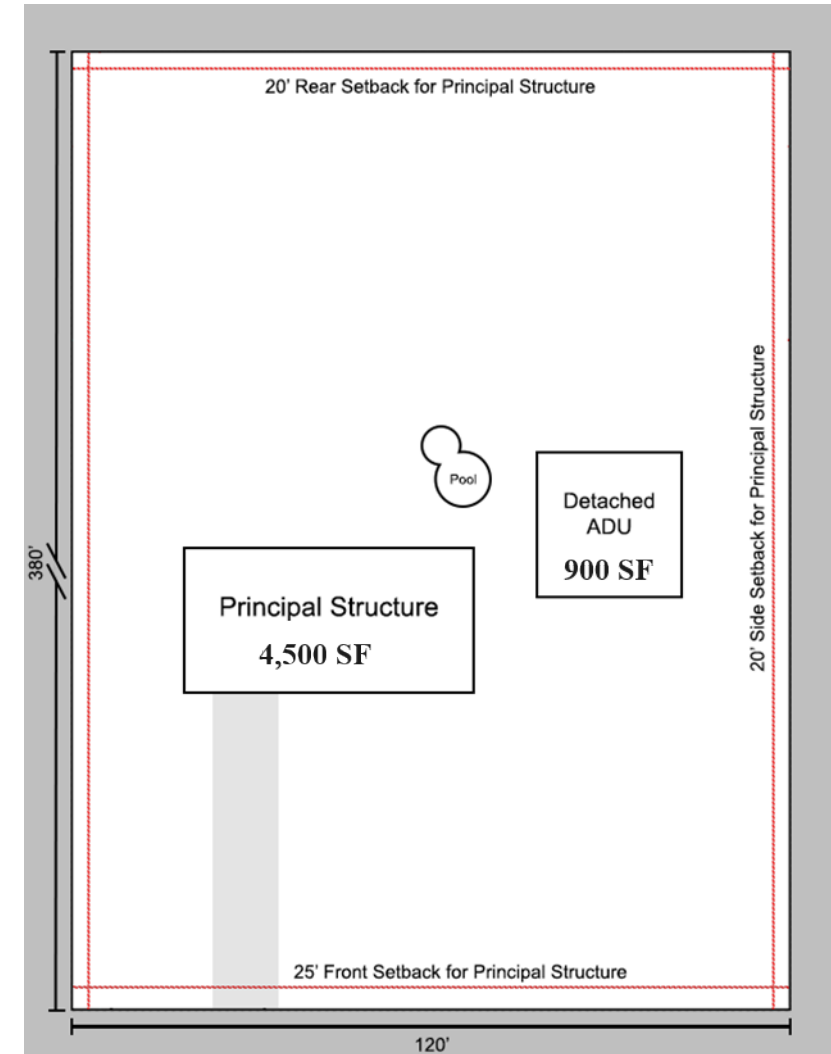
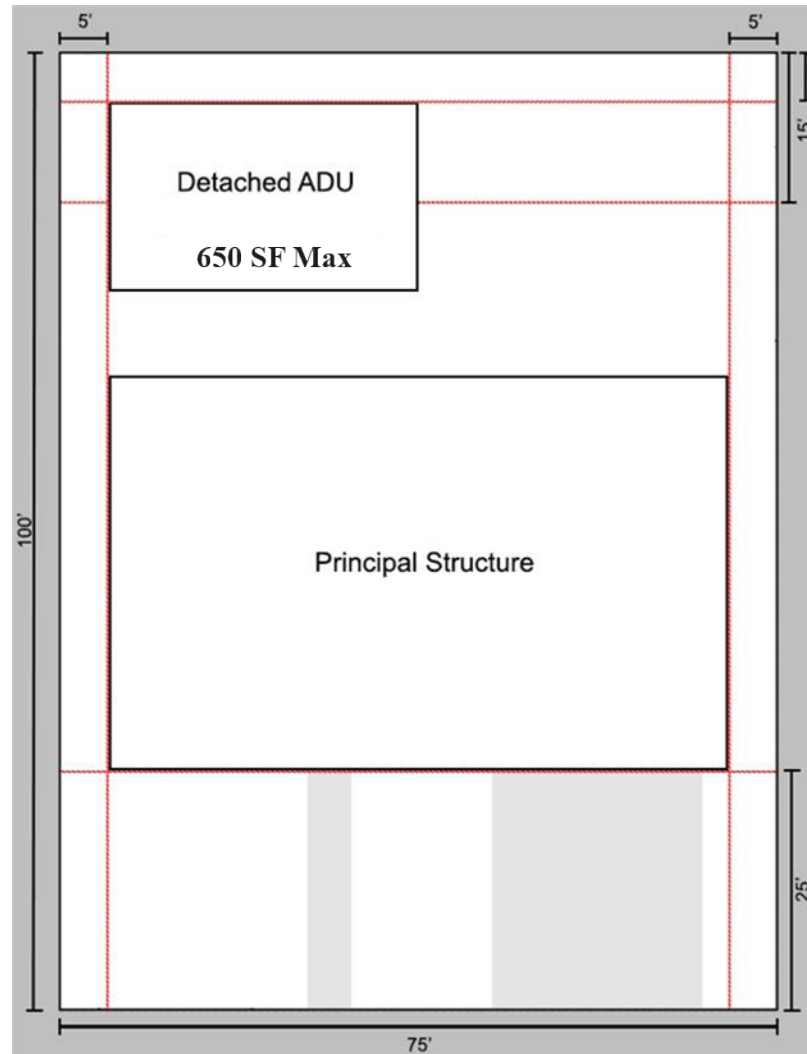
