

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 12, 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 Preliminary Plat for Valencia Section 14;
BEING A SUBDIVISION OF 26.294 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 7, 8, 15, AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

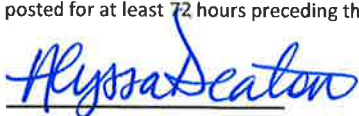
Regular Agenda

- A. Consideration and possible action to approve Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 80.992 ACRES, LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SEC. 71, ABSTRACT NUMBER 291 BRAZORIA COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AND A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO 2023-O-23, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve the Final Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.656 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- 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, Alyssa Deaton, Assistant 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 8/8/2024 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.



ALYSSA DEATON, ASSISTANT 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: _____

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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

Katy Harris _____
SIGNATURE DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 14 - Preliminary Plat
Applicant:	Katy Harris, LJA Engineering
PD&Z Meeting Date:	August 12, 2024
Submitted By:	Ellie Roohbakhsh, Assistant City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

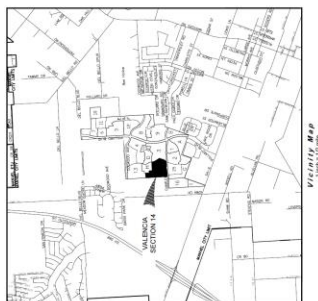
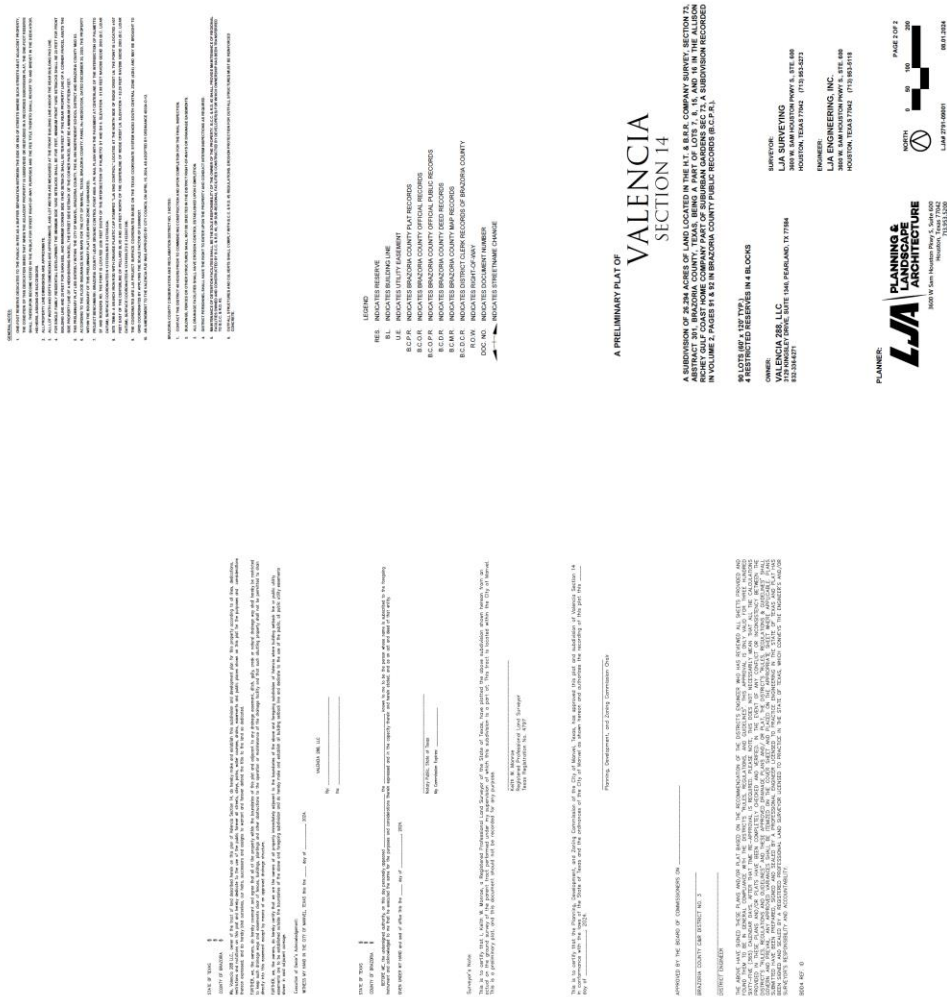
- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *The amendment to Valencia Planned Unit Development including Valencia Master Plan was approved by the City Council on April 15, 2024.*
- *This section is located along the western side of Chocolate Bayou, on the northern side of Charlotte Street (B-08).*
- *The proposed plat subdivides a 26.294-acre tract into 90 residential lots, 4 Blocks, and 4 reserves for landscape, open space, and drainage.*
- *This proposed section includes traditional single-family residential lots with minimum lot width of 60 feet and minimum lot area of 7,200 square feet.*

STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Valencia Section 14 - Preliminary Plat.

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

Plat Exhibit

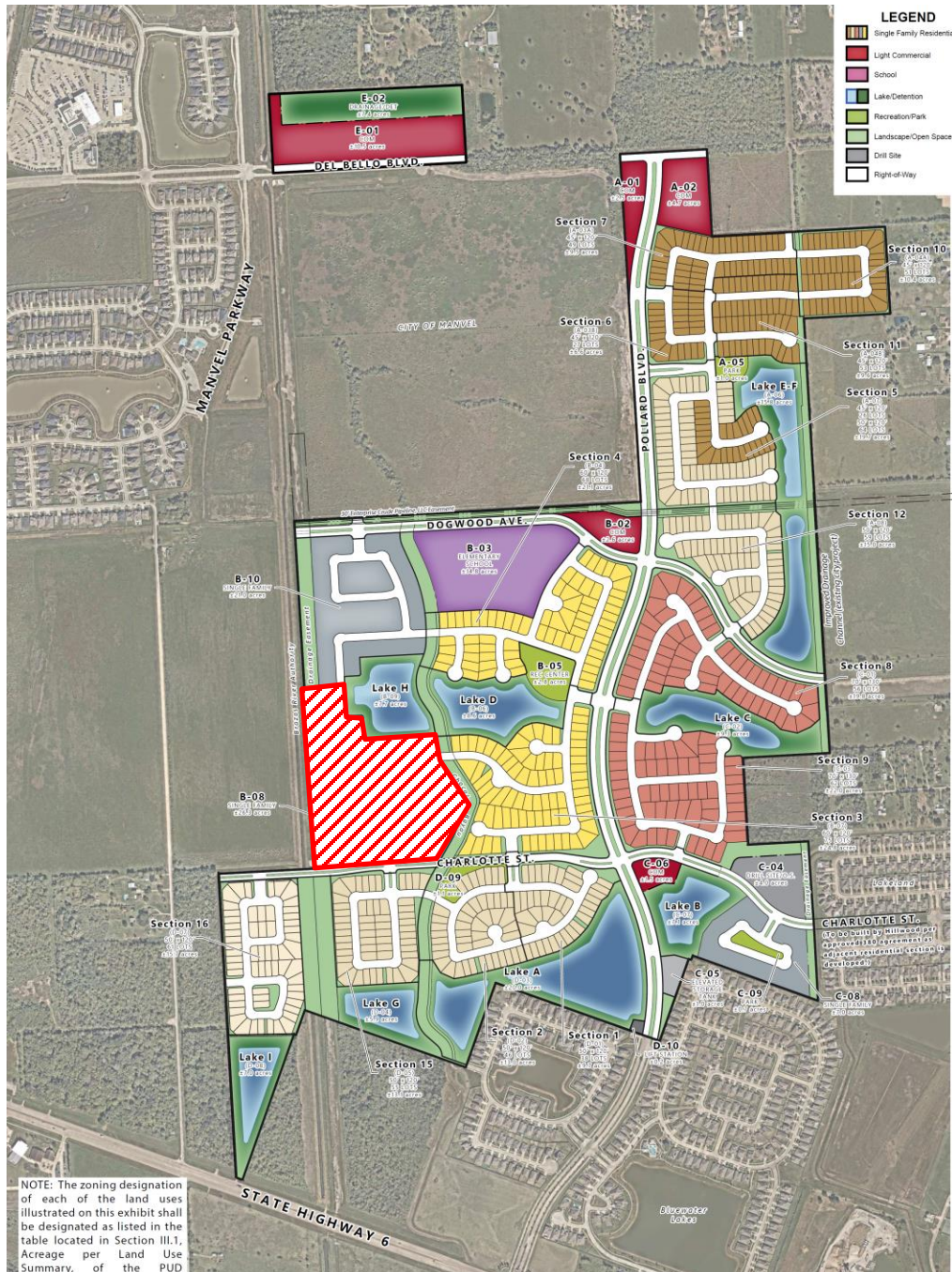
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DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



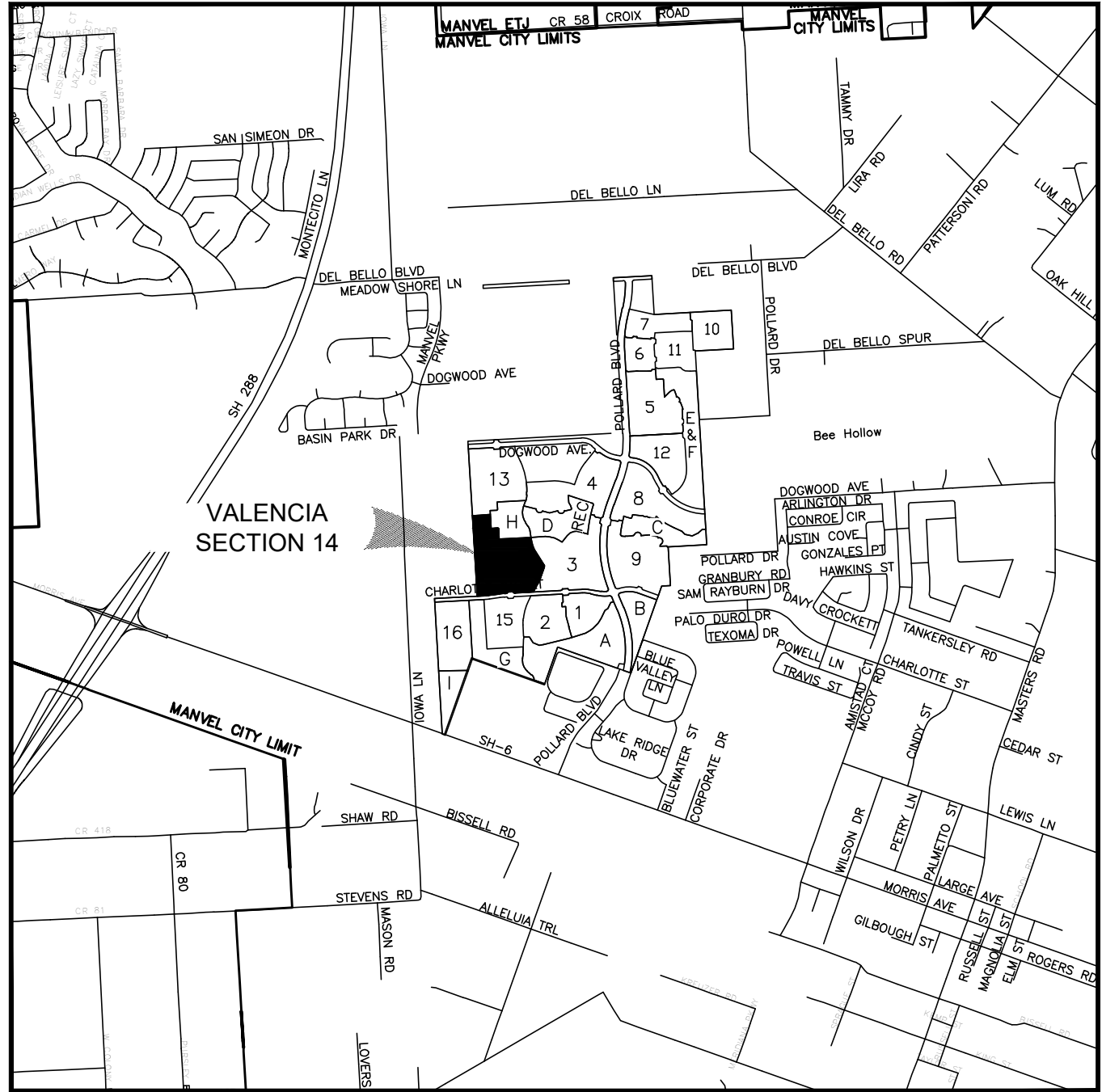
NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
HILLWOOD RESIDENTIAL
A subsidiary of Hillwood Residential, Inc.
10000 Hillwood Drive, Suite 100
Houston, Texas 77057
www.hillwoodresidential.com

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

Reference Date: 02-27-2024





Vicinity Map
1 inch = 1/2 mile

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°36'46" E	307.22'
L2	S 03°23'14" E	234.60'
L3	N 86°36'46" E	115.00'
L4	S 48°23'14" E	14.14'
L5	S 03°23'14" E	181.72'
L6	N 86°49'57" E	541.48'
L7	S 10°21'59" E	98.07'
L8	S 32°33'44" E	279.87'
L9	S 19°41'42" W	223.85'
L10	S 29°36'30" W	165.28'
L11	S 86°49'57" W	319.94'
L12	S 86°57'17" W	90.00'
L13	S 86°49'57" W	33.67'
L14	S 82°22'34" W	183.20'
L15	S 86°58'00" W	118.92'
L16	N 03°28'46" W	1,374.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	390.00'	22°11'45"	151.08'	S 21°27'52" E	150.14'
C2	35.00'	52°15'26"	31.92'	S 06°26'01" E	30.83'
C3	460.00'	9°54'47"	79.59'	S 24°39'06" W	79.49'
C4	25.00'	89°46'49"	39.17'	N 48°16'39" W	35.29'
C5	25.00'	90°13'11"	39.37'	S 41°43'21" W	35.42'
C6	1,030.00'	4°27'23"	80.11'	S 84°36'15" W	80.09'
C7	970.00'	4°35'27"	77.72'	S 84°40'17" W	77.70'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.055	2,400	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.214	9,309	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.660	28,731	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	3.507	152,780	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
TOTAL	4.436	193,220	

20' ROADWAY AND DRAINAGE EASEMENT
(ALONG NORTH, SOUTH AND WEST LINES)
VOL. 120, PG. 632, B.C.D.R.

25' WIDE DRAINAGE EASEMENT
VOL. 1177, PG. 396, B.C.D.R.

20' WIDE ROAD EASEMENT
VOL. 1177, PG. 396, B.C.D.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.691 ACRES
FILE NO. 2016025269, B.C.O.P.R.

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

20' ROADWAY AND DRAINAGE EASEMENT
(ALONG WEST LINE OF LOTS 7 AND 8)
VOL. 129, PG. 337, B.C.D.R.

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

20' WIDE RIGHT-OF-WAY ABANDONMENT
FILE NO. 2023012863
B.C.O.P.R.

GULF COAST WATER AUTHORITY (7.57
AC.) DOC. NO. 2020044179 B.C.O.P.R.

CALLED 0.115 ACRE TO LOT "E"
MICHAEL R. SHELTON DOC. NO.
2020003757 B.C.O.P.R.

LOT "D" PAUL H. DODD
DOC. NO. 2007014570
B.C.O.P.R.