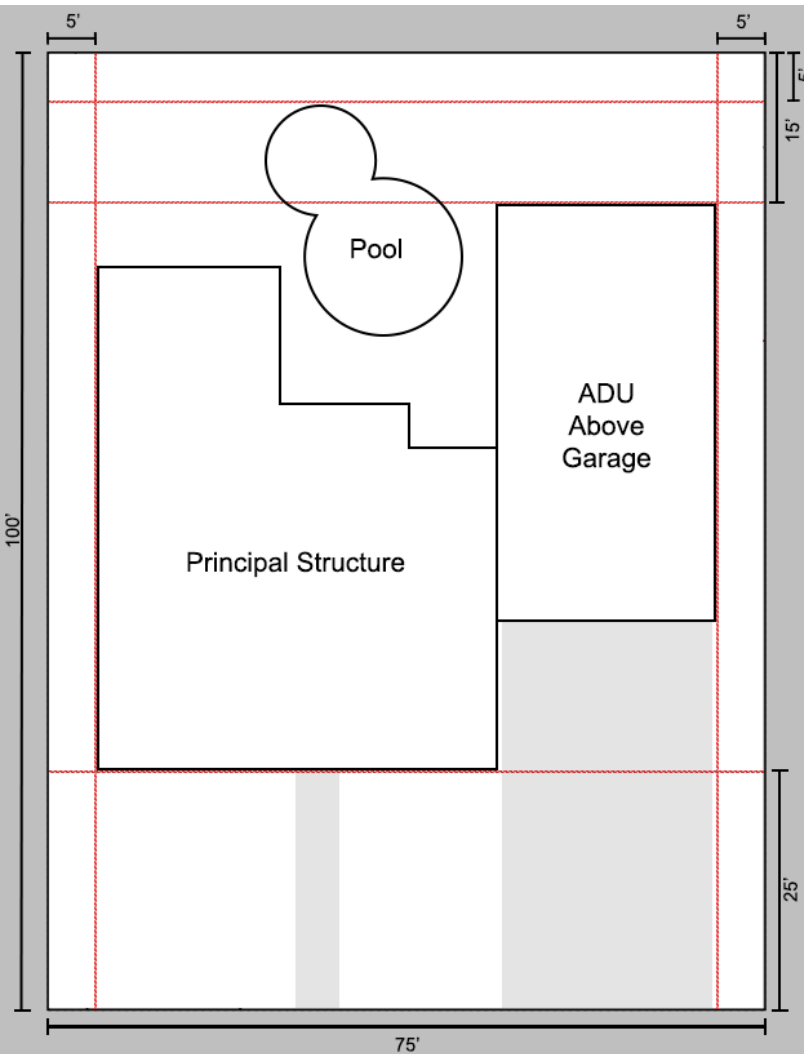


California accessory dwelling unit law: What's it all about?: Hoam. Hoa Management .com. (2022, March 14). Retrieved May 16, 2022, from <https://www.hoamanagement.com/accessory-dwelling-unit-law-california/>



Elizondo-Adu. Accessory Dwellings. (2016, November 16). Retrieved May 16, 2022, from <https://accessorydwellings.org/2016/11/18/al-shannon-elizondos-adu-a-houston-carriage-house/elizondo-adu/>

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. ADU is prohibited from being leased or rented.

3. Setbacks

- a. Same as accessory structures.**

4. Utility connections must be from primary residence.

5. Address

- a. Must be same as residence.**

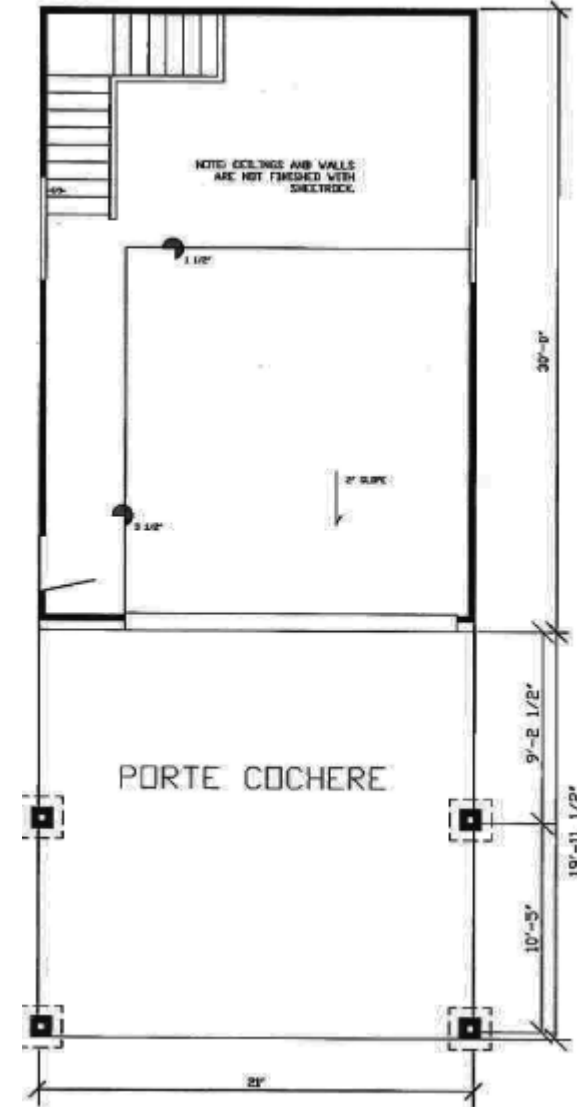
Accessory Dwelling Units (ADU) – June 10, 2024

Discussion Items from May 28, 2024 – PD&Z

1. Limitation of the size of the ADU

- a. Single-family lots under one acre
 - a. Max 650 square feet.
- b. One Acre or larger
 - a. Max 650 square 20% of the square-footage of the existing single-family home.

Discussion Item – Over the garage and floor plans.



Kitchen Facilities

2. Limit Kitchen Facilities in a ADU to a Kitchenette (Smaller stove).

1. Must be less than 30 inches or less in size.
2. Can have sink, dishwasher, and all other items associated with a kitchen.



575

\$806⁴⁹

★★★★★ (118)

Model# RG244WS

Summit Appliance

24 in. 2.9 cu. ft. Gas Range in White

 Pickup
Free ship to store

 Delivery
Delivery Available



490

\$588⁴⁵

★★★★★ (99)

Model# RE2411W

Summit Appliance

24 in. 2.9 cu. ft. Electric Range in White

Source: Home depot

Height

3. Maximum height of thirty (30) feet in height for Accessory Dwelling Unit (ADU).



Source: <https://stpetecatalyst.com/city-officials-hope-new-initiatives-increase-adus/>

Drainage

Drainage: All Accessory dwelling units shall satisfy the minimum requirements for flood damage prevention (Chapter 32) and all requirements from the Manvel Engineering Design Criteria Manual.

Future Public Hearing – 6-24-24

Questions/Comments?