LOT "C" HASAN A. SYED
DOC. NO. 2013057471
B.C.O.P.R.

LOT "B" LISHA LUPHER
DOC. NO. 2007014021
B.C.O.P.R.

DRAINAGE EASEMENT
BRAZORIA CO. MUD NO. 43
CALLED 1.675 ACRES
FILE NO. 2016026159, B.C.O.P.R.

LOT "A" ALTON
ROGERS DOC. NO.
2006025825 B.C.O.P.R.

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

VALENCIA
SECTION 16

VALENCIA
LAKE G

VALENCIA
SECTION 15

VALENCIA SECTION 2
DOC. NO. 2024014135
B.C.O.P.R.

VALENCIA SECTION 3
DOC. NO. 2024011330
B.C.O.P.R.

A PRELIMINARY PLAT OF

VALENCIA SECTION 14

A SUBDIVISION OF 26.294 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 7, 8, 15, AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

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

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

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

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

PLANNER:



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



LJA# 2791-09001

PAGE 1 OF 2

08.01.2024

GENERAL NOTES:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND BE VESTED IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES. AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 48038C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND ROGERS RD. THE POINT IS LOCATED 2336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.98 FEET NAVD83 GEOID 2003 (B.C. LIAR DATUM), SURFACE COORDINATES N 13737256.595 E 3127396.634.
- SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 63.29 FEET NAVD83 GEOID 2003 (B.C. LIAR DATUM), SURFACE COORDINATES N 13741996.372 E 3122367.896.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99998357.
- AN AMENDMENT TO THE VALENCIA PUD WAS APPROVED BY CITY COUNCIL ON APRIL 15, 2024, AS ADOPTED BY ORDINANCE #2024-0-12.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERRECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

RES. INDICATES RESERVE

B.L. INDICATES BUILDING LINE

U.E. INDICATES UTILITY EASEMENT

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

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

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

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

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

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

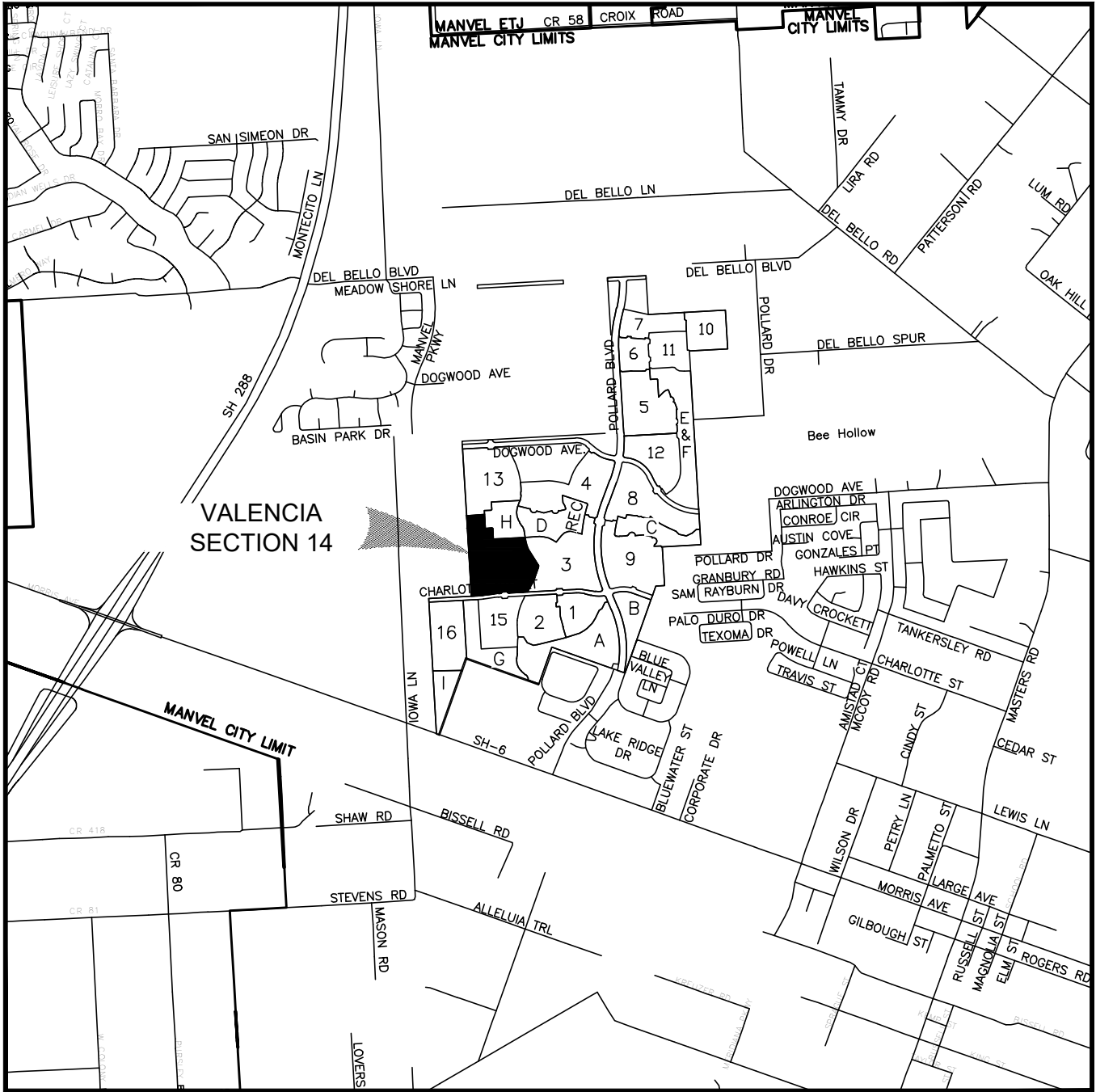
R.O.W. INDICATES RIGHT-OF-WAY

DOC. NO. INDICATES DOCUMENT NUMBER

INDICATES STREETNAME CHANGE

DISCLAIMER AND LIMITED WARRANTY

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



Vicinity Map
1 inch = 1/2 mile

STATE OF TEXAS §
COUNTY OF BRAZORIA §

We, Valencia 288 LLC, owner of the tract of land described herein on this plan of Valencia Section 14, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plot and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plot for the purposes and considerations thereon expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, the owners, do hereby covenant and agree that all of the property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions to the operation or maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

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

VALENCIA 288, LLC
By: _____
Its: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public, State of Texas
My Commission Expires: _____

Surveyor's Note:

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

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat and subdivision of Valencia Section 14 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2024.

Planning, Development, and Zoning Commission Chair

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA COUNTY C&R DISTRICT NO. 3

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICTS "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BDD4 REF. ID

GENERAL NOTES:

- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS USBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND/OR THE REAR BUILDING PAD LINE.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES. AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.
- THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, THE ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUD #3.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, PANEL No. 48039C0130K, DATED DECEMBER 30, 2020, THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (UNSHADED).
- PROJECT BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO ST AND RODGERS RD. THE POINT IS LOCATED 5336 FEET SOUTH OF THE INTERSECTION OF PALMETTO ST AND SH 6. ELEVATION = 51.95 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13737256.595 E 3127396.634.
- SITE TBM-8: A 58-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LN. THE POINT IS LOCATED ±107 FEET EAST OF THE CENTERLINE OF POLLARD BLVD AND ±19 FEET NORTH OF THE CENTERLINE OF RIDGE CREST LN. ELEVATION = 53.29 FEET NAVD88 GEOID 2003 (B.C. LIDAR DATUM). SURFACE COORDINATES N 13741995.372 E 3122367.696.
- THE COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99998357.
- AN AMENDMENT TO THE VALENCIA PUD WAS APPROVED BY CITY COUNCIL ON APRIL 15, 2024, AS ADOPTED BY ORDINANCE #2024-O-12.

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- CONTACT THE DISTRICT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN THE DISTRICT RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION.
- DISTRICT PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY AND CONDUCT INTERIM INSPECTIONS AS REQUIRED.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C. & R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C. & R.D. #3, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C. & R.D. #3.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH B.C.C. & R.D. #3 REGULATIONS. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE.

LEGEND

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

➤➤➤ INDICATES STREETNAME CHANGE

A PRELIMINARY PLAT OF

VALENCIA
SECTION 14

A SUBDIVISION OF 26.294 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 7, 8, 15, AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

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

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

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

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

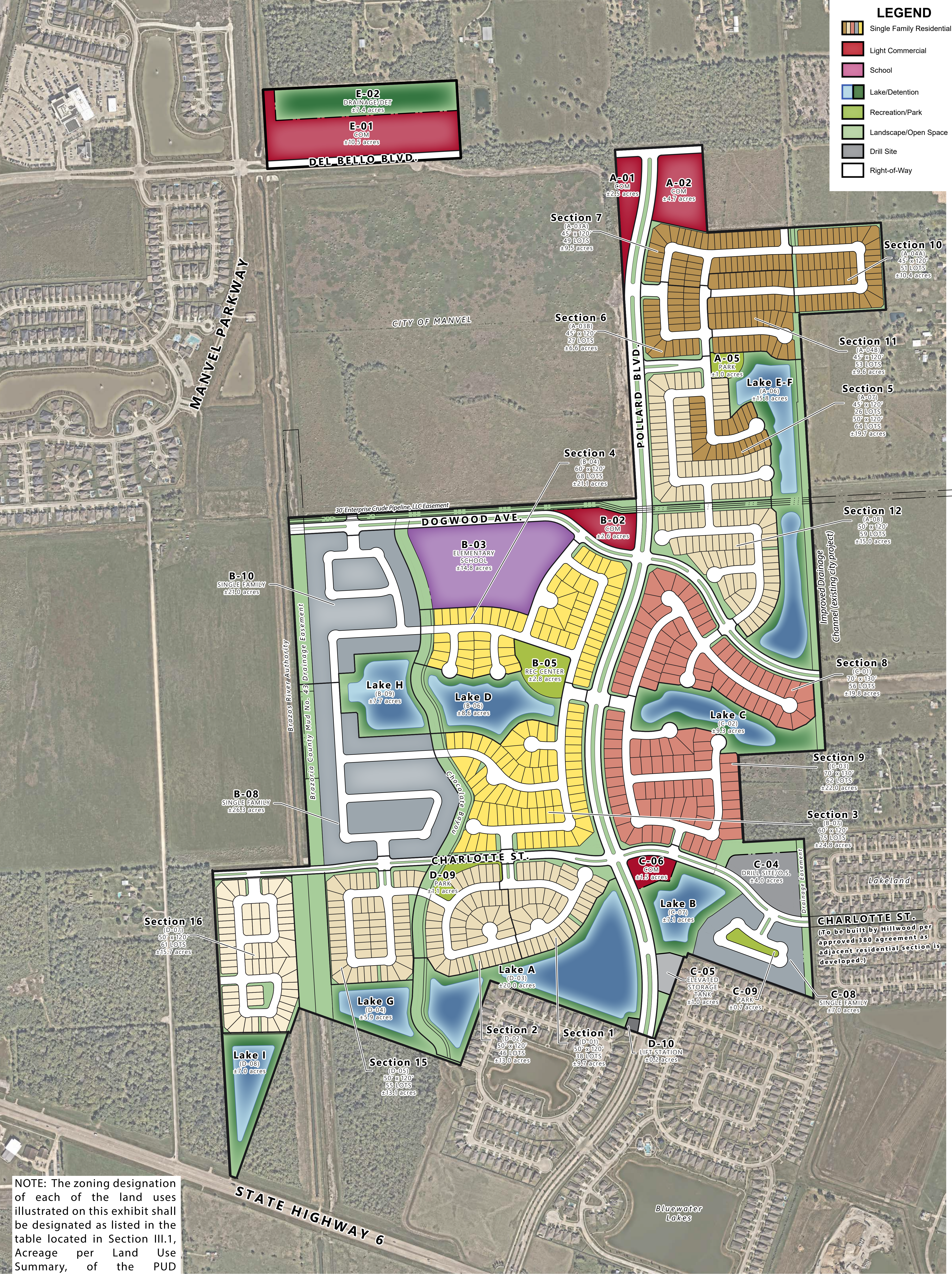
PLANNER:



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

DISCLAIMER AND LIMITED WARRANTY

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



LEGEND

- Single Family Residential
- Light Commercial
- School
- Lake/Detention
- Recreation/Park
- Landscape/Open Space
- Drill Site
- Right-of-Way

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

Prepared for
**HILLWOOD
RESIDENTIAL**

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

Reference Date: 02.27.2024

LJA **PLANNING & LANDSCAPE ARCHITECTURE**

RELATIONSHIPS | PROCESS | DESIGN

© Copyright 2024 LJA Engineering, Inc. Drawings, written material, and design concepts provided are the property of LJA and shall not be reproduced in part or whole in any form or format without written consent of LJA.

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

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 7/22/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:22 p.m.

Those in attendance were:

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

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Robert McClain, Police Captain
Elaheh Roohbakhsh, Associate Planner

Pledge

Public Comments: "Comment Card" Required

None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

(1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF

REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

(2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and

(3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

(4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Ryan Miller opened the Public Hearing at 6:24 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Ryan Miller closed the Public Hearing at 6:25 p.m.

Consent PDZ

- A. Approve Meridiana Section 4B Preliminary Plat;
BEING A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Meridiana Section 10 Preliminary Plat;
BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, BEING A PARTIAL REPLAT OF LOTS 11-14 BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, AND BEING A PARTIAL REPLANT 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.
- C. Approve Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 12.92 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13 BLOCK 1, OF THE LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat of Valencia Lake I;
A SUBDIVISION OF 6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY

SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF OUTLOT 174 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.).

- E. Approve the meeting minutes to date.

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

The motion carried with a vote: 7/0

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

No: None

Absent: Noe

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve a Final Plat for Valencia Section 16; BEING A SUBDIVISION OF 15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65 , ABSTRACT 285, BRAZORIA COUNTY, TEXAS; BEING PORTION OF OUTLOT 174 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.).

City Staff recommends denial due to the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Revise the CPL to accurately include the metes and bounds description referenced as Exhibit A for the subject section (Section 62-41 (b)(5) & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
4. Please review the eastern boundary line indicated for BCMUD 83. Its alignment does not match the boundary indicated in the approved Valencia Lake G Final Plat and Valencia Section 16 Preliminary Plat (Section 62-41 (b) (10)).
5. Please review to revise the building setback line on the north boundary of the proposed plat if applicable. It shows two (2) B.L. s (10' and 25') (Section 62-41 (b) (13)).
6. The 25'x 15' STM S.E. in Reserve D near the ROW Line of Ashwood Grove St should be revised to be 20' x 15' STM S.E. as shown on the Approved Construction plan (Section 62-41 (b)(13)).
7. Add a column to the Reserve Table including the entity responsible for maintenance of each Reserve. Additionally, in the Reserve Table, Reserve E should have Utilities Added and Reserve F should have Drainage and Utilities Added to the Description (Section 62-41 (b) (18)).
8. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (19)).
9. Revise the notes numbering to address the duplicate number issue.

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

The motion carried with a vote: 7/0

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

No: Ryan Miller, Christy Kennard

Absent: None

Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-24;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING CHAPTER 77 - ZONING, OF THE CODE OF ORDINANCES, PROVIDING FOR THE REGULATION OF ACCESSORY DWELLING UNITS; PROVIDING FOR THE CREATION AND MODIFICATION OF DEFINITIONS RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS, SECTION 77-3, DEFINITIONS; PROVIDING FOR AMENDMENTS TO SECTION 77-27, OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-28, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-37, BY ESTABLISHING A NEW SECTION 77-37 - ACCESSORY DWELLING UNIT (adu); AND PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mary Ann Atkinson asked for the discrepancies with the kitchen oven size to be corrected. She also wants to ensure we have a way to track/regulate the ADUs.

PDZ Member Ryan Miller made the motion to approve and forward with recommendation to Council with the condition that the inconsistencies in the stove size and consanguinity be addressed. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2024-O-28;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

(1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

(2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and

(3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

(4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Ian Knox, Build Safe/BBG, provided an overview. Staff recommends approval.

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

The motion carried with a vote: 7/0

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

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

PDZ Member Delores Martin made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:52 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



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: _____

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: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE 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.

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Foxtail Palms - Final Plat
Applicant:	Chad Miller, R.G. Miller
PD&Z Meeting Date:	August 12, 2024
Submitted By:	Ellie Roohbakhsh, Assistant City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *Foxtail Palms is a proposed residential subdivision located within a single-family residential zoning district.*
- *The subject site is located on the west side of SH 288, North of Manvel Town Center site, extending up to the southern boundary of Rodeo Palms Parkway.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 29.*
- *Foxtail Palms master plan (also serves as the Preliminary Plat) was approved by Planning, Development, and Zoning (PD&Z) Commission in February 2022. A 6-Month preliminary plat extension was approved by PD&Z Commission in January 2023.*
- *The proposed plat generally conforms to the approved preliminary plat.*
- *The proposed plat subdivides an 80.992-acre tract into 227 residential lots, 7 blocks, and 14 reserves.*
- *Reserve acreage is used for landscaping, drainage, public park, incidental utility, and detention.*
- *The plat boundary includes an existing right-of-way (along the western boundary) which is partly within City of Manvel Extra Territorial Jurisdiction and partly within City Limits. This right-of-way has been abandoned by Brazoria County and City of Manvel.*
- *According to Manvel Code of Ordinances Section 47-6. Parkland and trail dedication requirements., parkland dedication of one acre of land per 100 homes is required for single-family residential development. This proposed development subdivides an approximately 80.992 acres tract into 227 residential lots. Therefore, 2.27 acres of land required to be dedicated as parkland.*
- *The applicant is proposing to dedicate 4.506 acres (Reserve G) as a public park to meet the parkland dedication requirement.*
- *This proposed final plat was previously approved by Planning, Development, and Zoning Commission in August 2024. The applicant has submitted this revised plat due to a shift in the Rodeo Drive Right of Way approximately 60 feet to the south.*

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

The City staff recommends approval of the Foxtail Palms Final Plat with one (1) condition. The condition includes:

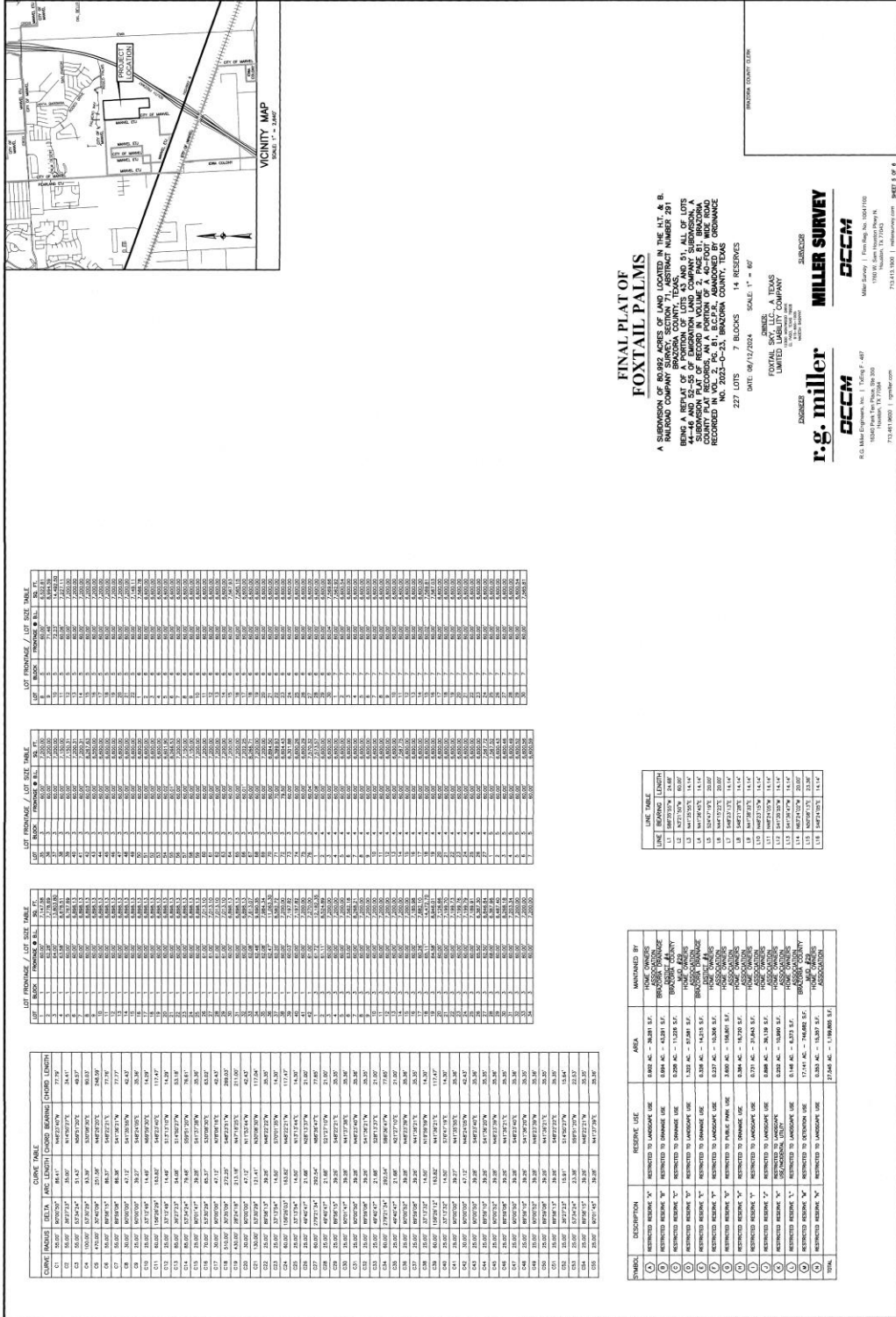
1. The acreage in the provided tax certificates does not match the acreage on this proposed plat. Please provide the tax certificates that cover the entire acreage to ensure accuracy and consistency (Section 62-41 (b) (17)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit





DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Charles T. Manning, 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 consideration therein expressed.

Given under my hand and seal of office, this 22nd day of January, 2024.

My Commission Expires August 2, 2025

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Charles T. Manning, 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 consideration therein expressed.

Given under my hand and seal of office, this 22nd day of January, 2024.

My Commission Expires August 2, 2025

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Charles T. Manning, 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 consideration therein expressed.

Given under my hand and seal of office, this 22nd day of January, 2024.

My Commission Expires August 2, 2025

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

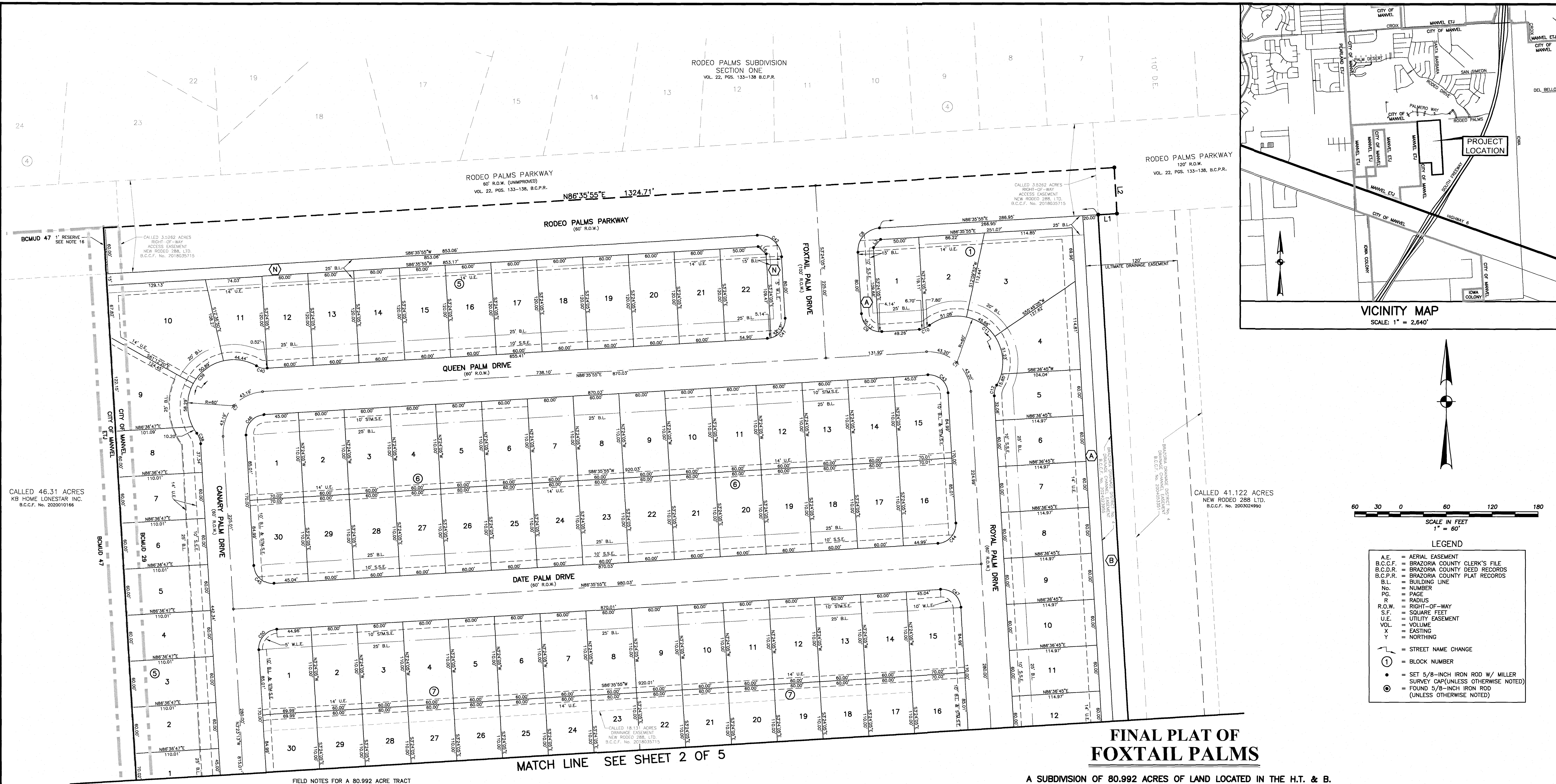
BEFORE ME, the undersigned authority, on this day personally appeared Charles T. Manning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 22nd day of January, 2024.

My Commission Expires August 2, 2025

NOTARY PUBLIC
STATE OF TEXAS

L:\MISC\FOXTAIL PALMS\4464.001 SEC. 1\CAD\PLAT\4464-001_PLAT_020624.DWG Jul. 30, 2024--10:11 AM CHAD MILLER



FIELD NOTES FOR A 80.992 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 80.992 ACRES (3,528,001 SQUARE FEET), LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION (SEC.) 71, ABSTRACT NUMBER (NO.) 291 IN BRAZORIA COUNTY, TEXAS; SAID 80.992 ACRE TRACT BEING A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44, 45, 46, 52, 53, 54 AND 55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME (VOL.) 2, PAGE (PG.) 81, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ALL OF A CALLED 1.086 ACRE TRACT CLOSED, VACATED AND ABANDONED BY ORDINANCE NO. 2023-0-23 AND RECORDED IN THE NAME OF FOXTAIL SKY, LLC IN B.C.C.F. NO. 2023010228, AND BEING ALL OF A CALLED 79.87 ACRE TRACT RECORDED IN THE NAME OF FOXTAIL SKY, LLC IN B.C.C.F. NO. 2019037012; SAID 80.992 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON PIPE WITH A CAP STAMPED BROWN & GAY FOUND AT THE SOUTHEAST CORNER OF SAID 79.87 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CALLED 18.428 ACRE TRACT RECORDED IN THE NAME OF MANVEL TOWN CENTER, LTD. IN B.C.C.F. NO. 2007004253, ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF SAID 40-FOOT WIDE ROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 79.87 ACRE TRACT, BEING THE NORTH LINES OF SAID 18.428 ACRE TRACT AND RESTRICTED RESERVES D'AND 'A' OF MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES, A SUBDIVISION OF RECORD IN FILE NO. 2023010263, B.C.P.R., SOUTH 86 DEGREES 38 MINUTES 32 SECONDS WEST, A DISTANCE OF 640.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED EHRA FOUND AT THE SOUTHERLY SOUTHWEST CORNER OF SAID 79.87 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 79.87 ACRE TRACT AND RESTRICTED RESERVE 'C' OF SAID MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES, NORTH 03 DEGREES 23 MINUTES 15 SECONDS WEST, A DISTANCE OF 702.50 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED EHRA FOUND AT THE NORTHEAST CORNER OF SAID RESTRICTED RESERVE 'C' AND BEING AN INTERIOR CORNER OF SAID 79.87 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 79.87 AND 1.086 ACRE TRACTS, BEING THE NORTH LINE OF SAID RESTRICTED RESERVE 'C'; SOUTH 86 DEGREES 38 MINUTES 32 SECONDS WEST, A DISTANCE OF 660.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE SOUTHWEST CORNER OF SAID 1.086 ACRE TRACT, FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 1.086 ACRE TRACT, NORTH 03 DEGREES 23 MINUTES 15 SECONDS WEST, A DISTANCE OF 2,366.35 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR THE NORTHWEST CORNER OF SAID 1.086 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID 1.086 AND 79.87 ACRE TRACTS, BEING THE SOUTH R.O.W. LINE OF RODEO PALMS PARKWAY (60-FOOT WIDE AT THIS POINT PER VOL. 22, PG. 133-138, B.C.P.R.), NORTH 86 DEGREES 35 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,324.71 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE EAST R.O.W. LINE OF SAID 40-FOOT WIDE ROAD;

THENCE, WITH THE LINE COMMON TO SAID EASTERLY 40-FOOT WIDE ROAD AND SAID RODEO PALMS PARKWAY (120-FOOT WIDE AT THIS POINT), SOUTH 03 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE NORTHWEST CORNER OF A CALLED 41.122 ACRE TRACT RECORDED IN THE NAME OF NEW RODEO 288 LTD. IN B.C.C.F. NO. 2003027990, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID EASTERLY 40-FOOT WIDE ROAD, SOUTH 86 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 24.68 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET ON THE WEST R.O.W. LINE OF SAID EASTERLY 40-FOOT WIDE ROAD, BEING THE EAST LINE OF SAID 79.87 ACRE TRACT;

THENCE, WITH THE EAST LINE OF SAID 79.87 ACRE TRACT, BEING THE WEST R.O.W. LINE OF SAID EASTERLY 40-FOOT WIDE ROAD, SOUTH 03 DEGREES 23 MINUTES 15 SECONDS EAST, A DISTANCE OF 3,009.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 80.992 ACRES OF LAND.

FINAL PLAT OF
FOXTAIL PALMS

A SUBDIVISION OF 80.992 ACRES OF LAND LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NUMBER 291 BRAZORIA COUNTY, TEXAS,

BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AN A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO. 2023-0-23, BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 08/12/2024 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC., A TEXAS
LIMITED LIABILITY COMPANY

12300 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-885-1008
NAGESH BASNYAT

ENGINEER
r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F-487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

SURVEYOR
MILLER SURVEY

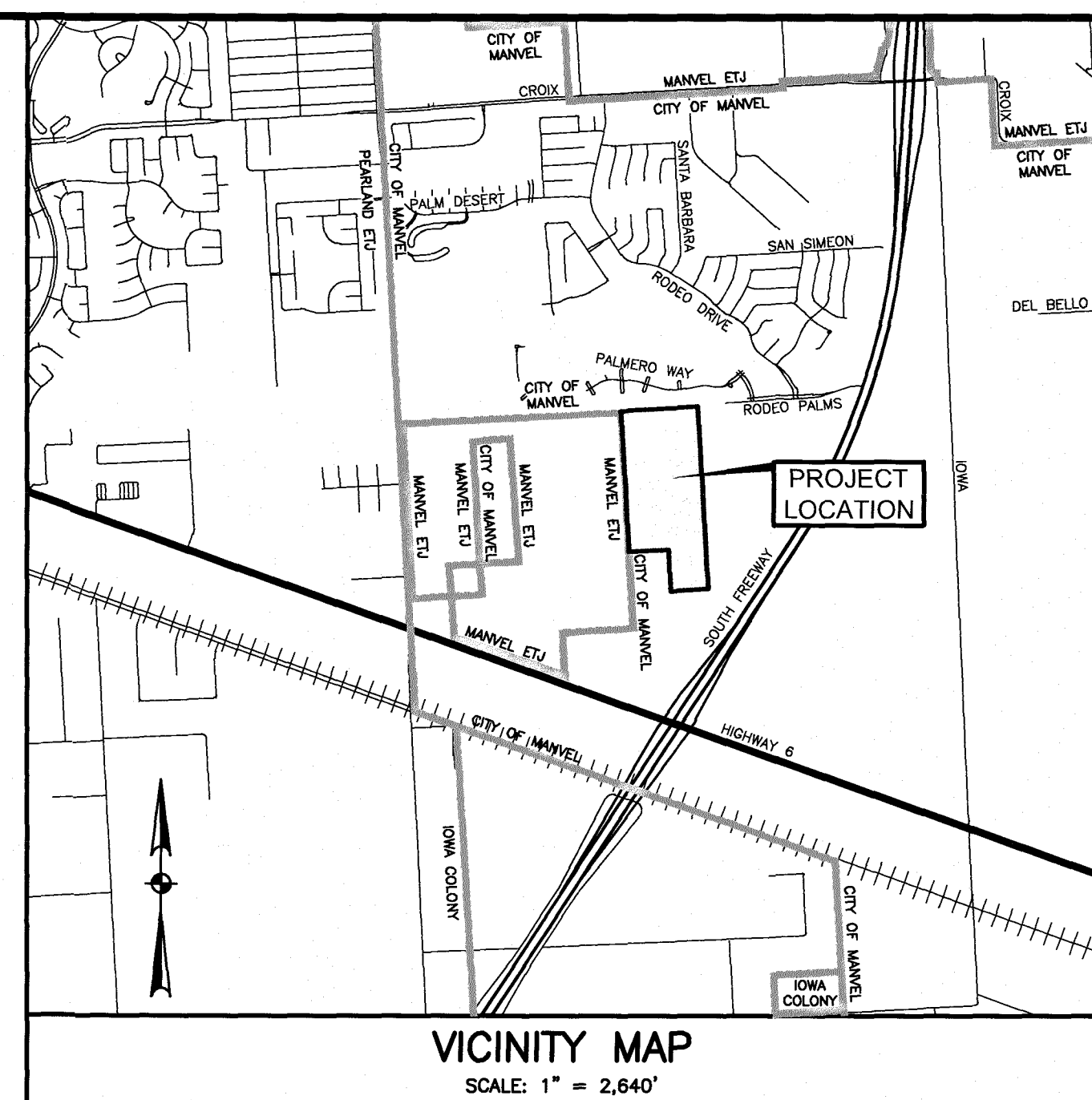
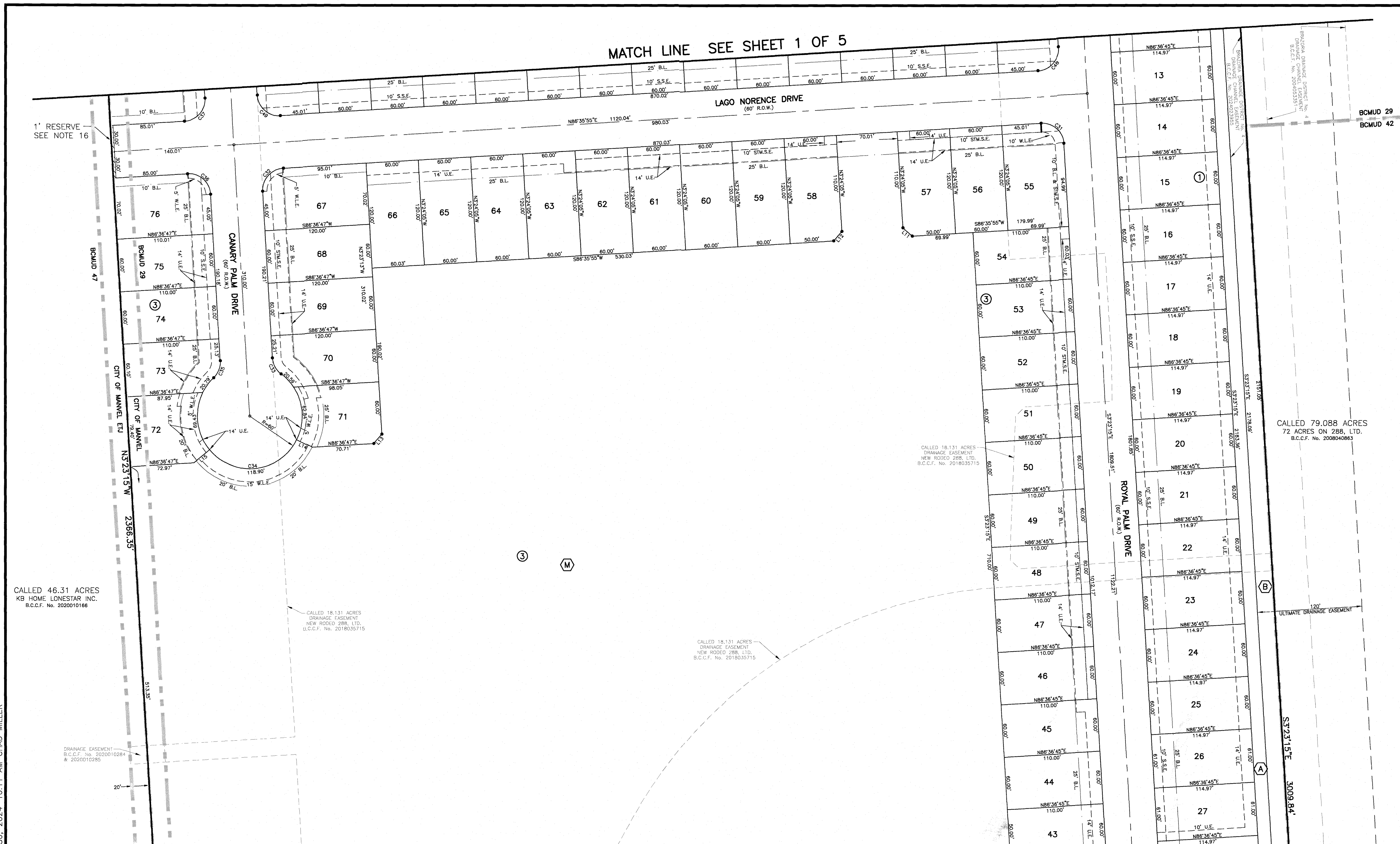
DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 1 OF 6

BRAZORIA COUNTY CLERK



- GENERAL NOTES:**
1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). SOUTHWEST CENTRAL ZONE. THE COORDINATES ARE GRID COORDINATES, BASED ON THE TEXAS SOUTHWEST CENTRAL ZONE. 4204 AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9999683139. ALL DISTANCES ARE SURFACE DISTANCES
 2. PROJECT BENCHMARK: BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. RP-1 BEING A BRASS CAP STAMPED "RP-1" SET IN THE CONCRETE HEADWALL ALONG THE SOUTH SIDE OF STATE HIGHWAY 6 AT THE STREAM CENTERLINE OF RODEO PALMS DITCH. ELEVATION 54.41' (NAVD88, 2011 ADJUSTMENT).
 3. TEMPORARY BENCHMARK "A": BEING A BOX CUT ON THE SOUTHWEST CORNER OF A SLOPED CONCRETE DRAINAGE STRUCTURE, LOCATED ON THE WEST HIGH-BANK OF A DRAINAGE DITCH RUNNING NORTH AND SOUTH. ELEVATION 52.70' (NAVD88). THE NORTHWEST PROPERTY CORNER OF THE SUBJECT TRACT, ±800' SOUTHWEST OF THE CENTERLINE INTERSECTION OF RODEO PALMS PARKWAY AND RODEO PALMS BLVD. ELEVATION 52.93' (NAVD88).
 4. TEMPORARY BENCHMARK "B": BEING A 5/8" IRON ROD WITH A CAP STAMPED "CONTROL", LOCATED ON THE EAST HIGH BANK OF A DRAINAGE DITCH RUNNING NORTH AND SOUTH, ±90' SOUTHEAST OF THE SOUTHEAST PROPERTY CORNER OF THE PROJECT TRACT, ±275' SOUTH OF THE INTERSECTION OF 2 DRAINAGE DITCHES. ELEVATION 56.70' (NAVD88).
 5. ALL FOURTEEN (14) FOOT UTILITY EASEMENTS SHOWN EXTEND SEVEN (7) FEET ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED. ALL SIDE LOT LINE 10 FOOT UTILITY EASEMENTS SHOWN EXTEND FIVE (5) FEET ON EITHER SIDE OF THE SIDE LOT LINE.
 6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 7. NO PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
 8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 9. THIS PLAT BOUNDARY CLOSURES WITHIN 1:15,000.
 10. A VARIANCE REQUEST FOR BRAZORIA DRAINAGE DISTRICT NO. 4, REFERENCE ID NO. 20191 WAS APPROVED ON JANUARY 14, 2021. THE VARIANCE REQUEST REQUESTED RIGHT-OF-WAY WIDTH OF THE RODEO PALMS DITCH (E102-00-00) TO BE REDUCED TO 120 FEET BETWEEN RODEO PALMS PARKWAY AND STATE HIGHWAY 288.
 11. RESERVE "C" IS BEING DEDICATED AS PUBLIC PARK FOR PUBLIC USE AND THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE.
 12. THE PLATTED ACREAGE IS ENTIRELY OUTSIDE OF THE FLOODPLAIN.
 13. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
 14. THIS FINAL PLAT WILL EXPIRE TWO YEARS AFTER FINAL APPROVAL BY THE PLANNING, DEVELOPMENT AND ZONING COMMISSION, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD. THE ONE-YEAR EXTENSION PERIOD GRANTED BY THE PLANNING, DEVELOPMENT AND ZONING COMMISSION.
 15. THE DEVELOPMENT REGULATIONS AND THE CITY PERMITS ARE REQUIRED ON ALL PROPERTY WITHIN THE CORPORATE LIMITS AND EXTRA-TERRESTRIAL JURISDICTION OF THE CITY.
 16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 17. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CAPITAL TITLE, EFFECTIVE DATE JUNE 24, 2024. ALL BEARINGS REFERENCE ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTHWEST CENTRAL ZONE.
 18. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT AS RECORDED UNDER B.C.C.F. NO. 2023032187.
 19. THE EXISTING 40' RIGHT OF WAY THAT WAS DEDICATED IN VOL. 2 PG. 81 OF THE BRAZORIA COUNTY PLAT RECORDS ALONG THE WESTERN BOUNDARY HAS BEEN ABANDONED PER BRAZORIA COUNTY COMMISSIONER'S COURT ORDER NO. 8-6-4, BRAZORIA COUNTY CLERK'S FILE NO. 2023018228 AND THE CITY OF MANVEL ORDINANCE NO. 2023-0-23.
 20. THE PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 29, THE INCORPORATED LIMITS IS THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.

FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.992 ACRES OF LAND LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NUMBER 291 BRAZORIA COUNTY, TEXAS,
BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AN A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO. 2023-0-23, BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 08/12/2024 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC., A TEXAS
LIMITED LIABILITY COMPANY

ENGINEER

r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

16340 Park Ten Place, Ste 350

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SURVEYOR

MILLER SURVEY

DECM

Miller Survey 1 Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.

713.413.1900 | millersun@ev.com

SHEET 2 OF 6

PARKLAND DEDICATION REQUIREMENTS

NUMBER OF RESIDENTIAL LOTS = 227

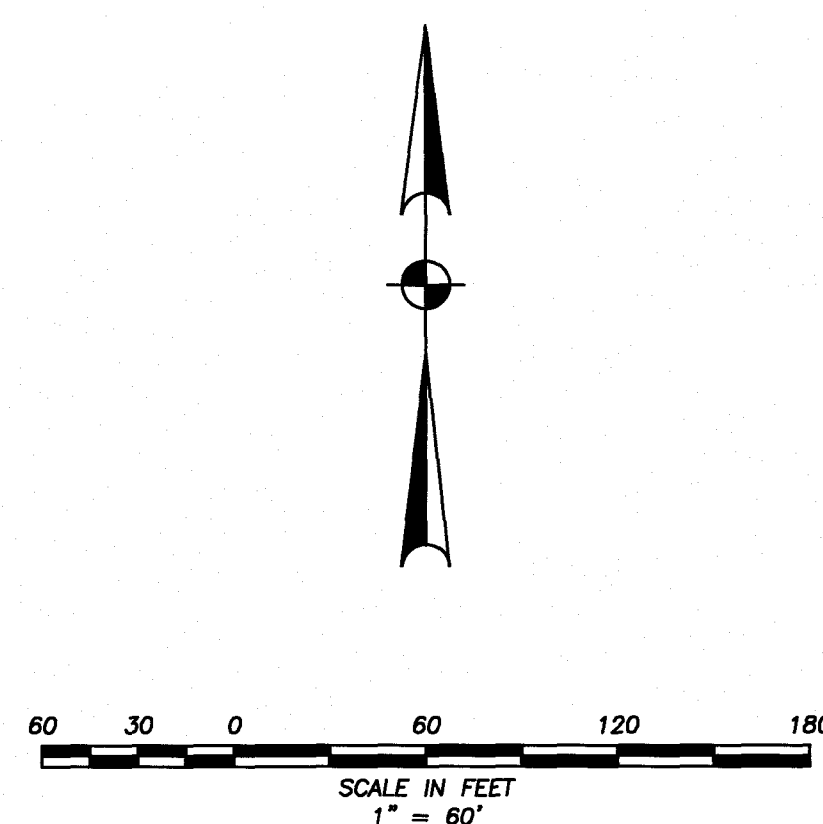
PARKLAND REQUIRED @

ONE (1) ACRE PER 100 LOTS = 2.270 ACRES (98,881 S.F.)

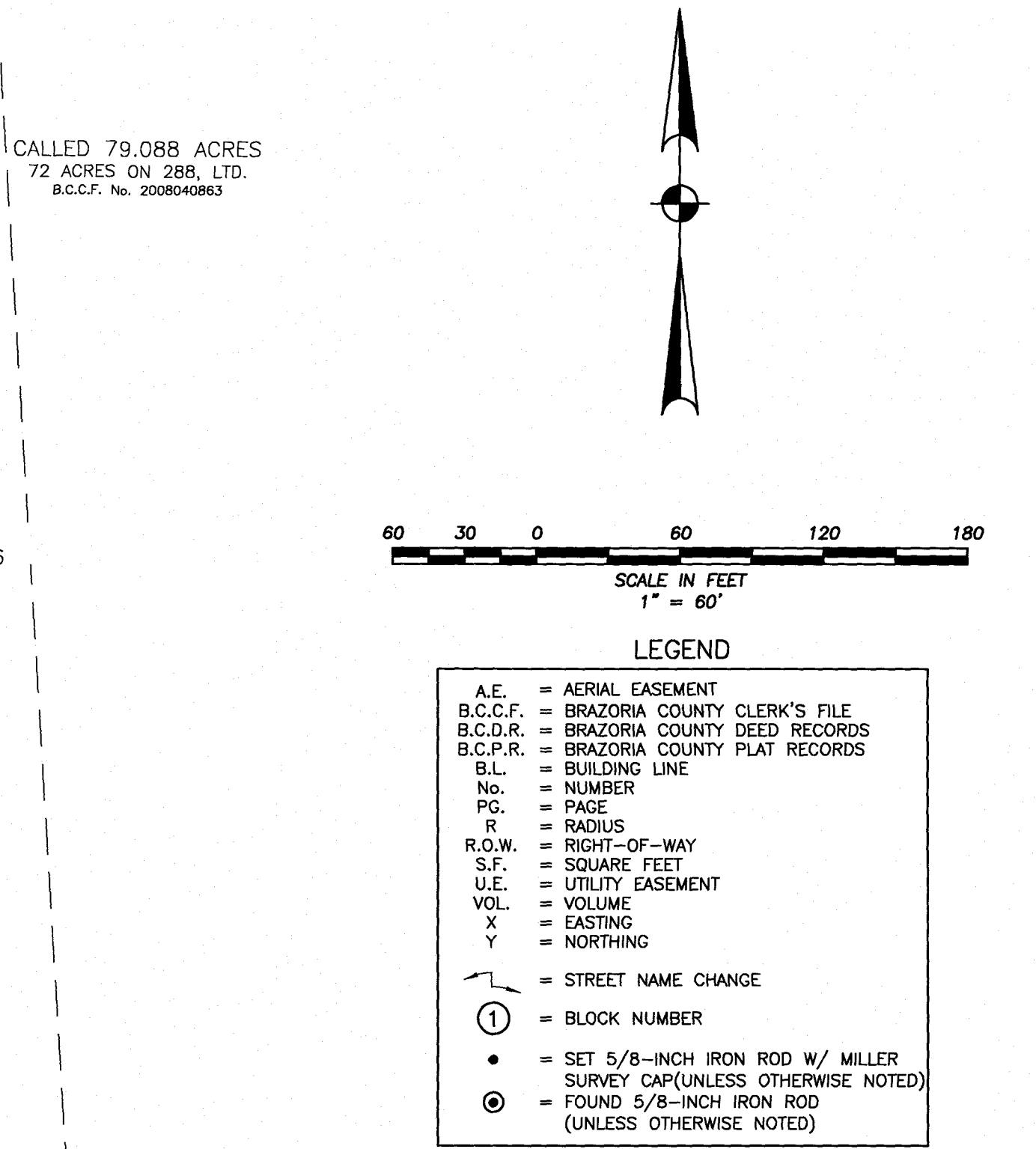
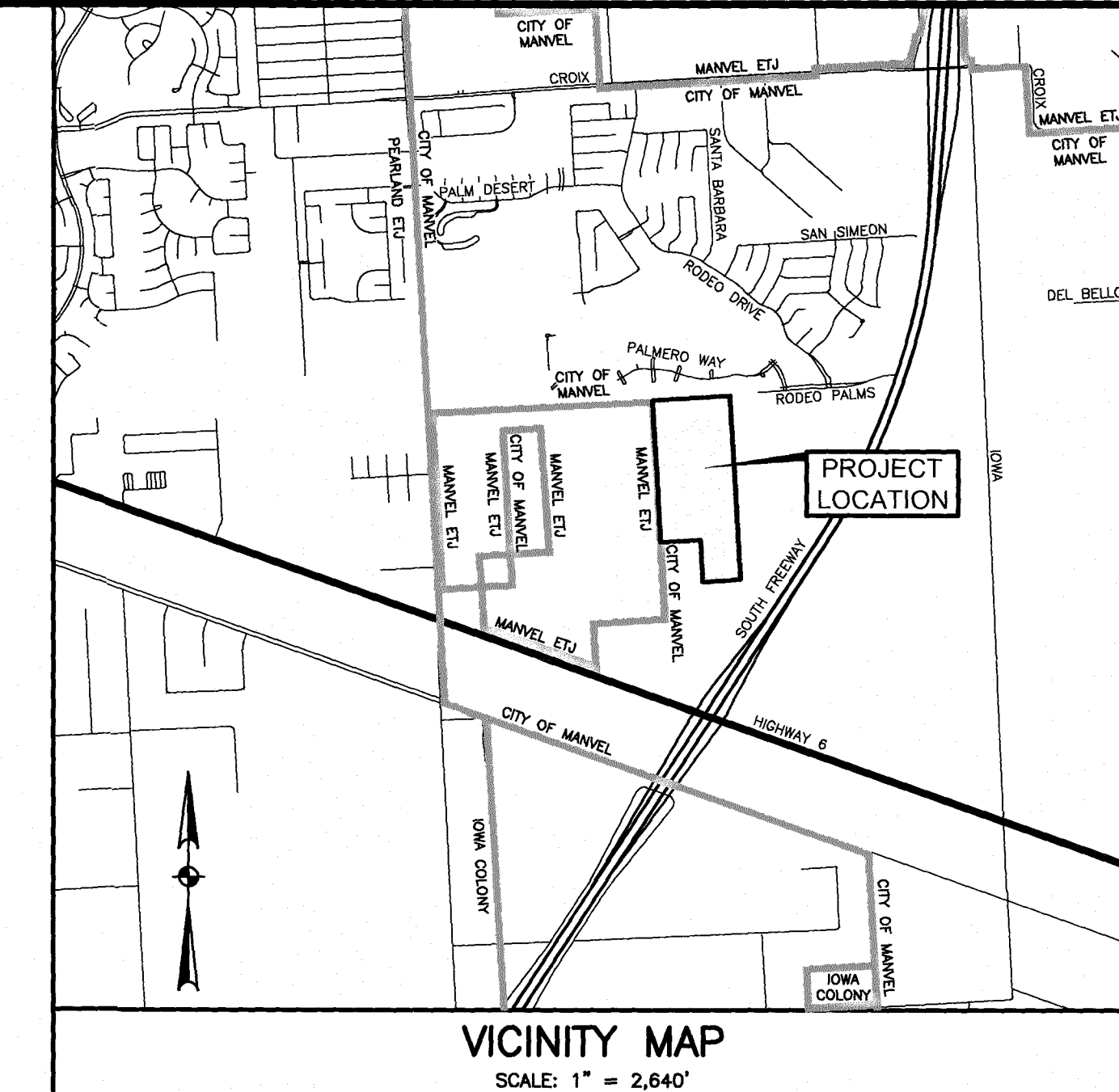
PUBLIC PARKLAND PROVIDED WITHIN RESERVE "G" = 3.60 ACRES (156,801 S.F.)

LEGEND

A.E.	=	AERIAL EASEMENT
B.C.C.F.	=	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
B.L.	=	BUILDING LINE
No.	=	NUMBER
PG.	=	PAGE
R.	=	RADIUS
R.O.W.	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
U.E.	=	UTILITY EASEMENT
VOL.	=	VOLUME
X	=	EASTING
Y	=	NORTHING
	=	STREET NAME CHANGE
①	=	BLOCK NUMBER
•	=	SET 5/8-INCH IRON ROD W/ MILLER SURVEY CAP(UNLESS OTHERWISE NOTED)
⊙	=	FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)



MATCH LINE SEE SHEET 2 OF 5



MATCH LINE SEE SHEET 4 OF 5

FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.992 ACRES OF LAND LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AN A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO. 2023-0-23, BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES
DATE: 08/12/2024 SCALE: 1" = 60'

OWNER:
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BRAZORIA COUNTY CLERK

L:\MISC\FOXTAIL_PALMS\4464-001_PLAT_020624.DWG Jul. 30, 2024-10:12 AM CHAD MILLER

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MATCH LINE SEE SHEET 3 OF 4

RESTRICTED RESERVE "C", BLOCK 1
MANVEL TOWN CENTER
DETENTION PONDS AND MUD FACILITIES
FILE No. 2023010283, B.C.P.R.

RESTRICTED RESERVE "A", BLOCK 2
MANVEL TOWN CENTER
DETENTION PONDS AND MUD FACILITIES
FILE No. 2023010283, B.C.P.R.

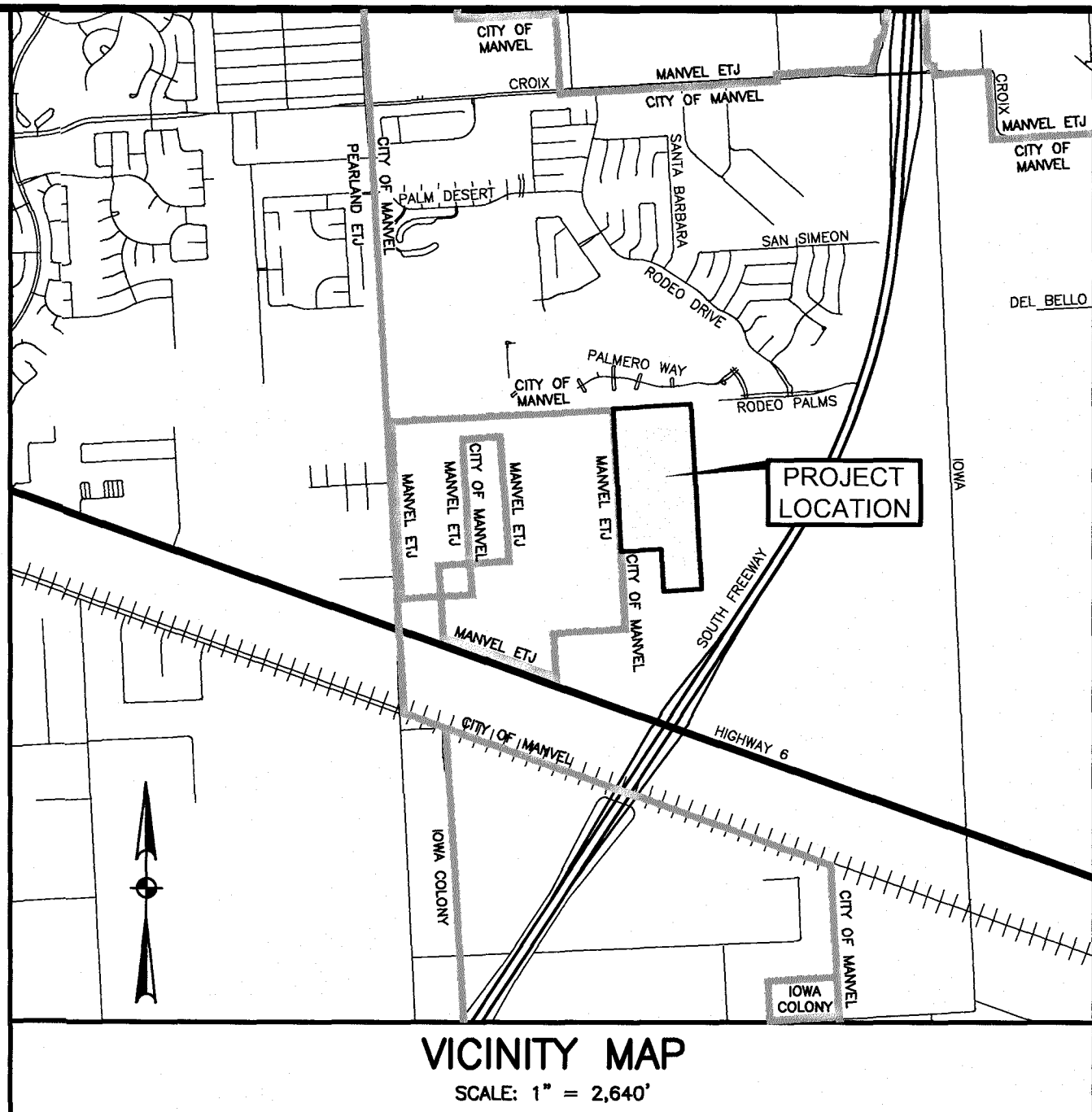
RESTRICTED RESERVE "D", BLOCK 2
MANVEL TOWN CENTER
DETENTION PONDS AND MUD FACILITIES
FILE No. 2023010283, B.C.P.R.

CALLED 18.428 ACRES
MANVEL TOWN CENTER, LTD.
B.C.C.F. No. 2007004253

CALLED 79.088 ACRES
72 ACRES ON 288, LTD.
B.C.C.F. No. 2008040863

PROJECT BENCHMARK:
SEE GENERAL NOTE 2

P.O.B.
X=3113902.34
Y=13743024.85



VICINITY MAP
SCALE: 1" = 2,640'

60 30 0 60 120 180
SCALE IN FEET
1" = 60'

LEGEND	
A.E.	= AERIAL EASEMENT
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
B.L.	= BUILDING LINE
No.	= NUMBER
PG.	= PAGE
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
X	= EASTING
Y	= NORTHING
—	= STREET NAME CHANGE
①	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/ MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

FINAL PLAT OF FOXTAIL PALMS

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227 LOTS 7 BLOCKS 14 RESERVES

DATE: 08/12/2024 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC., A TEXAS
LIMITED LIABILITY COMPANY

12300 MONTWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BASHYAT

ENGINEER

r.g. miller

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DCCM

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1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 4 OF 6

BRAZORIA COUNTY CLERK

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	90°00'50"	86.41'	N48°23'40"W	77.79'
C2	55.00'	36°27'23"	35.00'	N14°50'27"E	34.41'
C3	55.00'	53°34'24"	51.43'	N59°51'20"E	49.57'
C4	100.00'	53°30'29"	93.39'	S30°08'30"E	90.03'
C5	470.00'	30°40'09"	251.58'	N48°26'20"E	248.59'
C6	55.00'	89°58'15"	86.37'	S48°22'21"E	77.76'
C7	55.00'	89°59'08"	86.38'	S41°36'21"W	77.77'
C8	30.00'	90°00'00"	47.12'	S41°35'55"W	42.43'
C9	25.00'	90°00'00"	39.27'	S48°24'05"E	35.36'
C10	25.00'	33°12'49"	14.49'	N69°59'30"E	14.29'
C11	60.00'	156°26'29"	163.82'	S48°23'40"E	117.47'
C12	25.00'	33°12'49"	14.49'	S13°13'10"W	14.29'
C13	85.00'	36°27'23"	54.08'	S14°50'27"W	53.18'
C14	85.00'	53°34'24"	79.48'	S59°51'20"W	76.61'
C15	25.00'	90°01'47"	39.28'	S41°37'38"W	35.36'
C16	70.00'	53°30'29"	65.37'	S30°08'30"E	62.02'
C17	30.00'	90°00'00"	47.12'	N78°06'16"E	42.43'
C18	510.00'	30°35'09"	272.25'	S48°23'51"W	269.03'
C19	430.00'	28°24'18"	213.18'	N47°18'25"E	211.00'
C20	30.00'	90°00'00"	47.12'	N11°53'44"W	42.43'
C21	130.00'	53°30'29"	121.41'	N30°08'30"W	117.04'
C22	25.00'	89°58'13"	39.26'	N48°22'22"W	35.35'
C23	25.00'	33°13'54"	14.50'	S70°01'35"W	14.30'
C24	60.00'	156°26'03"	163.82'	N48°22'21"W	117.47'
C25	25.00'	33°13'54"	14.50'	N13°13'44"E	14.30'
C26	25.00'	49°40'47"	21.68'	N28°13'37"W	21.00'
C27	60.00'	278°21'34"	292.54'	N86°36'47"E	77.65'
C28	25.00'	49°40'47"	21.68'	S21°27'10"W	21.00'
C29	25.00'	89°58'15"	39.26'	S48°22'21"E	35.35'
C30	25.00'	90°01'47"	39.28'	N41°37'38"E	35.36'
C31	25.00'	90°00'50"	39.28'	N48°23'40"W	35.36'
C32	25.00'	89°59'08"	39.26'	S41°36'21"W	35.35'
C33	25.00'	49°40'47"	21.68'	S28°13'37"E	21.00'
C34	60.00'	278°21'34"	292.54'	S86°36'47"W	77.65'
C35	25.00'	49°40'47"	21.68'	N21°27'10"E	21.00'
C36	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C37	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C38	25.00'	33°13'32"	14.50'	N19°59'59"W	14.30'
C39	60.00'	156°26'12"	163.82'	N41°36'21"E	117.47'
C40	25.00'	33°13'32"	14.50'	S76°47'19"E	14.30'
C41	25.00'	90°00'00"	39.27'	N41°35'55"E	35.36'
C42	30.00'	90°00'00"	47.12'	N48°24'05"W	42.43'
C43	25.00'	90°00'50"	39.28'	S48°23'40"E	35.36'
C44	25.00'	89°59'10"	39.26'	S41°36'20"W	35.35'
C45	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C46	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C47	25.00'	90°00'50"	39.28'	S48°23'40"E	35.36'
C48	25.00'	89°59'10"	39.26'	S41°36'20"W	35.35'
C49	25.00'	90°00'52"	39.28'	N48°23'39"W	35.36'
C50	25.00'	89°59'08"	39.26'	N41°36'21"E	35.35'
C51	25.00'	89°58'13"	39.26'	S48°22'22"E	35.35'
C52	25.00'	36°27'23"	15.91'	S14°50'27"W	15.64'
C53	25.00'	53°34'24"	23.38'	S59°51'20"W	22.53'
C54	25.00'	89°58'15"	39.26'	N48°22'21"W	35.35'
C55	25.00'	90°01'45"	39.28'	N41°37'39"E	35.36'

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
1	1	60.00'	7,147.58
2	1	62.28'	7,778.69
3	1	64.00'	13,803.80
4	1	63.58'	8,678.51
5	1	60.00'	8,767.89
6	1	60.00'	8,898.13
7	1	60.00'	8,898.13
8	1	60.00'	8,898.13
9	1	60.00'	8,898.13
10	1	60.00'	8,898.13
11	1	60.00'	8,898.13
12	1	60.00'	8,898.13
13	1	60.00'	8,898.13
14	1	60.00'	8,898.13
15	1	60.00'	8,898.13
16	1	60.00'	8,898.13
17	1	60.00'	8,898.13
18	1	60.00'	8,898.13
19	1	60.00'	8,898.13
20	1	60.00'	8,898.13
21	1	60.00'	8,898.13
22	1	60.00'	8,898.13
23	1	60.00'	8,898.13
24	1	60.00'	8,898.13
25	1	60.00'	8,898.13
26	1	61.00'	7,013.10
27	1	61.00'	7,013.10
28	1	61.00'	7,013.10
29	1	61.00'	7,013.10
30	1	60.00'	8,898.13
31	1	60.00'	8,898.13
32	1	60.00'	8,898.13
33	1	62.08'	7,613.07
34	1	62.48'	9,690.35
35	1	62.08'	7,984.34
36	1	62.47'	11,063.30
37	1	62.20'	8,582.72
38	1	60.00'	7,200.00
39	1	60.03'	7,197.82
40	1	60.00'	7,197.82
41	1	60.00'	7,200.00
42	1	61.00'	7,270.00
1	3	61.72'	12,182.35
2	3	61.11'	8,524.89
3	3	60.00'	7,200.00
4	3	60.00'	7,200.00
5	3	60.00'	7,200.00
6	3	63.00'	7,562.18
7	3	60.00'	8,268.21
8	3	60.00'	7,200.00
9	3	60.00'	7,200.00
10	3	60.00'	7,200.00
11	3	60.00'	7,200.00
12	3	60.00'	7,200.00
13	3	60.00'	7,200.00
14	3	60.00'	7,200.00
15	3	60.00'	7,200.00
16	3	60.00'	7,185.98
17	3	60.00'	7,682.10
18	3	65.11'	14,472.70
19	3	64.58'	8,946.01
20	3	60.00'	7,126.66
21	3	60.00'	7,199.70
22	3	60.00'	7,199.73
23	3	60.00'	7,199.76
24	3	60.00'	7,199.79
25	3	60.00'	7,189.91
26	3	60.00'	6,367.30
27	3	62.50'	8,846.84
28	3	68.00'	6,387.96
29	3	60.00'	6,487.40
30	3	60.00'	8,268.18
31	3	60.00'	7,203.34
32	3	60.00'	7,200.00
33	3	60.00'	7,200.00
34	3	60.00'	7,200.00

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE ● B.L.	SQ. FT.
35	3	60.00'	7,200.00
36	3	60.00'	7,200.00
37	3	60.00'	7,200.00
38	3	60.00'	7,150.00
39	3	60.00'	7,150.31
40	3	60.00'	7,200.31
41	3	60.00'	7,200.31
42	3	60.03'	8,267.63
43	3	60.00'	6,550.00
44	3	60.00'	6,600.00
45	3	60.00'	6,600.00
46	3	60.00'	6,600.00
47	3	60.00'	6,600.00
48	3	60.00'	6,600.00
49	3	60.00'	6,600.00
50	3	60.00'	6,600.00
51	3	60.00'	6,600.00
52	3	60.00'	6,600.00
53	3	60.00'	6,600.00
54	3	60.02'	6,601.90
55	3	60.01'	8,266.53
56	3	60.00'	7,200.00
57	3	60.00'	7,150.00
58	3	60.00'	7,150.00
59	3	60.00'	7,200.00
60	3	60.00'	7,200.00
61	3	60.00'	7,200.00
62	3	60.00'	7,200.00
63	3	60.00'	7,200.00
64	3	60.00'	7,200.00
65	3	60.00'	7,200.00
66	3	60.01'	7,202.25
67	3	60.00'	8,266.71
68	3	60.00'	7,200.00
69	3	60.00'	7,200.00
70	3	60.00'	6,894.50
71	3	70.00'	6,399.93
72	3	79.50'	6,604.43
73	3	60.00'	6,301.88
74	3	60.00'	6,600.26
75	3	60.00'	6,600.29
76	3	60.04'	7,570.32
1	4	60.08'	7,573.57
2	4	60.00'	6,600.00
3	4	60.00'	6,600.00
4	4	60.00'	6,600.00
5	4	60.00'	6,600.00
6	4	60.00'	6,600.00
7	4	60.00'	6,600.00
8	4	60.00'	6,600.00
9	4	60.00'	6,600.00
10	4	60.00'	6,600.00
11	4	60.00'	6,600.00
12	4	60.00'	6,600.00
13	4	60.00'	6,600.00
14	4	60.00'	7,567.75
15	4	60.00'	6,600.00
16	4	60.00'	6,600.00
17	4	60.00'	6,600.00
18	4	60.00'	6,600.00
19	4	60.00'	6,600.00
20	4	60.00'	6,600.00
21	4	60.00'	6,600.00
22	4	60.00'	6,600.00
23	4	60.00'	6,600.00
24	4	60.00'	6,600.00
25	4	60.00'	6,600.00
26	4	60.00'	6,600.00
27	4	60.00'	7,567.72
1	5	60.00'	7,567.52
2	5	60.00'	6,600.43
3	5	60.00'	6,600.46
4	5	60.00'	6,600.49
5	5	60.00'	6,600.52
6	5	60.00'	6,600.56
7	5	60.00'	6,600.59

LOT FRONTAGE / LOT SIZE TABLE			
LOT	BLOCK	FRONTAGE • B.L.	SQ. FT.
8	5	60.00'	6,522.81
9	5	71.46'	8,994.59
10	5	72.23'	14,492.50
11	5	60.06'	7,227.11
12	5	60.00'	7,200.00
13	5	60.00'	7,200.00
14	5	60.00'	7,200.00
15	5	60.00'	7,200.00
16	5	60.00'	7,200.00
17	5	60.00'	7,200.00
18	5	60.00'	7,200.00
19	5	60.00'	7,200.00
20	5	60.00'	7,200.00
21	5	60.00'	7,200.00
22	5	60.00'	7,149.11
1	6	60.00'	7,566.78
2	6	60.00'	6,600.00
3	6	60.00'	6,600.00
4	6	60.00'	6,600.00
5	6	60.00'	6,600.00
6	6	60.00'	6,600.00
7	6	60.00'	6,600.00
8	6	60.00'	6,600.00
9	6	60.00'	6,600.00
10	6	60.00'	6,600.00
11	6	60.00'	6,600.00
12	6	60.00'	6,600.00
13	6	60.00'	6,600.00
14	6	60.00'	6,600.00
15	6	60.00'	7,567.93
16	6	60.00'	7,565.15
17	6	60.00'	6,600.00
18	6	60.00'	6,600.00
19	6	60.00'	6,600.00
20	6	60.00'	6,600.00
21	6	60.00'	6,600.00
22	6	60.00'	6,600.00
23	6	60.00'	6,600.00
24	6	60.00'	6,600.00
25	6	60.00'	6,600.00
26	6	60.00'	6,600.00
27	6	60.00'	6,600.00
28	6	60.00'	6,600.00
29	6	60.00'	6,600.00
30	6	60.04'	7,569.66
1	7	60.00'	7,562.92
2	7	60.00'	6,600.54
3	7	60.00'	6,600.00
4	7	60.00'	6,600.00
5	7	60.00'	6,600.00
6	7	60.00'	6,600.00
7	7	60.00'	6,600.00
8	7	60.00'	6,600.00
9	7	60.00'	6,600.00
10	7	60.00'	6,600.00
11	7	60.00'	6,600.00
12	7	60.00'	6,600.00
13	7	60.00'	6,600.00
14	7	60.00'	6,600.00
15	7	60.02'	7,569.81
16	7	60.00'	7,567.03
17	7	60.00'	6,600.00
18	7	60.00'	6,600.00
19	7	60.00'	6,600.00
20	7	60.00'	6,600.00
21	7	60.00'	6,600.00
22	7	60.00'	6,600.00
23	7	60.00'	6,600.00
24	7	60.00'	6,600.00
25	7	60.00'	6,600.00
26	7	60.00'	6,600.00
27	7	60.00'	6,600.00
28	7	60.00'	6,600.00
29	7	60.00'	6,600.54
30	7	60.00'	7,565.81

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CARLOS D. BOMBACH, EXECUTIVE MANAGER, AND JAMES F. BOMBACH, MANAGER, BOTH BEING OFFICERS OF FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF FOXTAIL PALMS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND 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 AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY 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 UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY, HERETO, FOXTAIL SKY LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH, ITS EXECUTIVE MANAGER, HEREUNTO AUTHORIZED, ATTESTED BY ITS MANAGER, JAMES F. BOMBACH, BOTH BEING OFFICERS OF FOXTAIL SKY, LLC., A TEXAS LIMITED LIABILITY COMPANY THIS 24 DAY OF July, 2024.

FOXTAIL SKY, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: CARLOS D. BOMBACH, EXECUTIVE MANAGER

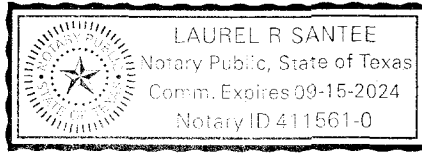
ATTEST: JAMES F. BOMBACH, MANAGER

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, EXECUTIVE MANAGER AND JAMES F. BOMBACH, MANAGER, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: LAUREL R. Santee



MY COMMISSION EXPIRES: 9-15-24

STATE OF TEXAS
COUNTY OF Harris

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, ACTING BY AND THROUGH Ryan Hawkins, Sr. Director of Land Development, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED IN THE PLAT KNOWN AS FOXTAIL PALMS, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2020010175 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: Ryan Hawkins

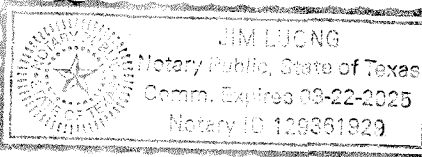
PRINT NAME: Ryan Hawkins
TITLE: Sr. Director of Land Development

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Hawkins, Sr. Director of Land Development, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: JIM L'ONG



STATE OF TEXAS
COUNTY OF Harris

WE, THIRD COAST BANK, SSB, ACTING BY AND THROUGH Tiffany Weber, Bank Officer, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED IN THE PLAT KNOWN AS FOXTAIL PALMS, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO(S). 2021073663, 2021073664, 2022004789 & 2024007500 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK, SSB

BY: Tiffany Weber

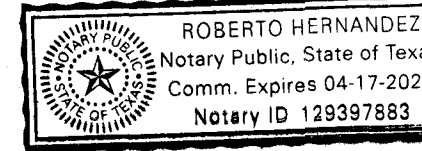
PRINT NAME: Tiffany Weber
TITLE: Bank Officer

STATE OF TEXAS
COUNTY OF Harris

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

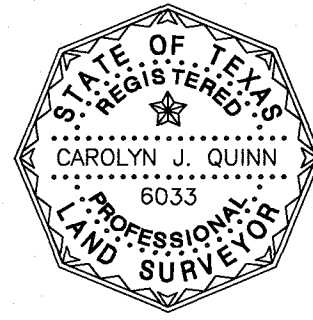
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: ROBERTO HERNANDEZ



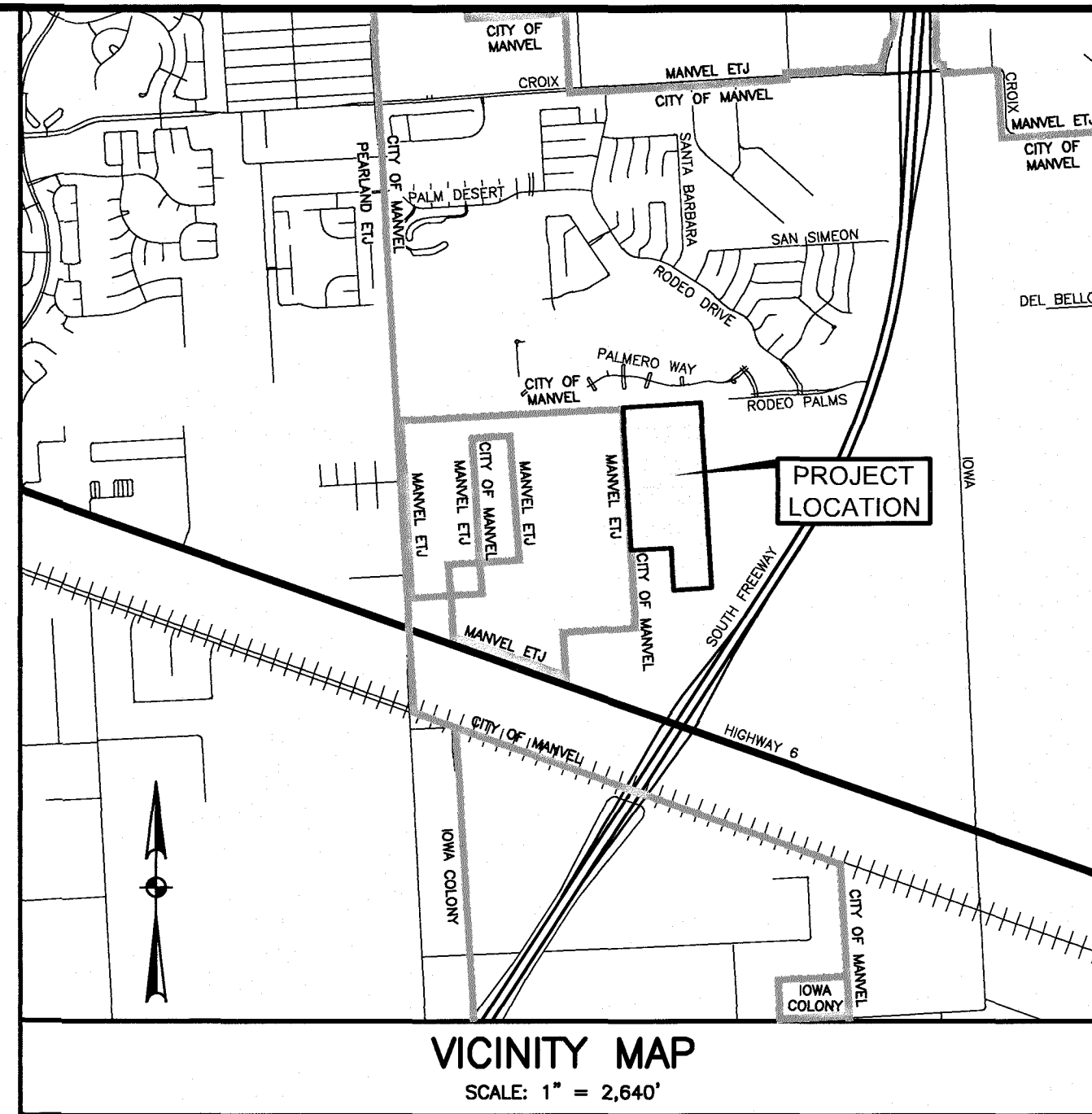
THIS IS TO CERTIFY THAT I, CAROLYN J. QUINN, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, AS RECOMMENDED APPROVAL OF THIS PLAT OF FOXTAIL PALMS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 07 DAY OF July, 2024.

PLANNING, DEVELOPMENT AND ZONING COMMISSION



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 ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY THE 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 IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHTS TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE 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 THE 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 PURPOSE 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, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, 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.
- 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 CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

APPROVED BY THE BOARD OF COMMISSIONERS ON 07/02/2024

DISTRICT SUPERINTENDENT

DISTRICT ENGINEER

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES. THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT 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.

BDD4 REF. ID #: 24-000048

FINAL PLAT OF FOXTAIL PALMS

A SUBDIVISION OF 80.992 ACRES OF LAND LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NUMBER 291 BRAZORIA COUNTY, TEXAS.

BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AN A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO. 2023-0-23, BRAZORIA COUNTY, TEXAS

227 LOTS 7 BLOCKS 14 RESERVES

DATE: 08/12/2024 SCALE: 1" = 60'

OWNER:
FOXTAIL SKY, LLC., A TEXAS
LIMITED LIABILITY COMPANY

12300 MONWOOD DRIVE
EL PASO, TEXAS 79928
915-855-1005
NAGESH BABAYAT

ENGINEER

r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F-487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

SURVEYOR

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 6 OF 6

BRAZORIA COUNTY CLERK



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

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

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Lake H - Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	August 12, 2024
Submitted By:	Ellie Roohbakhsh, Assistant City Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- *The subject site is a proposed detention facility within the Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *The amendment to Valencia Planned Unit Development including Valencia Master Plan was approved by the City Council on April 15, 2024.*
- *This section is located along the western side of Chocolate Bayou, on the southern side of the proposed section 13 (B-10).*
- *This proposed plat subdivides 7.656 acres of land into 1 reserve for landscaping, lake, detention, and amenity.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - *Valencia Lake H Final Plat*

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Revise CPL to include the metes and bounds description referenced as Exhibit A (Section 62-41 (b)(5) & (b)(21)).
3. Revise to include a lienholder's acknowledgment on the face of the plat (Section 62-41 (b) (6)).
4. Provide all signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
5. Please remove the blank spaces included for Valencia sections 13 and 14 document numbers and mention them as Future development (Section 62-41 (b) (11)).
6. Label the proposed ROW in Valencia sections 13 and 14, adjacent to the Western Boundary Line of proposed plat, and indicate its width (Section 62-41 (b) (13)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

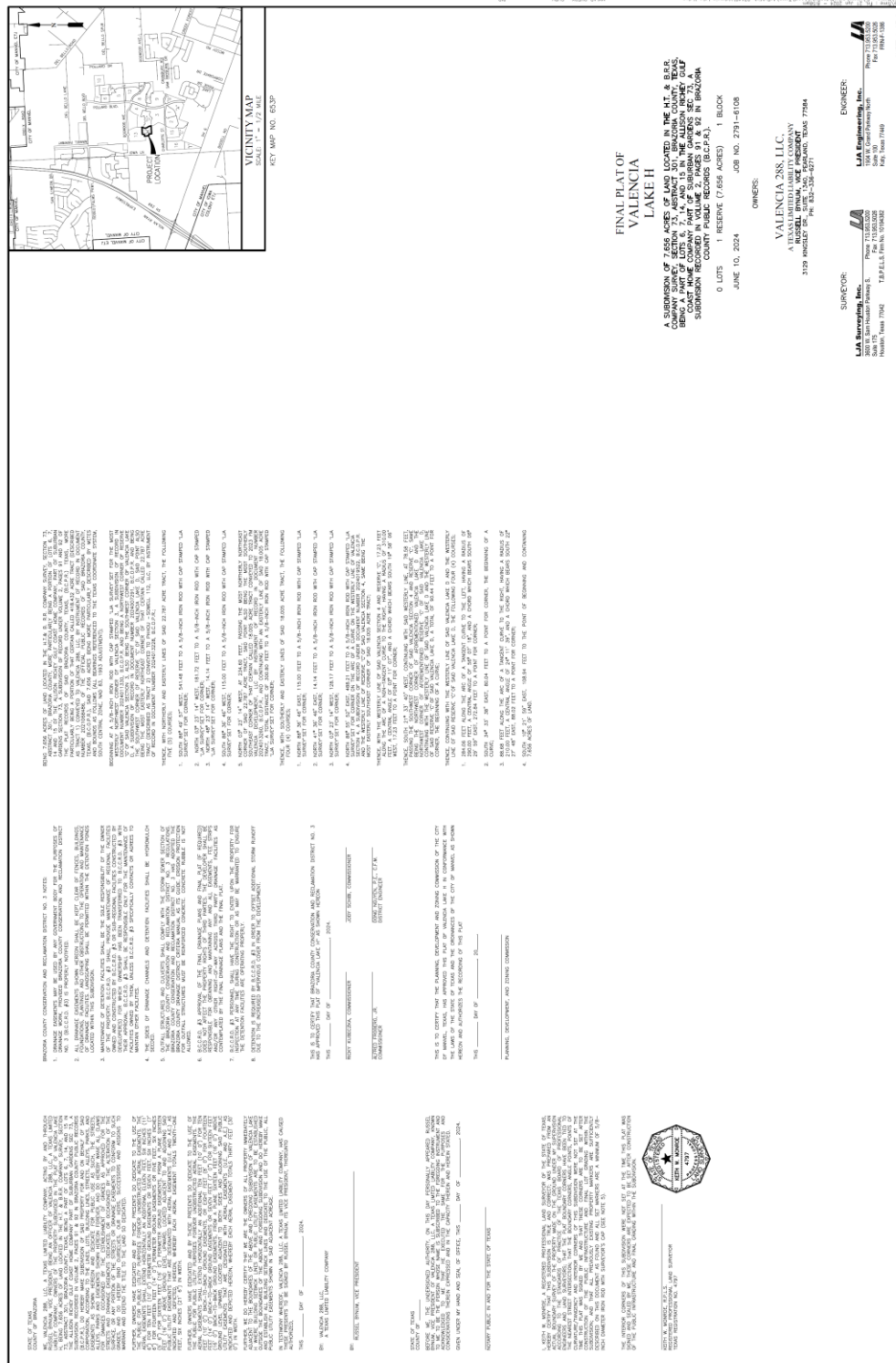
7. Review and revise to show all easements indicated on the City Planning Letter (CPL). If the referenced easements are not part of the subdivision, revise the CPL accordingly (Section 62-41 (b) (13)).
8. Revise building setback lines on the western boundary from 10 feet to 25 feet for accuracy (Section 62-41 (b) (13)).
9. Revise to include a note pertaining currently approved Amendment to the Valencia PUD with Ordinance Number 2024-O-12 as approved on April 15, 2024 (Section 62-41 (b) (18)).
10. Since the City does not require the signature for approval of drainage district on the face of the plat, either remove it or provide signatures (Section 62-41 (b) (19)).
11. Provide LONOs from all Applicable Utility Companies (Section 62-41 (b) (20)).
12. Please expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of abbreviation / Legend (Section 62-41 (b) (24) &(b)(27)).
13. Proposed Final Plat for Valencia Lake H, must have access to a public street. Since the proposed plat gains access from unplatted sections, either a temporary access easement must be provided to obtain approval for Valencia Lake H, or the approval of the Valencia Lake H final plat will be contingent on the approval of the final plat of the specific section providing access (Section 62-108 (a)(8)).
14. On Note 8, "Both" can be removed as there is only One Firm Panel for this Site.
15. Note 10 (3) should be Revised to "12" Above Natural Grade" Matching Ordinance 32-52.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



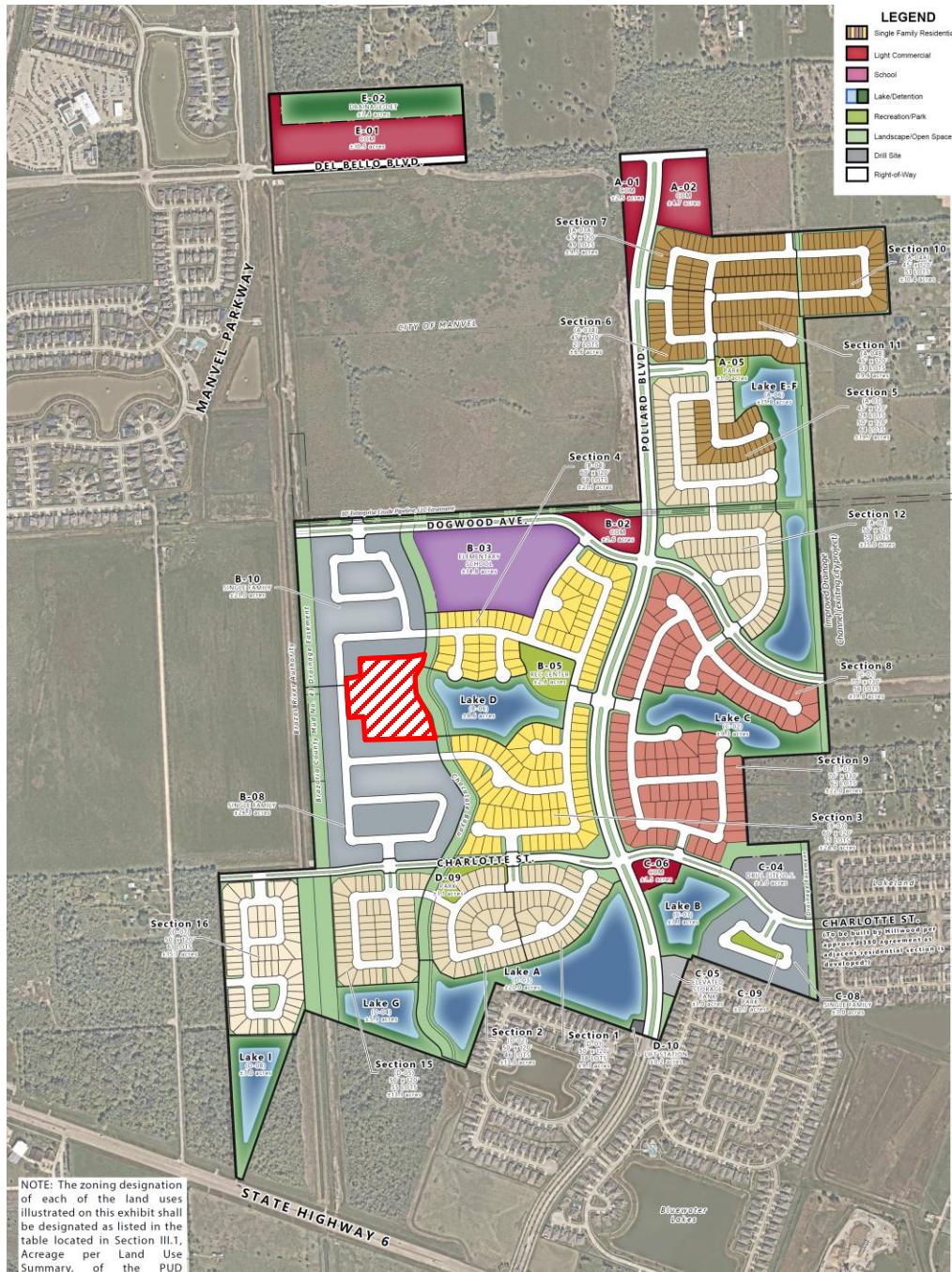




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



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

Prepared for
**HILLWOOD
RESIDENTIAL**

A preliminary map of the Hillwood Residential development, showing the proposed layout of the development, including the location of the development, the proposed layout of the development, and the proposed layout of the development. This map is for informational purposes only and does not constitute a final plan or a guarantee of any kind. The development is subject to change without notice.

EXHIBIT E Planned Unit Development Conceptual Land Use Exhibit

VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024

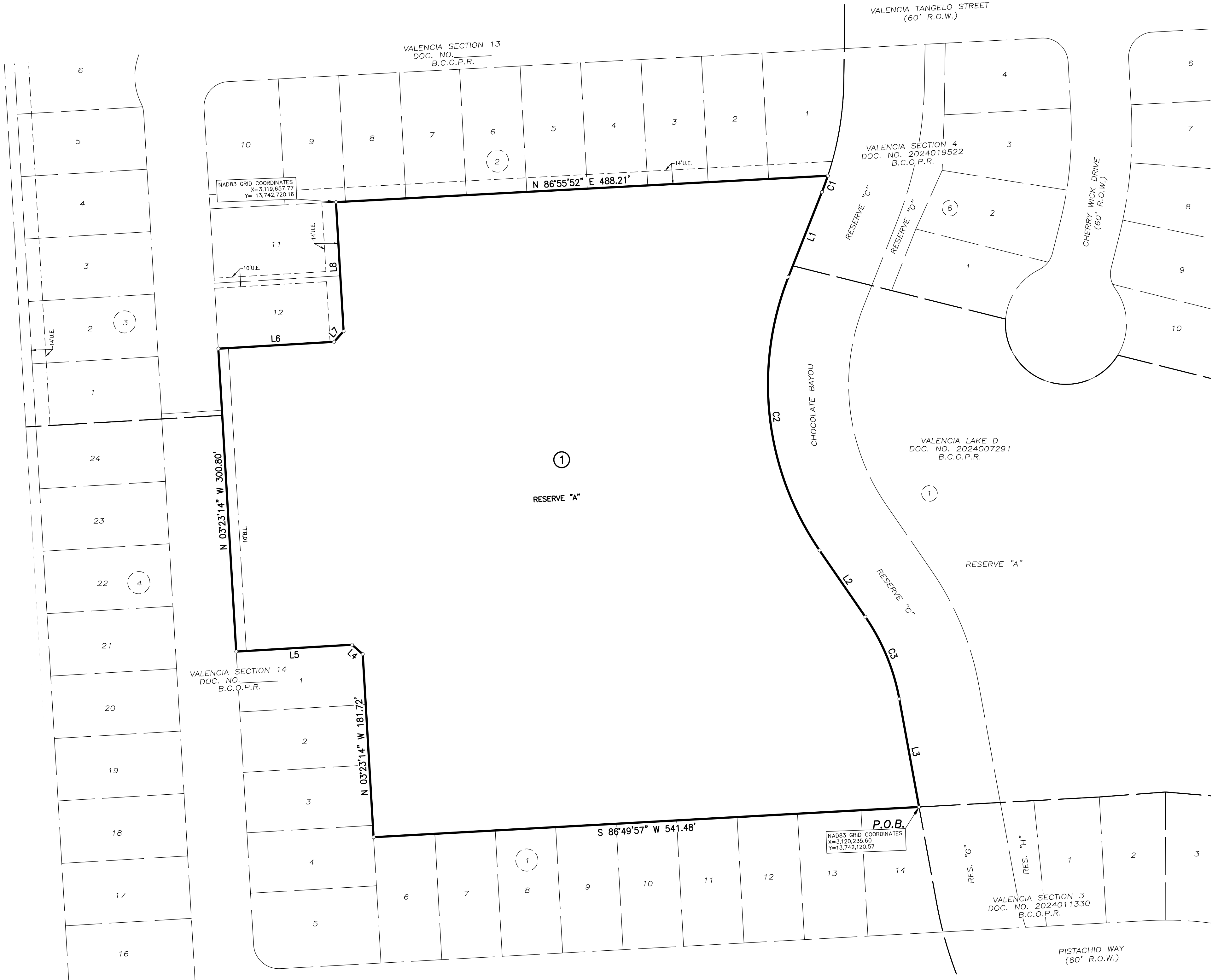
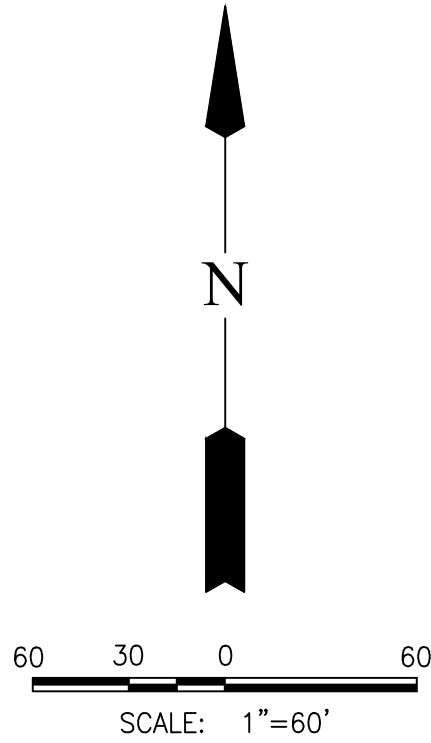


RELATIONSHIPS | PROCESS | DESIGN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 21°33'40" W	90.44'
L2	S 34°33'38" E	80.04'
L3	S 10°21'59" E	108.94'
L4	N 48°23'14" W	14.14'
L5	S 86°36'46" W	115.00'
L6	N 86°36'46" E	115.00'
L7	N 41°36'46" E	14.14'
L8	N 03°23'14" W	128.17'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	310.00'	3°11'07"	17.23'	S 19°58'06" W	17.23'	
C2	290.00'	56°07'18"	284.06'	S 06°29'59" E	272.84'	
C3	210.00'	24°11'39"	88.68'	S 22°27'48" E	88.02'	

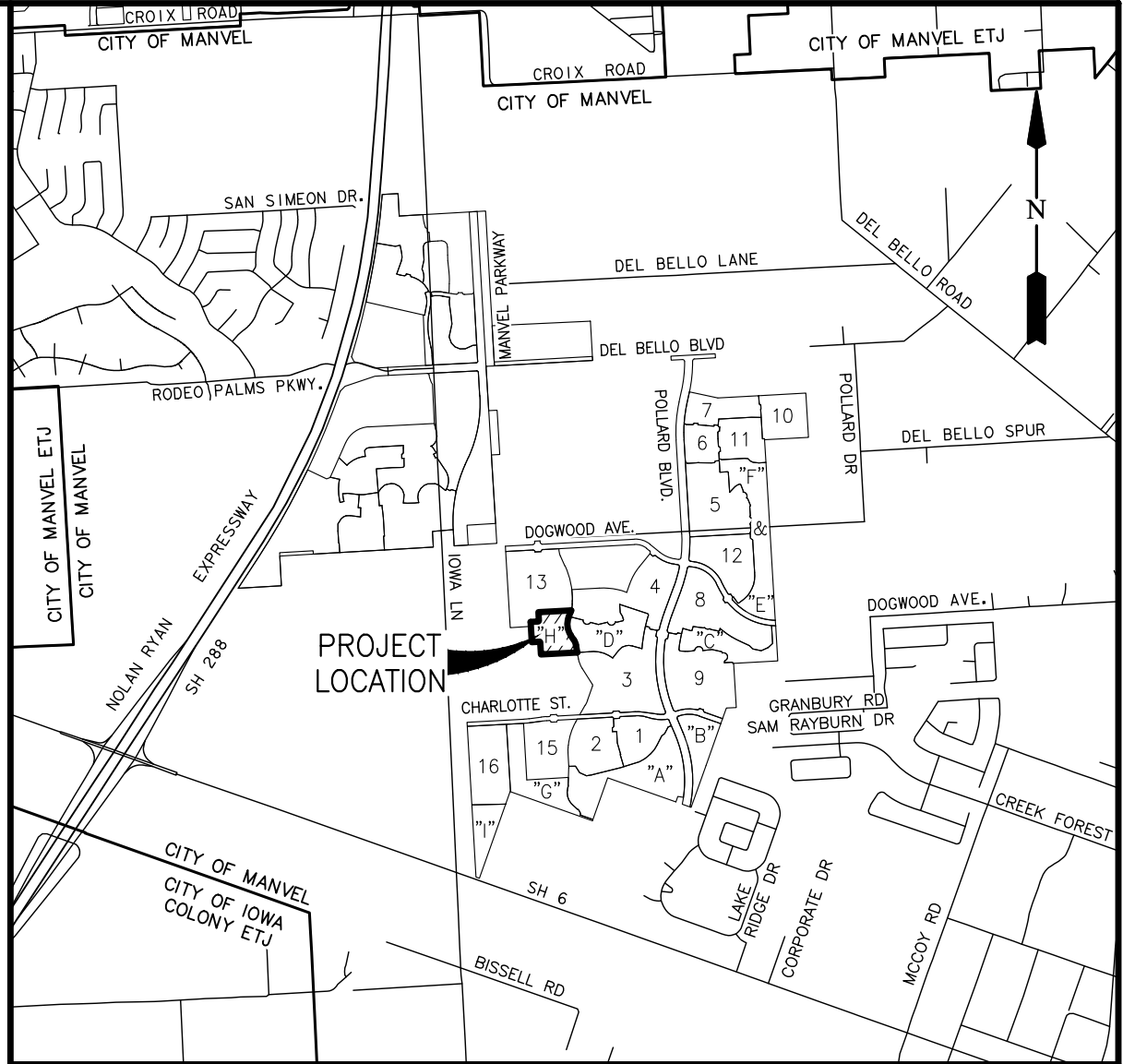
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	7.656	333,513	RESTRICTED TO LANDSCAPE / DETENTION / LAKE / AMENITY	BCMUD 83
TOTAL	7.656	333,513		



- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0373, DATED JUNE 17, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.999986357.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
 - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.

ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
 - TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.

ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48039C0110K, BOTH WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED), ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
 - THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653P

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
C.I.R.	INDICATES CAPPED IRON ROD
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
NO.	INDICATES NUMBER
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
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

FINAL PLAT OF VALENCIA LAKE H

A SUBDIVISION OF 7.656 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

0 LOTS 1 RESERVE (7.656 ACRES) 1 BLOCK

JUNE 10, 2024 JOB NO. 2791-6108

OWNERS:

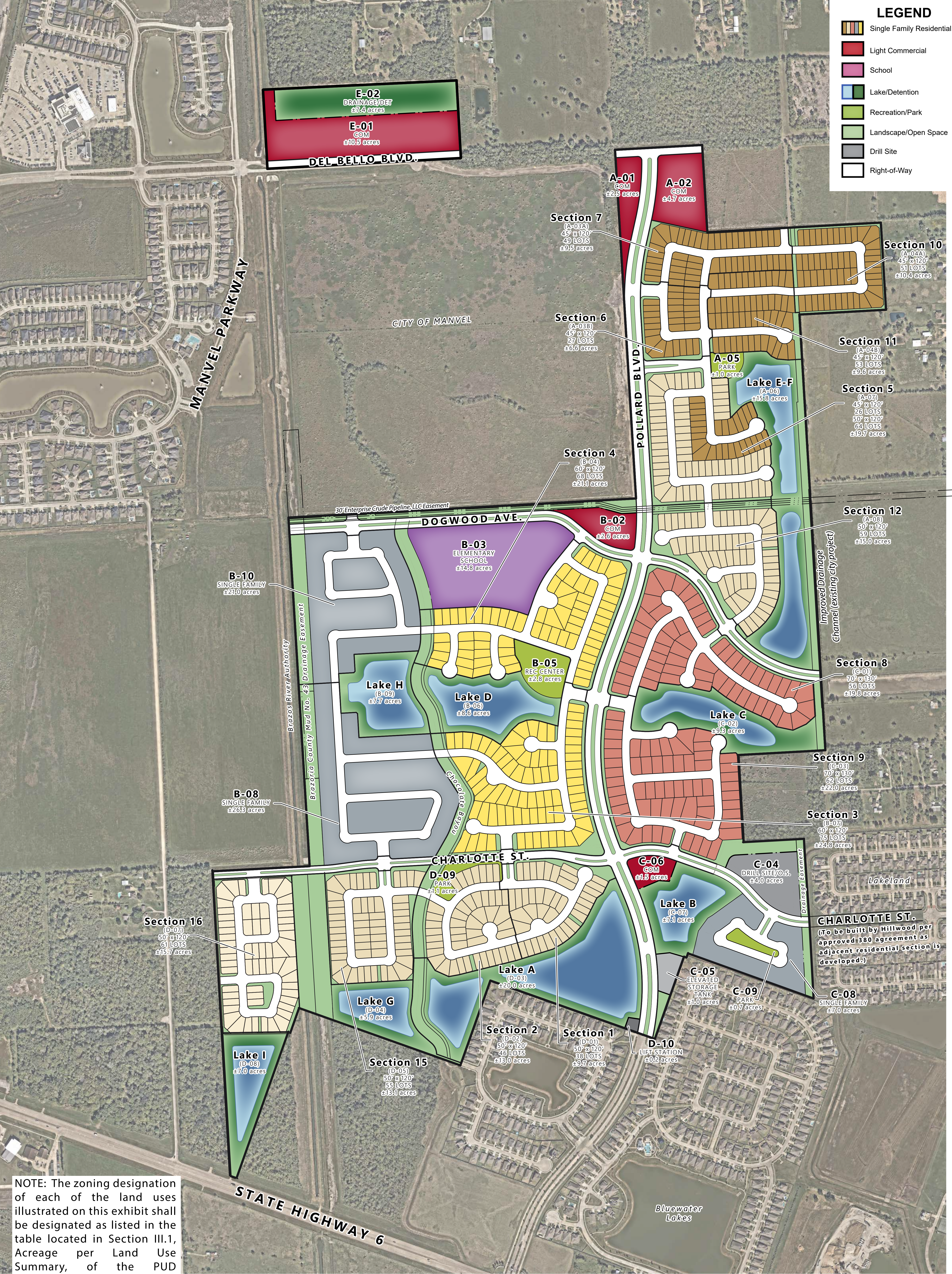
VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DR., SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

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

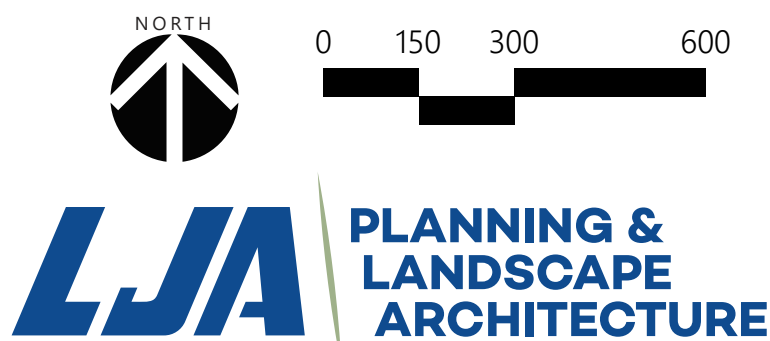
ENGINEER:



Prepared for
**HILLWOOD
RESIDENTIAL**

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

Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN