



Planning Development and Zoning Meeting

**NOTICE OF A TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
April 12, 2021
7:00 PM**

Notice is hereby given that Planning Development and Zoning will meet VIA TELECONFERENCE. This meeting is to consider and if appropriate, take action with respect to the items listed below.

**This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.**

A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 848 549 407#

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com.

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

*****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.**

*****All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on April 12, 2021.**

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the Texas Open Meeting Act, Chapter 551, Texas Government Code.

Regular Session

Call To Order

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.



Planning Development and Zoning Meeting

Citizen Comments: "Comment Card" Required

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Read and Approve Minutes

Consideration and possible action to approve the minutes dated;
February 22, 2021 and March 8, 2021

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA RETAIL DETENTION RESERVE NO. 1 BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA DETENTION RESERVE U AND A PARTIAL REPLAT OF LULLING STONE SECTION THREE BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK, TWO (2) RESERVES, RELOCATE 50-FOOT BUILDING LINE AND 16-FOOT UTILITY EASEMENT ADJACENT TO MASTERS ROAD (C.R. 67), AND PROVIDE 20-FEET OF WIDENING FOR C.R. 67.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA DETENTION RESERVE T PHASE 1 AND A PARTIAL REPLAT OF MANVEL INTERIM PARK SITE BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C.F. NO. 25011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

Update by the Director of Development Services

Update on the Consent Agenda process.

Consent Agenda

All Consent Agenda items listed are considered to be routine by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.



Planning Development and Zoning Meeting

- A. Approve six-month preliminary plat extension, Preliminary Plat for Pomona Section 22;
BEING A SUBDIVISION OF 19.1 ACRES OF LAND OUT OF THE R.B. LYLE SURVEY, A-540,
AND THE A.C.H. & B.R.R. CO. SURVEY, A-417, BRAZORIA COUNTY, TEXAS.

- B. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Retail Detention
Reserve No. 1;
BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY,
SECTION 62, A-484, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS
139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED
UNDER VOL. 1 PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

- C. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve
U;
BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203,
BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE
SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF
THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- D. Action To Forward A 30-Day Plat Extension To City Council, Final Plat For Meridiana Northeast
Village Center;
BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY,
SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- E. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve
T Phase 1;
BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION
61, A-282, AND THE OLIVER HALL SURVEY, A-203; AND BEING A PARTIAL REPLAT OF
THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C. F. NO. 2011032948;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Regular Agenda

- 1. Consideration and possible action to approve Meridiana General Development Plan Amendment No.
18.

- 2. Consideration and possible action on the following;
 - A. Consideration and possible action to approve and forward with recommendation to City Council,
Preliminary Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.53 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,
SECTION 61, A-282, CITY OF MANVEL.



Planning Development and Zoning Meeting

- B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 50;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'V';
BEING A SUBDIVISION OF 4.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE RECORDED AT B.C.C.F. NO. 2011032948, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

3. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 3;
BEING A SUBDIVISION OF 3.728 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

4. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 48;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

5. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 49,
BEING A SUBDIVISION OF 19.82 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

6. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairman.

7. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairman.

8. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

D. 9. Consideration and possible action to approve excused committee absences.

Adjourn



Planning Development and Zoning Meeting

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel 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 April 9, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

Tammy Bell
City Secretary



**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
FEBRUARY 22, 2021
7:00 p.m.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

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CALL TO ORDER

The meeting was called to order at 7:05 p.m.

ROLL CALL

	<u>Present</u>	<u>Not Present</u>
Pos #1 George Griffith 3/2021	<u>X</u>	_____
Pos #2 Kyle Marasckin 3/2021	<u>X</u>	_____
Pos #3 Vacant 3/2021	_____	_____
Pos #4 Alina Rogers 3/2021	<u>X</u>	_____
Pos #5 Christy Kennard 3/2022	<u>X</u>	_____
Pos #6 Dorothy Wynne 3/2022	<u>X</u>	_____ (Late)
Pos #7 Muhammed Alam 3/2022	<u>X</u>	_____

PUBLIC /CITIZENS COMMENTS:

PD&Z Board Applicants in attendance via teleconference;

Adrian Gaspar

Alyssa Weekly

Christine Diaz

Gabe Garza

PUBLIC HEARING:

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 27 BEING A SUBDIVISION OF 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FIFTY-TWO (52) LOTS, TWO (2) BLOCKS, AND SIX (6) RESERVES.

The public hearing was opened at 7:08 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

The public hearing was closed at 7:09 p.m.



PUBLIC HEARING:

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WASTEWATER TREATMENT PLANT BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

The public hearing was opened at 7:10 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

The public hearing was closed at 7:11 p.m.

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 5 to 0. Motion approved.

NEW BUSINESS

1. **Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 6;**

BEING A SUBDIVISION OF 10.897 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 460, BRAZORIA COUNTY, TEXAS.

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 5 to 0. Motion approved.

2. **Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 10;**

BEING A SUBDIVISION OF 7.107 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

Motion made by Alina Rogers to approve. The motion was seconded by Christy Kennard. A roll call vote was taken 5 to 0. Motion approved.

3. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Cumulus Drive Phase 3;**

BEING A SUBDIVISION OF 3.02 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by Christy Kennard to approve. The motion was seconded by Kyle Marasckin. A roll call vote was taken 0 to 6. Motion FAILED.



Planning Development and Zoning Meeting Minutes 2/22/2021

4. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Section 28B;**

BEING A SUBDIVISION OF 14.35 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by George Griffith to approve agenda item #4 and agenda item #6. The motion was seconded by Kyle Marasckin. A roll call vote was taken 6 to 0. Motion approved.

5. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Meridiana Section 27;**

BEING A SUBDIVISION 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by Kyle Marasckin to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 6 to 0. Motion approved.

6. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant;**

BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22; PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

**Approval included in agenda item #4 motion.

7. **Consideration and possible action to approve excused committee member absences.**

No action taken.

ADJOURN

Motion made by Kyle Marasckin to adjourn at 7:56 p.m. The motion was seconded by Christy Kennard. A roll call vote was taken 6 to 0. Motion approved.

Tammy Bell
City Secretary



MINUTES PLANNING, DEVELOPMENT AND ZONING COMMISSION March 8, 2021

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Regular Session

Call To Order

The meeting was called to order at 7:09 p.m.

Swearing in of Board Members

Position #1 - Ryan Miller

Position #2 - Kyle Marasckin

Position #3 - Christine Diaz

Position #4 - Alina Rogers

Board members were sworn in via teleconference by Tammy Bell, City Secretary

Roll Call

ROLL CALL

Pos #1 Ryan Miller 3/2023

Pos #2 Kyle Marasckin 3/2023

Pos #3 Christine Diaz 3/2023

Pos #4 Alina Rogers 3/2023

Pos #5 Christy Kennard 3/2022

Pos #6 Dorothy Wynne 3/2022

Pos #7 Muhammed Alam 3/2022

Present Not Present

<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>



Citizen Comments: "Comment Card" Required

None

Read and Approve Minutes

A. Consideration and possible action to approve the minutes to date.

No action taken. A correction is to be made to correcting the motion on item #5. The minutes will be added to the next agenda for approval.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan of Rodeo Palms, an amendment to add "The Lakes Section 5" dated March 15, 2021.

Motion made by Kyle Maraskin to approve. Alina Rogers seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

- B. Consideration and possible action to approve, Final Plat of Redeemer Church Manvel; BEING A SUBDIVISION OF 9.566 ACRES OF LAND OUT OF LOTS 204 AND 227, EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS LOCATED IN THE H.T. & B.R.R. CO. SURVEY NUMBER 65, ABSTRACT NO. 285, BRAZORIA COUNTY, TEXAS.

Motion made by Ryan Miller to approve with the condition that Brazoria County Drainage District No. 4's signature is added to the face of the plat. Christy Kennard seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

- C. Consideration and possible action to approve, Final Plat of Pomona Water Plant No. 2; BEING A SUBDIVISION OF 3.283 ACRES OF LAND IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Motion made by Dorothy Wynne to approve. Alina Rogers seconded the motion. A roll call vote was taken 0 to 7. Motion FAILED.

- D. Consideration and possible action to approve, Final Plat of Yanni Palms Section 1; BEING A SUBDIVISION OF 68.9522 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS.

Motion made by Alina Rogers to approve. Ryan Miller seconded the motion. A roll call vote was taken 0 to 7. Motion FAILED.



ADJOURN

Motion made by Kyle Marasckin to adjourn. The motion was seconded by Alina Rogers. A roll call vote was taken 7 to 0. Motion approved.

Tammy Bell
City Secretary



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: April 12, 2021

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: Jason Price

Daytime Phone: 832-315-0877 Fax Number: _____

E-mail Address: jprice@lja.com

Description of Request and Physical Address:

Consideration and possible action for a six-month preliminary plat extension, Preliminary
Plat for Pomona Section 22, being a subdivision of 19.1 acres of land out of the R.B.
Lyle Survey, A-540, and the A.C.H. & B.R.R. Co. Survey, A-417, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.06 09:10:28 -05'00'

SIGNATURE

April 6, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

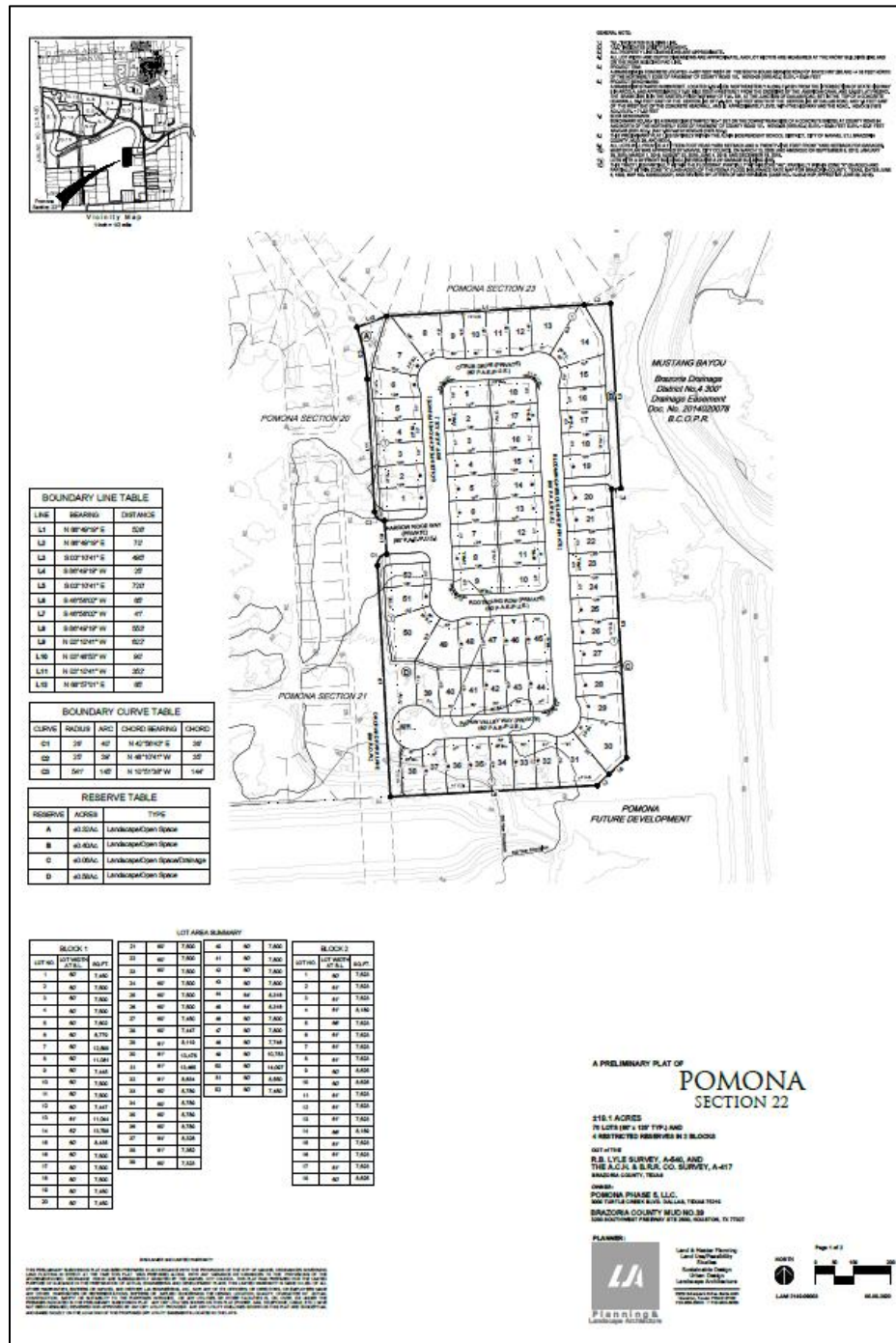
Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 22 Preliminary Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Report

The Pomona Section 22 Preliminary Plat was approved by the Planning, Development and Zoning Commission on April 27, 2020. The applicant has requested a preliminary plat extension not to exceed six months per Section 62-38. (f), whereby the preliminary plat will expire November 12, 2021. City staff recommends approval of the six-month plat extension for Pomona Section 22 Preliminary Plat.

Plat Exhibit





Lot Type (1)	Minimum Typical Single Family Lot Dimensions	Estimated Number of Lots
Single-family Detached	50x110	183
Single-family Detached	50x120	343 up 48
Single-family Detached	55x120	538 down 53
Single-family Detached	60x120	428 up 11
Single-family Detached	65x120	221
Single-family Detached	70x120	126 down 22
Single-family Detached	75x130	108
Single-family Detached	80x130	84 up 19
Total		2031 up 3

Project Lot Allocation		
LOT SIZES	Total	% of Total
28' X 120'	86	3.8%
35' X 110'	37	1.6%
40' X 120'	85	3.7%
42' X 120'	30	1.3%
50' X 120'	574	25.3%
55' X 120'	485	21.4%
60' X 120'	439	19.3%
65' X 120'	221	9.7%
70' X 130'	104	4.6%
75' X 130'	108	4.8%
80' X 130'	103	4.5%
	2,272	100.0%

South of Creek Lot Allocation		
LOT SIZES	Total	% of Total
50' X 120'	199	26.3%
55' X 120'	159	21.0%
60' X 120'	275	36.4%
65' X 120'	-	0%
70' X 130'	54	7.1%
75' X 130'	-	0%
80' X 130'	69	9.2%
	756	100.0%

HDR Lot Allocation		
LOT SIZES	Total	% of Total
28' X 120' Duplex	86	36.1%
35' X 110' Alley	37	15.6%
40' X 120'	85	35.7%
42' X 120'	30	12.6%
	238	100.0%

Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 09.08.2020



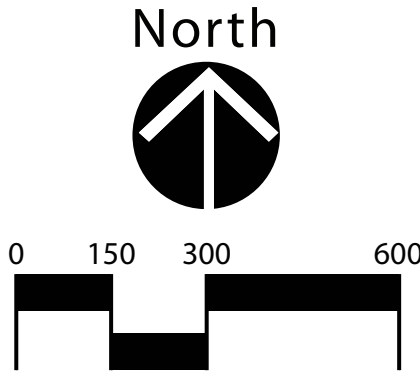
Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

LJA Engineering, Inc.
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

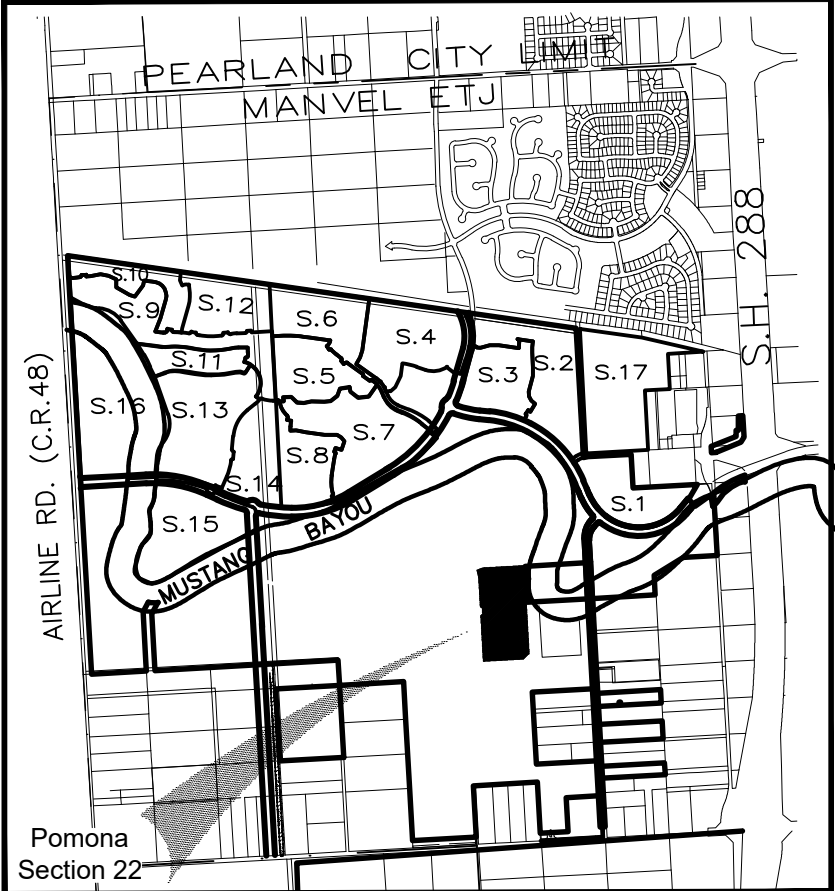
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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan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



POMONA

±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-09003



Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°49'19" E	528'
L2	N 86°49'19" E	70'
L3	S 03°10'41" E	495'
L4	S 86°49'19" W	25'
L5	S 03°10'41" E	720'
L6	S 46°56'02" W	65'
L7	S 46°56'02" W	41'
L8	S 86°49'19" W	553'
L9	N 03°10'41" W	622'
L10	N 03°48'53" W	90'
L11	N 03°10'41" W	352'
L12	N 68°57'01" E	85'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	26'	40'	N 42°56'43" E	36'
C2	25'	39'	N 48°10'41" W	35'
C3	541'	145'	N 10°51'38" W	144'

RESERVE TABLE		
RESERVE	ACRES	TYPE
A	±0.32Ac.	Landscape/Open Space
B	±0.40Ac.	Landscape/Open Space
C	±0.06Ac.	Landscape/Open Space/Drainage
D	±0.58Ac.	Landscape/Open Space

BLOCK 1			BLOCK 2		
LOT NO.	LOT WIDTH AT B.L.	SQ.FT.	LOT NO.	LOT WIDTH AT B.L.	SQ.FT.
1	60'	7,450	1	60'	7,623
2	60'	7,500	2	61'	7,623
3	60'	7,500	3	61'	7,623
4	60'	7,500	4	61'	8,189
5	60'	7,602	5	66'	7,623
6	60'	8,779	6	61'	7,623
7	60'	12,899	7	61'	7,623
8	60'	11,081	8	61'	7,623
9	60'	7,445	9	60'	8,625
10	60'	7,500	10	60'	8,625
11	60'	7,500	11	61'	7,623
12	60'	7,447	12	61'	7,623
13	61'	11,044	13	61'	7,623
14	62'	13,798	14	66'	8,189
15	60'	8,435	15	61'	7,623
16	60'	7,500	16	61'	7,623
17	60'	7,500	17	61'	7,623
18	60'	7,500	18	60'	8,625
19	60'	7,450			
20	60'	7,450			

21	60'	7,500	40	60'	7,800
22	60'	7,500	41	60'	7,800
23	60'	7,500	42	60'	7,800
24	60'	7,500	43	60'	7,800
25	60'	7,500	44	64'	8,316
26	60'	7,500	45	64'	8,316
27	60'	7,450	46	60'	7,800
28	60'	7,447	47	60'	7,800
29	61'	8,119	48	60'	7,746
30	61'	13,478	49	60'	10,753
31	61'	13,465	50	60'	14,097
32	61'	8,634	51	60'	8,550
33	60'	8,789	52	60'	7,450
34	60'	8,789			
35	60'	8,789			
36	60'	8,789			
37	64'	8,328			
38	61'	7,362			
39	60'	7,323			



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - 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.
 - PROJECT TBM:
A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET
PROJECT BENCHMARK:
A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT FRESNO. THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. NGVD-29 (1978 ADJ.) ELEV. = 71.52 FEET
BDD4 BENCHMARK
BENCHMARK NO. ML-1 IS A BRASS DISK STAMPED ML-1 SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 62.31 FEET
NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
 - THIS PRELIMINARY PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT, CITY OF MANVEL ETJ, BRAZORIA COUNTY, MUD 39, AND BDD4.
 - ALL LOTS WILL PROVIDE A FIFTEEN FOOT REAR YARD SETBACK AND A TWENTY-FIVE FOOT FRONT YARD SETBACK FOR GARAGES.
 - MASTER PLAN WAS APPROVED BY MANVEL CITY COUNCIL ON MARCH 13, 2006; AND AMENDED ON SEPTEMBER 9, 2013; JANUARY 28, 2015; MARCH 1, 2016; AUGUST 22, 2016; JUNE 4, 2018; AND DECEMBER 16, 2019.
 - LOTS WITH A 20' FRONT BUILDING LINE REQUIRE A 25' GARAGE BUILDING LINE.
 - THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE", PARTIALLY WITHIN ZONE "X" (SHADED) AND PARTIALLY WITHIN ZONE "X" (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS. DATES JUNE 5, 1989, MAP NO. 48039C0020H, AND REVISED BY LETTER OF MAP REVISION (CASE NO. 17-06-3110P, EFFECTIVE JUNE 29, 2018).

A PRELIMINARY PLAT OF

POMONA

SECTION 22

±19.1 ACRES
70 LOTS (60' x 125' TYP.) AND
4 RESTRICTED RESERVES IN 2 BLOCKS

OUT OF THE
R.B. LYLE SURVEY, A-540, AND
THE A.C.H. & B.R.R. CO. SURVEY, A-417
BRAZORIA COUNTY, TEXAS

OWNER:
POMONA PHASE 5, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219

BRAZORIA COUNTY MUD NO.39
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027

PLANNER:



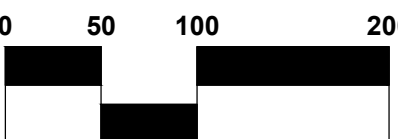
Land & Master Planning
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2929 Briarpark Drive Suite 600
Houston, Texas 77042-3703
713.953.5200 - 7713.953.5026

NORTH



Page 1 of 2

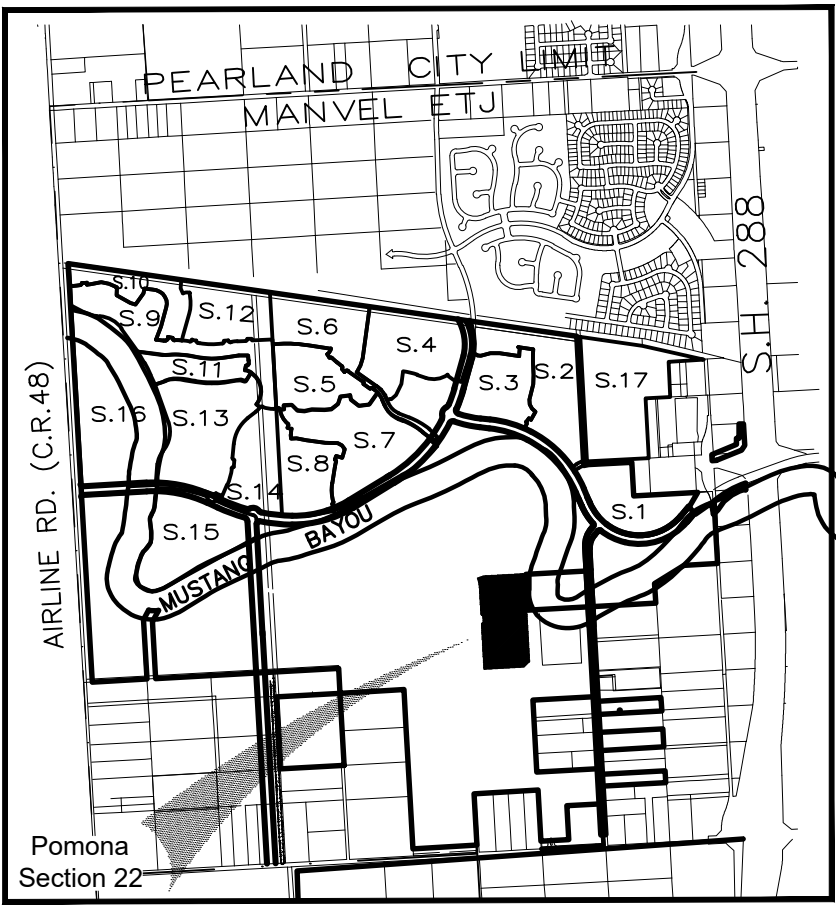


LJA# 2149-09003

05.08.2020

DISCLAIMER AND LIMITED WARRANTY

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1 inch = 1/2 mile

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- BDD4 BENCHMARK
BENCHMARK NO. MU-1 IS A BRASS DISK STAMPED "MU-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. NGVD-29 (1978 ADJ.) ELEV. = 63.64 FEET ELEV. = 62.31 FEET NAVD-88 (2001 ADJ.) (Add 1.65 Feet for NGVD-29 (1978 ADJ.))
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BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- Any governmental body for the purposes of drainage work may use the drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- 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 the purposes of moving excess runoff to the DISTRICT'S drainage facilities and contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

Brazoria Drainage District No. 4

District Engineer

Date

Date

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines." This approval is only valid for three hundred sixty-five (365) calendar days. After that time, re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by an 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# 20132

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Pomona Phase 5, LLC, owner of the tract of land described herein on this plan of Pomona Section 22, do hereby make and establish this subdivision and development plan for this property according to all lines, dedications, restrictions and notations on this plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on this plat 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings and other obstructions 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 Pomona 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 _____, 2020.

Pomona Phase 5, 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 _____, 2020.

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; A portion of this tract is located within the City of Manvel and the remainder is located with the ETJ of 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 Pomona Section 22 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.

Planning, Development, and Zoning Commission Chair

LOT SUMMARY TABLE

LOT SIZES	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5	SECTION 6	SECTION 7	SECTION 8	SECTION 9	SECTION 10	SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	TOTAL LOTS	MAX PERMITTED
50'x110'	----	----	----	----	----	107 LOTS	----	----	----	76 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	183 LOTS	183 LOTS
50'x120'	----	----	----	----	----	----	----	----	----	----	74 LOTS	----	----	----	----	118 LOTS	----	----	----	----	50 LOTS	----	----	242 LOTS	343 LOTS
50'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	25 LOTS	----	----	25 LOTS	
55'x120'	6 LOTS	----	----	137 LOTS	55 LOTS	----	----	----	76 LOTS	----	----	10 LOTS	----	42 LOTS	----	----	----	----	----	55 LOTS	----	----	----	381 LOTS	538 LOTS
60'x120'	----	----	----	----	----	----	----	----	----	----	----	70 LOTS	----	----	----	94 LOTS	6 LOTS	----	6 LOTS	----	17 LOTS	4 LOTS	197 LOTS	428 LOTS	
60'x125'	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	7 LOTS	----	----	----	53 LOTS	42 LOTS	102 LOTS	----	----
65'x120'	7 LOTS	99 LOTS	----	----	20 LOTS	----	----	59 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	185 LOTS	221 LOTS	
65'x125'	----	----	----	----	----	----	----	----	----	36 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	36 LOTS	----	----
70'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	50 LOTS	----	----	----	32 LOTS	----	----	----	----	82 LOTS	126 LOTS	
75'x130'	5 LOTS	----	48 LOTS	----	6 LOTS	----	49 LOTS	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	108 LOTS	108 LOTS	
80'x130'	----	----	----	----	----	----	----	----	----	----	----	----	----	34 LOTS	----	----	----	32 LOTS	----	----	----	----	66 LOTS	84 LOTS	
TOTAL LOTS	18 LOTS	99 LOTS	48 LOTS	137 LOTS	81 LOTS	107 LOTS	49 LOTS	59 LOTS	76 LOTS	76 LOTS	36 LOTS	84 LOTS	70 LOTS	42 LOTS	84 LOTS	118 LOTS	94 LOTS	13 LOTS	64 LOTS	61 LOTS	75 LOTS	71 LOTS	46 LOTS	1,608 LOTS	2,031 LOTS

A PRELIMINARY PLAT OF

POMONA
SECTION 22

±19.1 ACRES
70 LOTS (60' x 125' TYP.) AND
4 RESTRICTED RESERVES IN 2 BLOCKS

OUT OF THE

R.B. LYLE SURVEY, A-540, AND
THE A.C.H. & B.R.R. CO. SURVEY, A-417
BRAZORIA COUNTY, TEXAS

OWNER:

POMONA PHASE 5, LLC.
3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219

BRAZORIA COUNTY MUD NO.39
3200 SOUTHWEST FREEWAY STE 2600, HOUSTON, TX 77027

PLANNER:



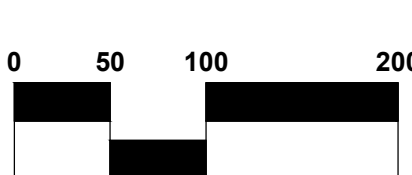
Land & Master Planning
Land Use/Feasibility
Studies
Sustainable Design
Urban Design
Landscape Architecture

2929 Briarpark Drive Suite 600
Houston, Texas 77042-3703
713.953.5200 - 7713.953.5026

NORTH



Page 2 of 2



LJA# 2149-09003

05.08.2020

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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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridiana Retail Detention Reserve No. 1, being a subdivision of 3.738 acres being
out of the H.T. & B.R.R. Co. Survey, Section 62, A-484, and the J.M. O'Donnell Survey, A-470, also being
out of Lots 139 and 140 of Dr. A.A. Luther Lands in the Town of Manvel, as recorded under Vol. 1
Pg. 71-72, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 17:26:19 -05'00'

SIGNATURE

April 5, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Retail Detention Reserve No. 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Retail Detention Reserve No. 1 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue the process of infrastructure construction plan approval. According to the City's subdivision ordinance, a plat cannot be approved until infrastructure construction plans are approved by the City Engineer.

[illegible]

Plat Exhibit

[illegible]

XXXX

STATE OF TEXAS }
COUNTY OF BRAZORIA }

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

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

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

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

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

STATE OF TEXAS }
COUNTY OF HARRIS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

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

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

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

METES AND BOUNDS DESCRIPTION
MERIDIANA RETAIL DETENTION RESERVE No. 1
BEING 3.738 ACRES OF LAND SITUATED IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484,
AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

A 3.738 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, AND THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS AND BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 10.134 ACRES DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. (B.C.C.F. NO.) 2009011530; SAID 3.738 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" at the intersection of the westerly right-of-way line of Meridiana Parkway (a variable width right-of-way based on the plat of Meridiana Parkway Phase 7 Replat) with the southerly right-of-way line of State Highway 6 (120 foot wide);

THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

1) THENCE, South 25°25'38" East, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;

2) THENCE, South 19°37'48" West, for a distance of 257.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for curvature to the left;

3) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 1000.00 feet, a central angle of 07°23'59", an arc length of 129.15 feet, and a chord bearing of South 15°55'49" West, for a distance of 129.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for reverse curvature to the right;

4) THENCE, in a southwesterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 86°52'36", an arc length of 37.91 feet, and a chord bearing of South 55°40'06" West, for a distance of 34.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking a point for compound curvature to the right;

5) THENCE, in a northwesterly direction along the arc of said compound curve to the right having a radius of 270.00 feet, a central angle of 00°10'11", an arc length of 0.80 feet, and a chord bearing of North 80°48'31" West, for a distance of 0.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" for corner;

6) THENCE, South 09°16'34" West, for a distance of 46.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the POINT OF BEGINNING of the herein described tract of land;

THENCE, along the westerly right-of-way line of Meridiana Parkway (based on the plat of Meridiana Parkway Phase 7 Replat) the following six (6) courses and distances:

7) THENCE, South 09°16'34" West, for a distance of 13.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the right;

8) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°16'54", an arc length of 38.96 feet, and a chord bearing of South 36°04'58" East, for a distance of 35.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, South 08°33'29" West, for a distance of 128.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

10) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 300.00 feet, a central angle of 24°55'09", an arc length of 130.48 feet, and a chord bearing of South 21°01'03" West, for a distance of 129.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for tangency;

11) THENCE, South 33°28'38" West, for a distance of 89.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

12) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 300.00 feet, a central angle of 03°42'38", an arc length of 19.43 feet, and a chord bearing of South 35°19'57" West, for a distance of 19.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 70°29'03" West, passing at 228.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 304.03 feet to a point in a drainage ditch for the southwesterly corner of the herein described tract being the southeasterly corner of Reserve "A" of Manvel Business Park, as per the plat recorded in Volume 21, Pages 187-188 of the Brazoria County Plat Records;

14) THENCE, North 10°27'19" East, in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 56.33 feet to a point for corner;

15) THENCE, North 03°46'29" West, continuing in an upstream direction with the said drainage ditch along the east line of Manvel Business Park for a distance of 394.77 feet to a point for corner;

16) THENCE, South 70°29'05" East, passing at 81.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reference, and continuing for a total distance of 311.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, South 38°49'44" East, for a distance of 62.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, South 73°52'20" East, for a distance of 43.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 80°35'20" East, for a distance of 35.63 feet to the POINT OF BEGINNING and containing 3.738 acres of land.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF Meridiana Retail Detention Reserve No. 1 AS SHOWN HEREON ON THE _____ DAY OF _____, 2021.

RICKY KUBECZKA DATE
COMMISSIONER

JODY SCHIBI DATE
COMMISSIONER

ALFRED FRÖBERG, JR. DATE
COMMISSIONER

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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Retail Detention Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

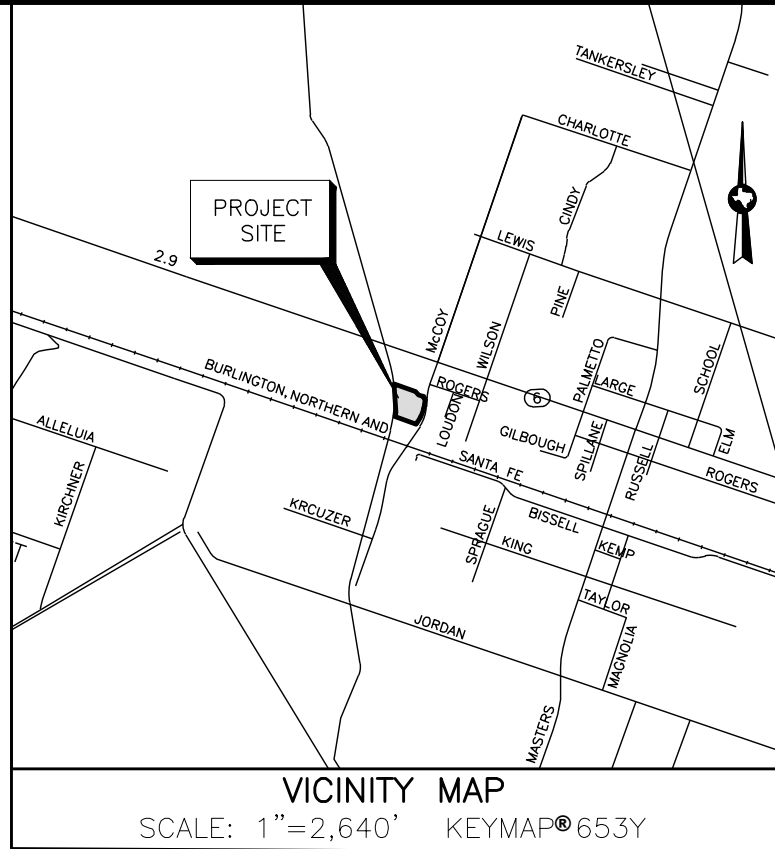
Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Retail Detention Reserve No. 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

JOB NO. 081-011-114

PATH:R:\2008\081-011-114\DRAWING\PLAT\081011114V--PLFP--RET.DET.RES. NO.1 BY:SVJ DATE:2021-1-12



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

MERIDIANA RETAIL DETENTION RESERVE No. 1

BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 62, A-484,
AND THE J.M. O'DONNELL SURVEY, A-470,
ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A.
LUTHER LANDS IN THE TOWN OF MANVEL,
AS RECORDED UNDER VOL. 1, PG. 71-72,
BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (3.738 Acres)

OWNER

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

JANUARY 15, 2021

ENGINEER/SURVEYOR



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

SHT 1 OF 2

Exxxx

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020. The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
AC. indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
Fnd. indicates Found
I.R. indicates Iron Rod
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet
TXDOT indicates Texas Department of Transportation.
VOL. indicates Volume.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116b.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The Developer/Homeowner's Association/Municipal Utility District No. 57/Brazoria County Conservation and Reclamation District No. 3 shall be responsible for maintenance of all reserves.

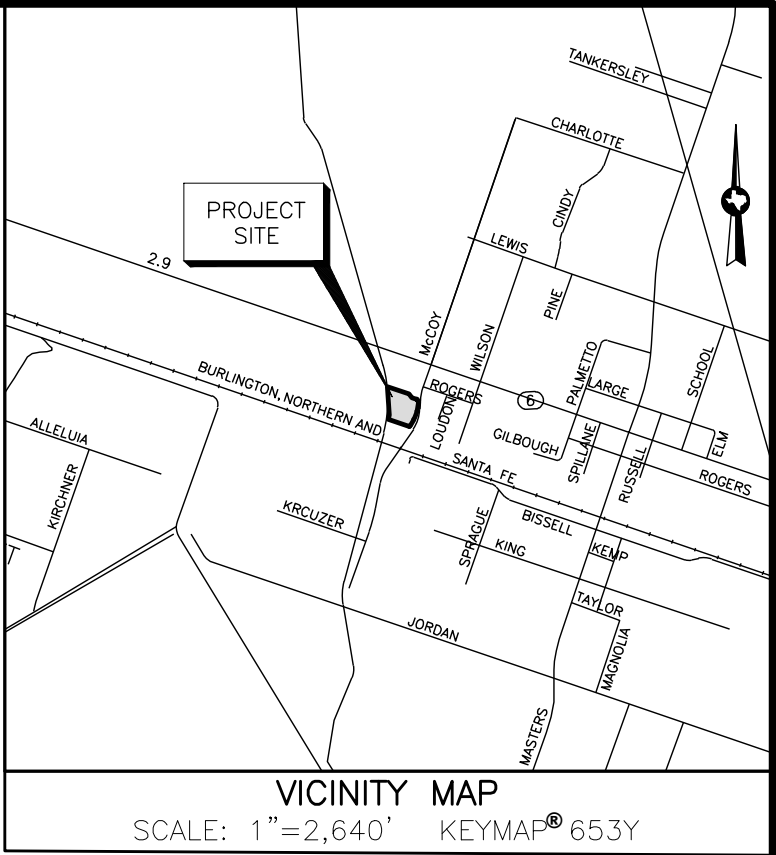
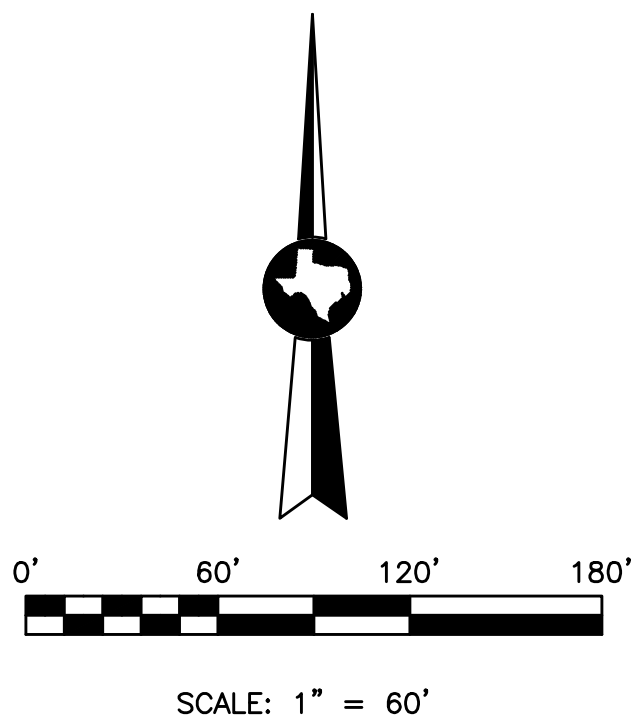
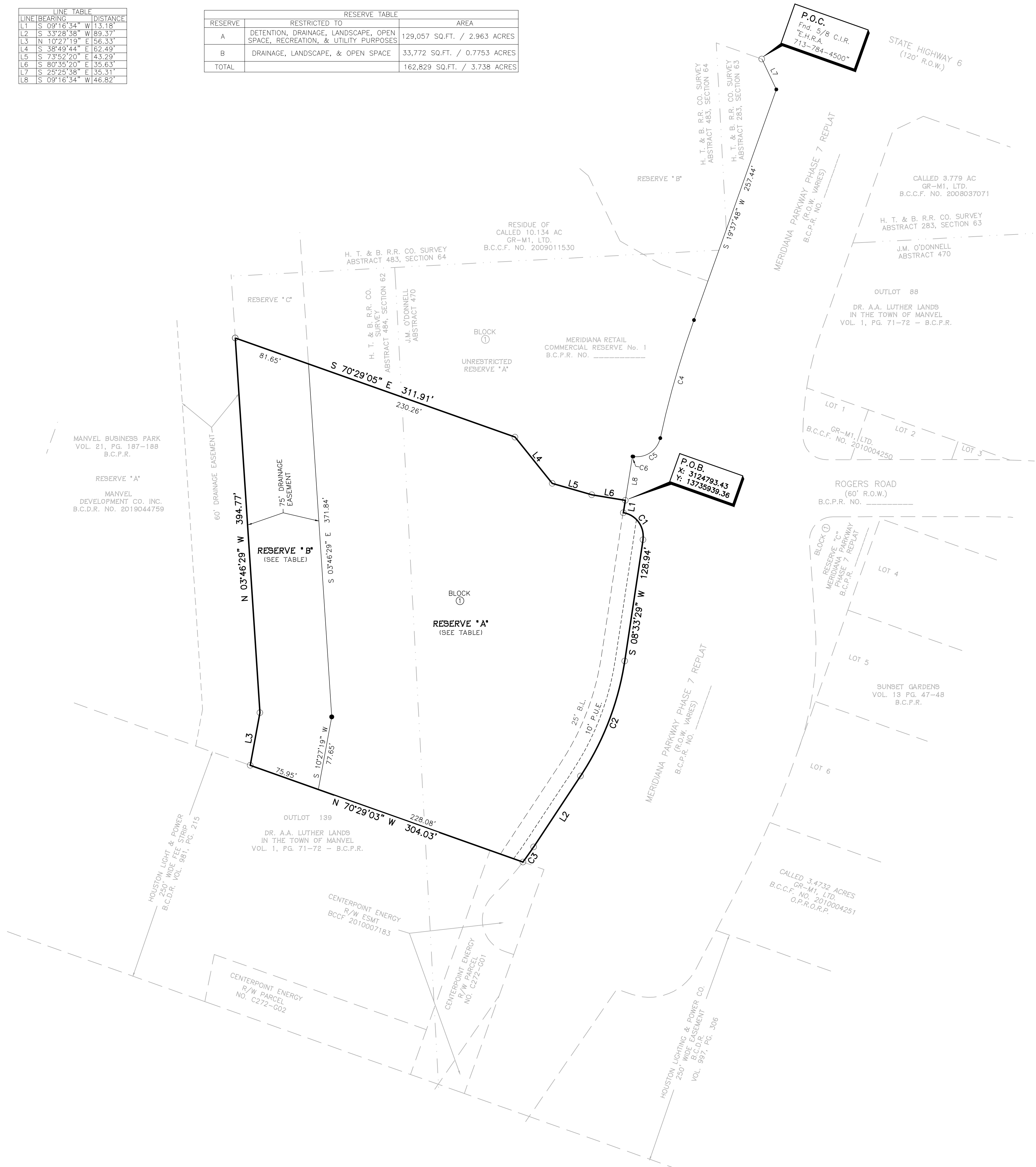
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities. Landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contracts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III C, 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party properties for the purpose of moving excess run-off of B.C.C.R.D.#3 drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities operating properly.
- Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°16'54"	58.96'	S 36°04'58" E	35.13'
C2	300.00'	24°55'09"	130.48'	S 21°01'03" W	129.45'
C3	300.00'	342°38"	19.43'	S 35°19'57" W	19.42'
C4	1000.00'	72°3'59"	129.15'	S 15°55'49" W	129.06'
C5	25.00'	88°52'36"	57.91'	S 55°40'08" W	34.38'
C6	270.00'	0°10'11"	0.80'	N 80°48'31" W	0.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°16'34" W	13.18'
L2	S 33°28'38" W	89.37'
L3	N 10°27'19" E	56.33'
L4	S 38°49'44" E	62.49'
L5	S 73°52'20" E	43.29'
L6	S 80°35'20" E	35.63'
L7	S 25°25'38" E	35.31'
L8	S 09°16'34" W	46.82'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	129,057 SQ.FT. / 2.963 ACRES
B	DRAINAGE, LANDSCAPE, & OPEN SPACE	33,772 SQ.FT. / 0.7753 ACRES
TOTAL		162,829 SQ.FT. / 3.738 ACRES



BENCHMARK(S):
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 59 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MERIDIANA RETAIL DETENTION RESERVE No. 1

BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 62, A-484, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (3.738 Acres)

OWNER

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

JANUARY 15, 2021

ENGINEER/SURVEYOR



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



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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridiana Detention Reserve U, being a subdivision of 9.860 acres in the Oliver Hall Survey,
Abstract 203, being a partial replat of a portion of Lot 9, Block 1, of Lulling Stone Section Three, as
recorded in Vol. 22, Pg. 231-234 B.C.P.R.; also being part of the City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 17:16:13 -05'00'

SIGNATURE

April 5, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve U Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

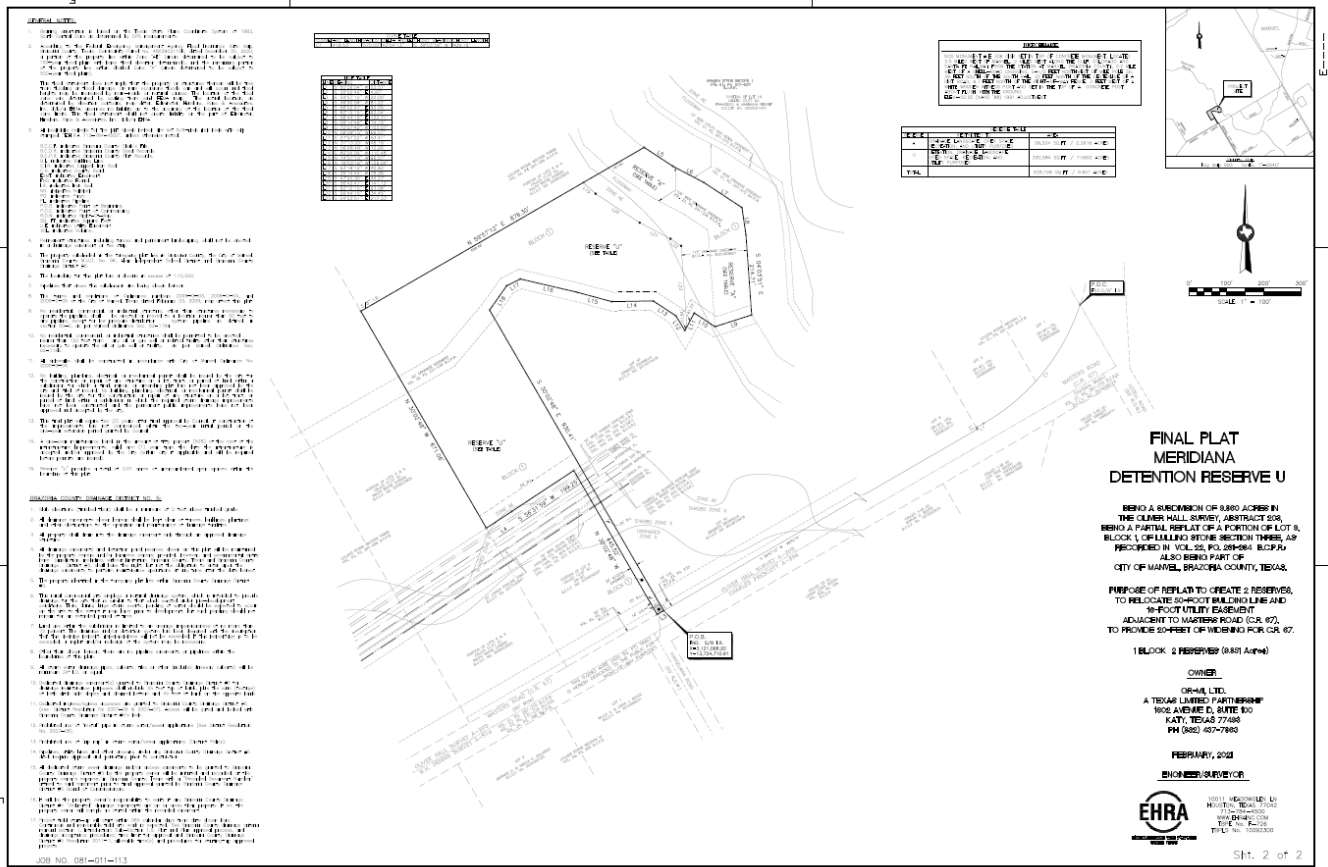
Staff recommends a 30-day extension for Meridiana Detention Reserve U Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue the process of infrastructure construction plan approval. According to the City's subdivision ordinance, a plat cannot be approved until infrastructure construction plans are approved by the City Engineer.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



Plat Exhibit

[illegible]

GENERAL NOTES:

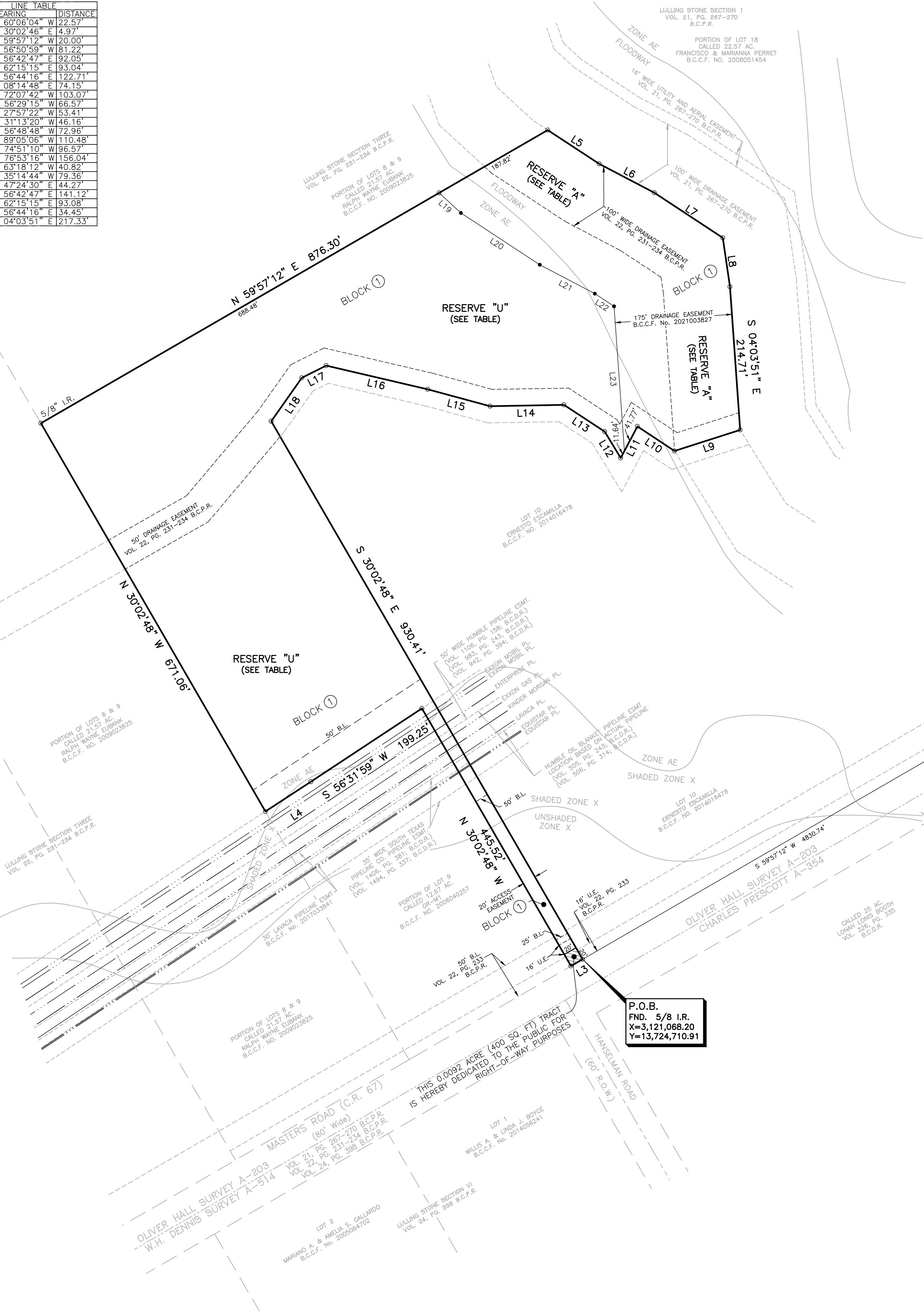
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039001100, dated December 30, 2020, a portion of the property lies within Zone "AE" (areas determined to be subject to 100-year flood plain with base flood elevation determined), and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by non-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A 713-784-4500", unless otherwise noted.
- B.C.C.F. indicates Brazoria County Clerk's File.
- B.C.D.R. indicates Brazoria County Deed Records.
- B.C.P.R. indicates Brazoria County Plat Records.
- B.L. indicates Building Line.
- C.I.R. indicates Capped Iron Rod.
- C.R. indicates County Road.
- ESMT. indicates Easement.
- FND. indicates Found.
- I.R. indicates Iron Rod.
- NO. indicates Number.
- PG. indicates Page.
- PL. indicates Pipeline.
- P.O.B. indicates Point of Beginning.
- P.O.C. indicates Point of Commencing.
- R.O.W. indicates Right-Of-Way.
- SQ. FT. indicates Square Feet.
- U.E. indicates Utility Easement.
- VOL. indicates Volume.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 58, Alvin Independent School District and Brazoria County Drainage District #5.
- The boundary for this plat has a closure in excess of 1:15,000.
- Pipelines that cross this subdivision are being shown hereon.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Reserve "U" provides a total of 2.01 acres of unencumbered open spaces within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
CT	418.53'	570.00'	42°04'13"	S 39°03'58" W 1409.19'

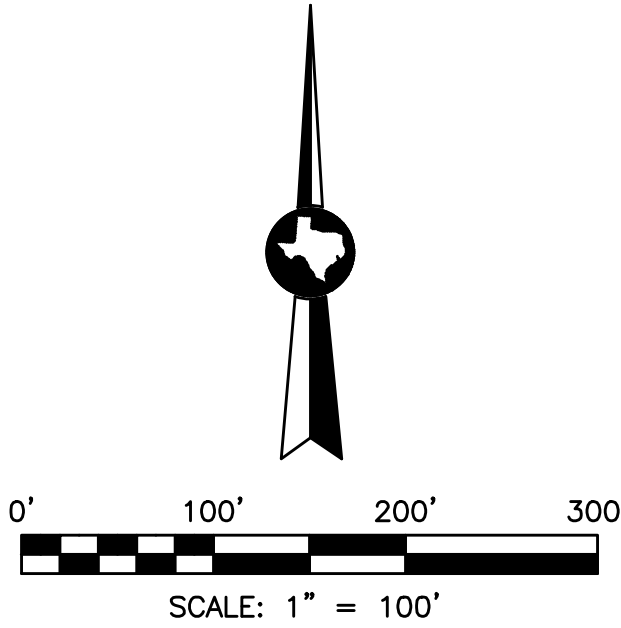
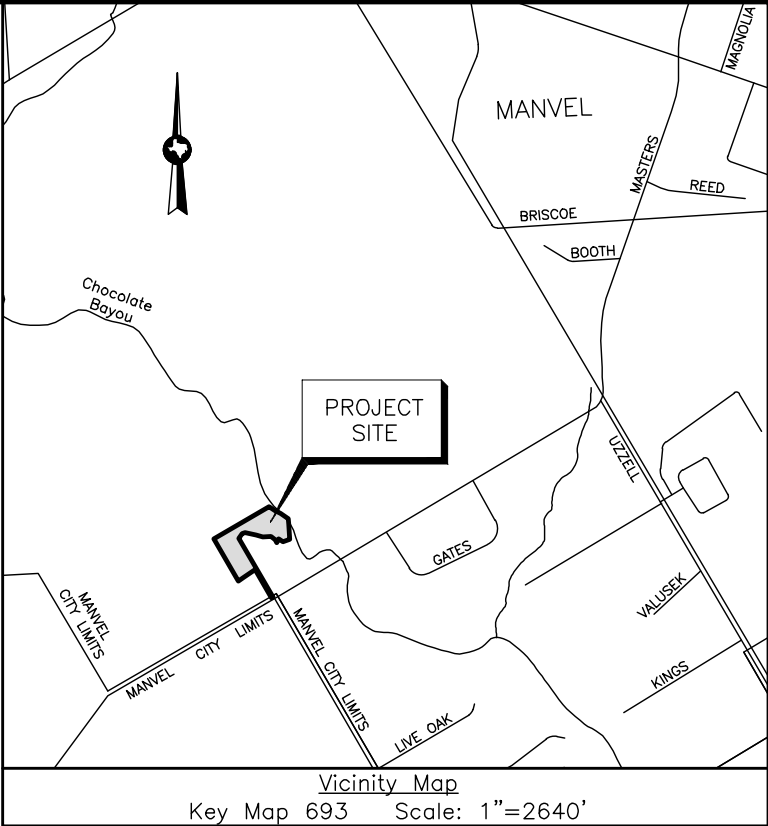
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°05'04" W	22.57'
L2	S 30°02'46" E	4.97'
L3	S 59°57'12" W	20.00'
L4	S 56°50'59" W	81.22'
L5	S 56°42'47" E	32.05'
L6	S 62°15'15" E	33.04'
L7	S 56°44'16" E	122.71'
L8	S 08°14'48" E	74.15'
L9	S 72°07'42" W	103.67'
L10	N 58°29'15" W	66.57'
L11	S 27°57'22" W	53.41'
L12	N 31°13'20" W	46.15'
L13	N 56°48'48" W	72.96'
L14	S 89°05'06" W	110.48'
L15	N 74°51'10" W	96.57'
L16	N 78°53'18" W	156.04'
L17	S 63°18'12" W	40.82'
L18	S 35°14'44" W	79.36'
L19	S 47°24'30" E	44.29'
L20	S 56°42'47" E	141.72'
L21	S 62°15'15" E	93.08'
L22	S 56°44'16" E	34.45'
L23	S 04°03'51" E	217.33'



BENCHMARK:

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

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	98,524 SQ.FT. / 2.2618 ACRES
U	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	330,584 SQ.FT. / 7.5892 ACRES
TOTAL		429,108 SQ.FT. / 9.851 ACRES



FINAL PLAT MERIDIANA DETENTION RESERVE U

BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PURPOSE OF REPLAT: TO CREATE 2 RESERVES, TO RELOCATE 50-FOOT BUILDING LINE AND 16-FOOT UTILITY EASEMENT ADJACENT TO MASTERS ROAD (C.R. 67), TO PROVIDE 20-FEET OF WIDENING FOR C.R. 67.

1 BLOCK 2 RESERVES (9.851 Acres)

OWNER

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

FEBRUARY, 2021

ENGINEER/SURVEYOR



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



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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridiana Northeast Village Center, being a subdivision of 5.166 acres out of
the H.T. & B. R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 12:30:48 -05'00'

SIGNATURE

April 5, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Northeast Village Center Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Northeast Village Center Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to continue the process of infrastructure construction plan approval. According to the City's subdivision ordinance, a plat cannot be approved until infrastructure construction plans are approved by the City Engineer.

[illegible]



E4164

E4164

GENERAL NOTES:

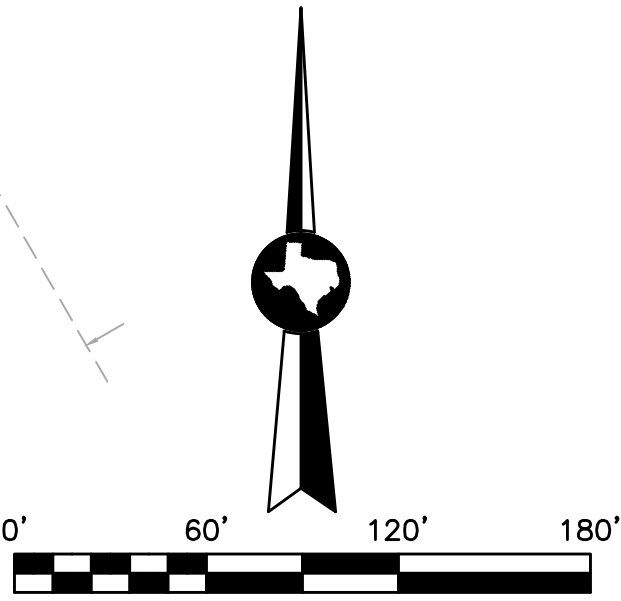
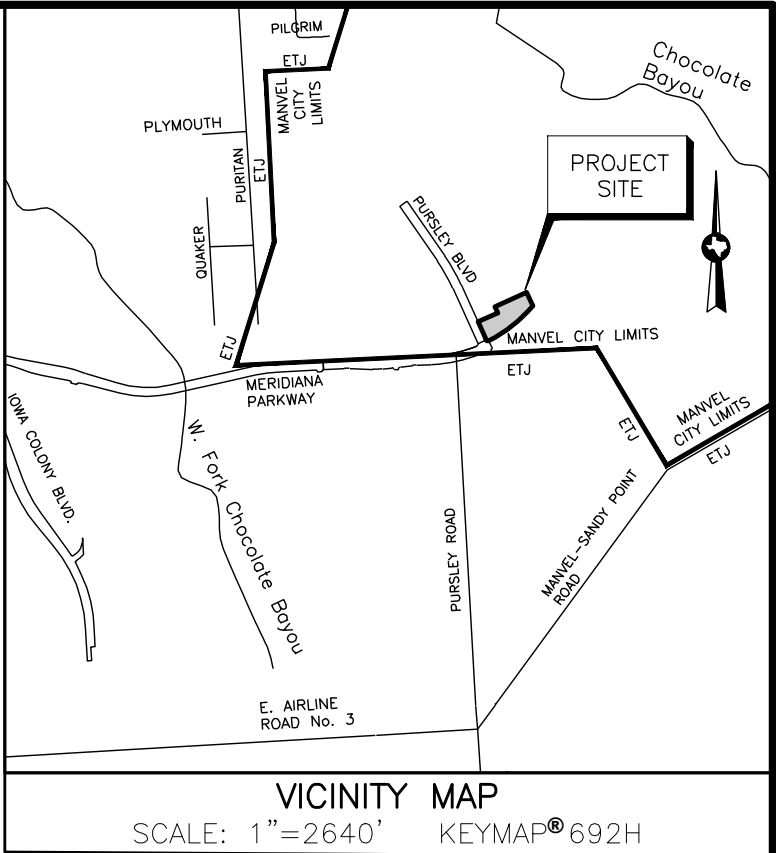
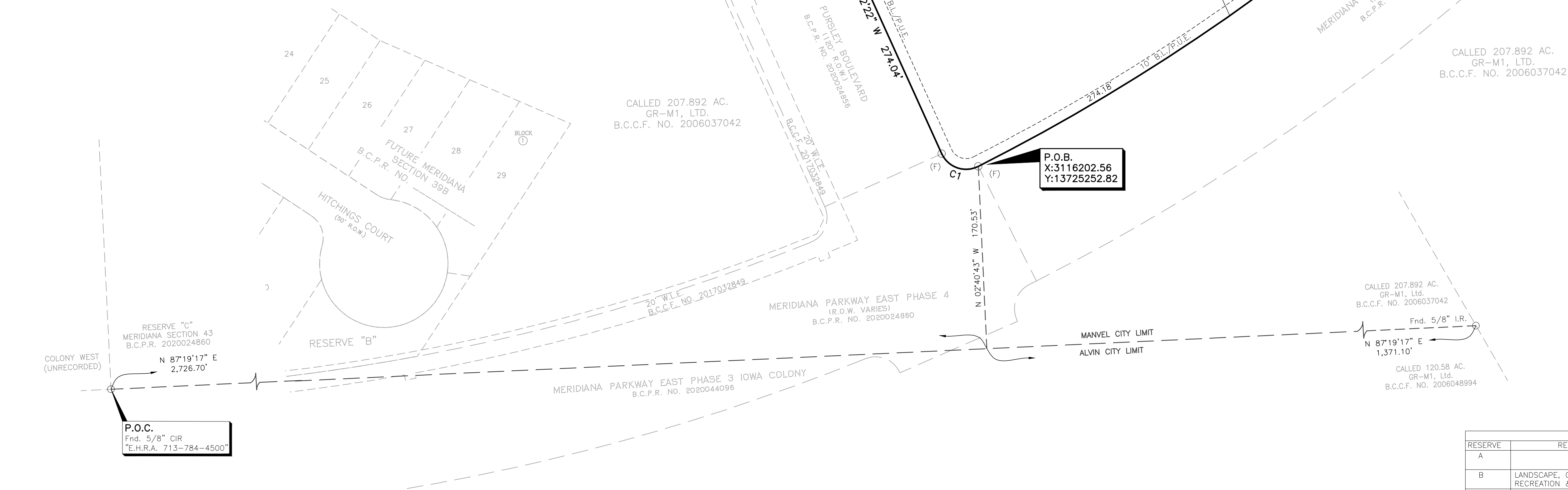
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, this property lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract.
AC. indicates Acreage.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
CIR indicates Capped Iron Rod.
FND. indicates Found.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R indicates Radius.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
W.L.E. indicates Water Line Easement.
(F) indicates Found 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500"
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- There are no visible or apparent pipelines that cross within the boundary of this subdivision.
- There is 3.199 acres of unencumbered open space within Reserve "B" of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond M of Meridiana (Meridiana Detention Reserve M).
- The drainage on adjacent property will not be impacted by this development.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

CURVE		RADIUS		DELTA ANGLE		ARC LENGTH		CHORD BEARING		CHORD LENGTH	
C1	25.00'	92°32'38"	40.38'	N 70°38'41" W	36.13'						
C2	1940.00'	23°02'17"	780.05'	S 51°33'51" W	774.81'						

LINK BEARING		DISTANCE	
L1	N 24°22'11" W	90.00'	



MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCK 1	49.40'

BENCHMARK(S):

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

FINAL PLAT
MERIDIANA
NORTHEAST VILLAGE CENTER

BEING A SUBDIVISION OF 5.166 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY,
SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (5.166 ACRES)

OWNER

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

FEBRUARY 12, 2021

ENGINEER/SURVEYOR



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



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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Final Plat for Meridiana Detention Reserve T Phase 1, being a subdivision of 14.11 acres out of the
H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; and being a partial
replat of the Manvel Interim Park Site per plat recorded at B.C.C. F. No. 2011032948;
City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 17:08:44 -05'00'

SIGNATURE

April 5, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Detention Reserve T Phase 1 Final Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to change the boundary lines of the plat. A portion of the current plat contains the Manvel Interim Park Site plat. The Manvel Interim Park Site plat will need to be vacated before this plat can be approved. The South Manvel Development Corporation currently owns the Manvel Interim Park Site plat property. SMDC working on the process to deed the property to GR-M1, Ltd. Until such time, Meridiana will continue platting a portion of this property to continue development of the detention.



E4170





F4170

STATE OF TEXAS:
COUNTY OF BRAZORIA

[illegible]

The map shows the project site located at the intersection of Highway 101 and Highway 102. The site is bounded by Highway 101 to the north and Highway 102 to the east. The map also shows the location of the proposed development, which is a large rectangular area. The map includes labels for various roads and landmarks, such as Highway 101, Highway 102, and the proposed development. The map is oriented with North at the top.

- STATE OF TEXAS
-
- COUNTY OF DALLAS

GEORGE MC, the undersigned authority, on this day personally appeared WILL LEWIS, Vice President of Blue Communities, LLC, a Nevada Limited Liability Company, Authorized Agent of Blue Communities, LLC, a Nevada Limited Partnership, known to me to be the person whose name is subscribed to this foregoing instrument and who, together with the undersigned, executed the same, for the purposes and consideration hereinexpressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of February, 2007.



 Notary Public for the
 State of Texas.
 My Notary Commission Expires April 11, 2008.

MODIGIAN & O'NEILL
 Notary ID #08437046

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO.

Lee Nader, P.E. 3/1/24 Date
 Lee Nader, P.E.
 President

Kerry L. O'Brien 3/1/24 Date
 Kerry L. O'Brien
 Vice President

Brandon Middleton 3/11/24 Date
 Brandon Middleton
 Secretary/Treasurer

Jerrod D. Asen, P.E., C.S.W. 3/1/24 Date
 Jerrod D. Asen, P.E., C.S.W.
 District Engineer

Note: Project field startup will start within 300 calendar days from date here shown. Continuous and reasonable field site work is expected.

8000 95 REF ID: B200095

Planning, Development and Zoning Commission

City Council

JOB NO. 061-011-113

Received: 2020-08-11; revised: 2020-09-11; accepted: 2020-09-11. Published online: 2020-11-23

FINAL PLAT
MERIDIANA
DETENTION RESERVE T
PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203,
AND BEING A PARTIAL REPLAT OF THE MANVEL
INTERIM PARK SITE PER PLAT RECORDED AT
B.C.C.F. NO. 207032948:
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JANUARY 15, 2021



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

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.11 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.11 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182, AND BEING A PORTION OF THE MANVEL INTERIM PARK SITE AS PER THE PLAT RECORDED UNDER B.C.C.F. NO. 2011032948; THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, A-282, same being the northwest corner of the called 884.331 acre tract and the said Manvel Interim Park Site and the northeast corner of a called 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, A-282, for a distance of 837.46 feet to a point for corner;

THENCE, South 60°00'02" West, a distance of 471.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 86°56'36" East, for a distance of 596.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, South 03°03'24" East, for a distance of 231.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

4) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

5) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

6) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

7) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 84°35'55" East, for a distance of 188.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;

14) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 15°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.11 acres of land.

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Detention Reserve T Phase 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 24th day of February, 2021.

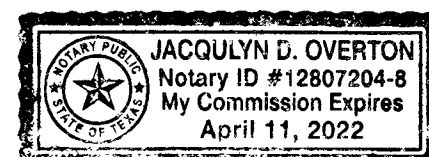
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS I
COUNTY OF HARRIS I

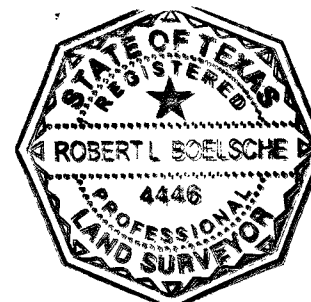
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of February, 2021.



Jacquelyn Overton
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

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



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E. 3/1/21 Date
President

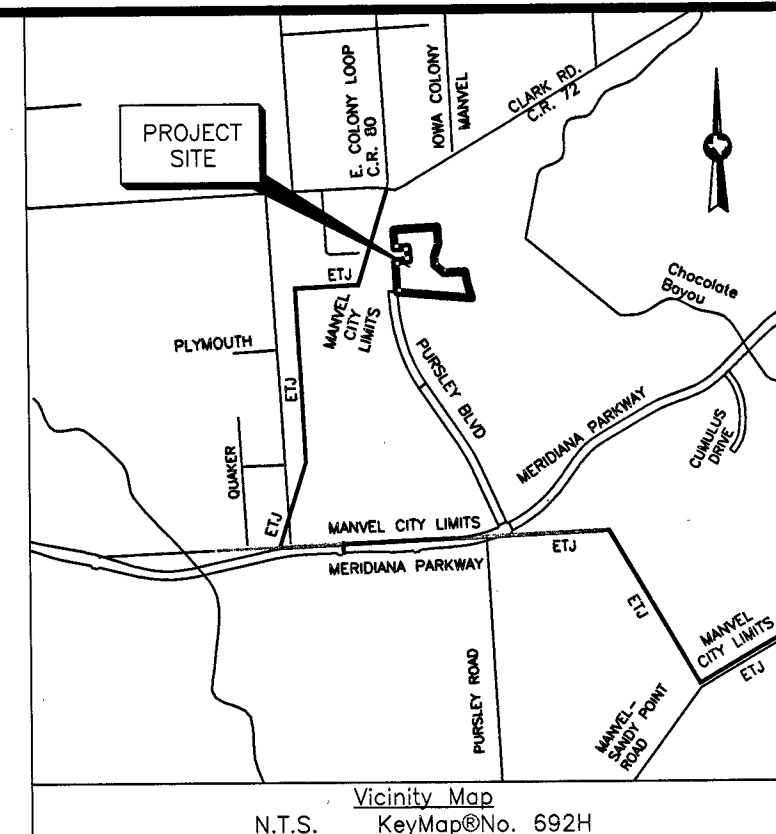
Kerry L. Osburn 3/1/21 Date
Vice President

Brandon Middleton 3/1/21 Date
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M. 3/1/21 Date
District Engineer

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

BCDD #5 REF ID # B200055



FINAL PLAT MERIDIANA DETENTION RESERVE T PHASE 1

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203,
AND BEING A PARTIAL REPLAT OF THE MANVEL
INTERIM PARK SITE PER PLAT RECORDED AT
B.C.C.F. NO. 2011032948;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JANUARY 15, 2021



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
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TBPE No. F-726
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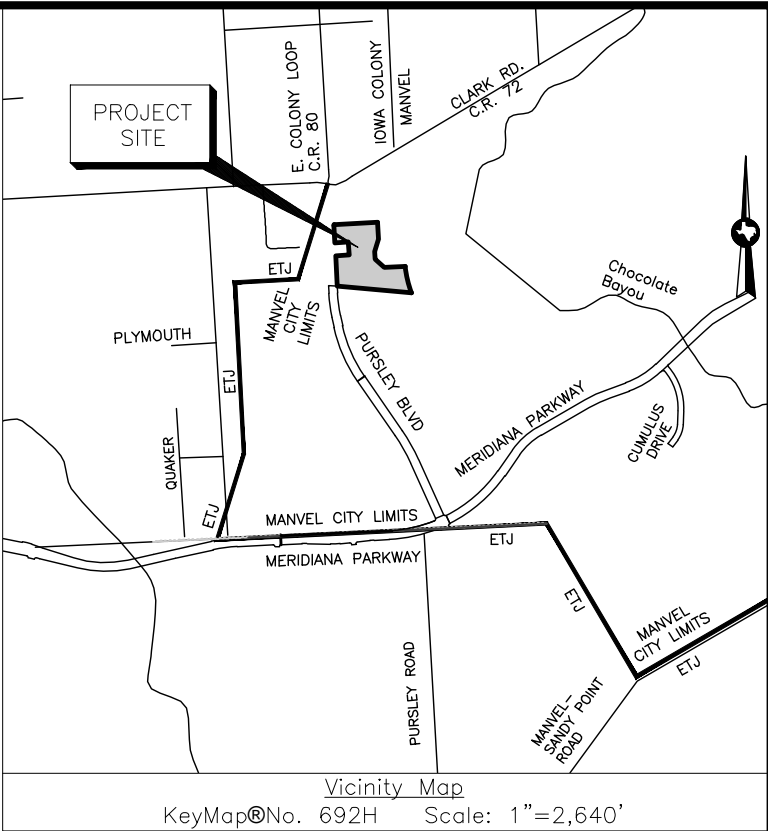
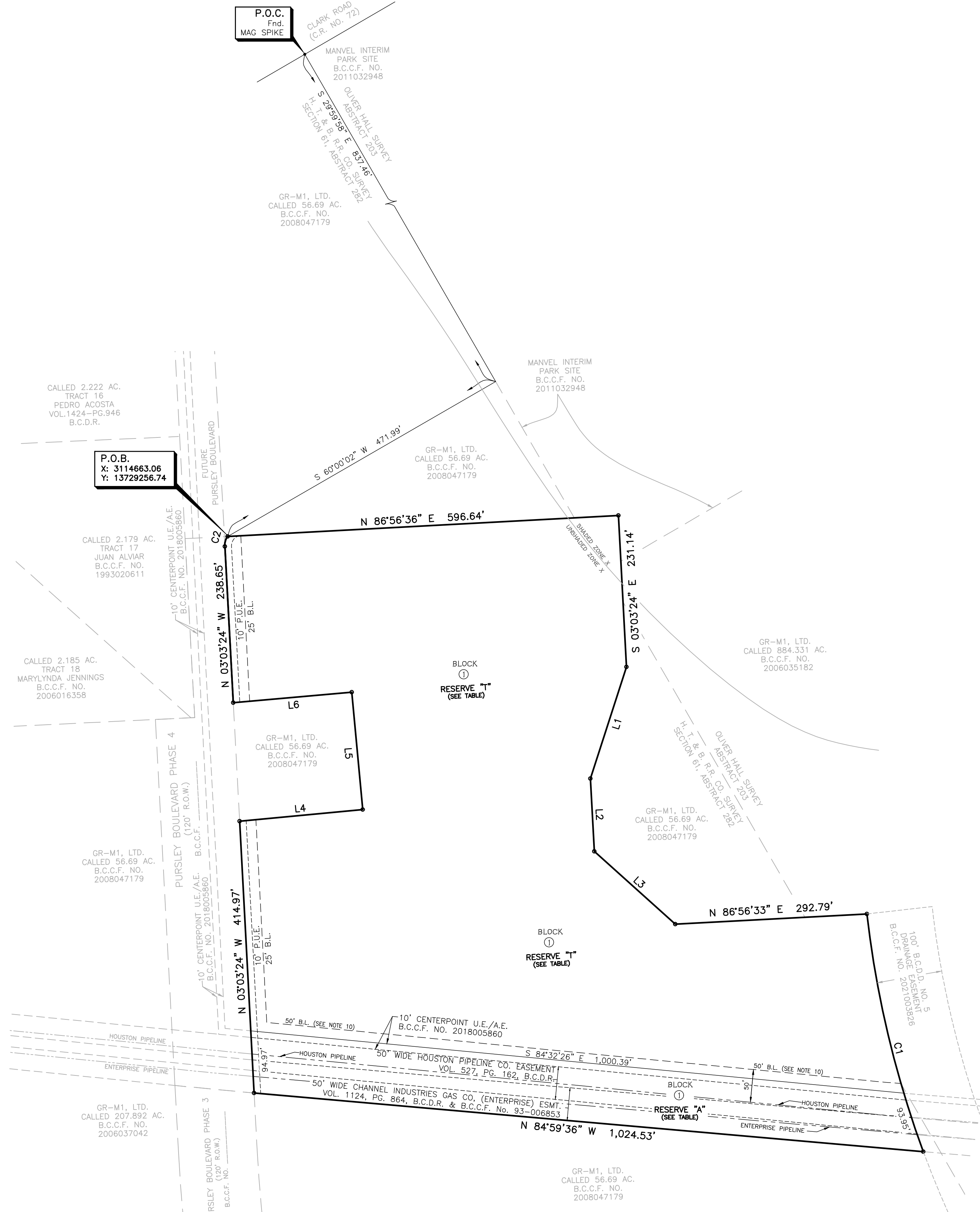
1. Bearing orientation based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas State Plane Coordinate No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to the surface by applying the following combined scale factor: 0.9998742185.
2. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020. The northeasterly portion of the property lies within "Zone AE" (areas determined to be within the 100-year floodplain with base flood elevation determined) and the remaining portion lies within Unshaded Areas (areas determined to be within the 500-year flood plain) and the remaining portion of the property lies within Shaded Zone "X" (areas determined to be subject to the 500-year flood plain with depths determined less than 1 foot).

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

- A. indicates Abstract.
AC. indicates Acres.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.D. NO. indicates Brazoria County Drainage District Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plot Records.
B.L. indicates Building Line.
C.R. NO. indicates County Road Number.
ESMT. indicates Easement.
FMD. indicates Found.
I.R. indicates Iron Rod.
N.T.S. indicates Not To Scale.
Pg. indicates Page.
P.O.B. indicates Point of Beginning.
P.O.C. indicates Point of Commencing.
P.U.E. indicates Public Utility Easement.
SQ. FT. indicates Square Feet.
T.O.W. indicates Right-Of-Way.
U.E./A.E. indicates Utility Easement/Aerial Easement.
VOL. indicates Volume.
5. The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gulley, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
7. The Municipal Utility District/Homesteaders' Association shall be responsible for maintenance of all reserves.
8. The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plot.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, per Manvel Ordinance Sec. 62-116b.
11. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
12. No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plot has not been approved by the city and filed of record or certificate of exemption issued. No plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
13. This final plot will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
14. A one-year maintenance bond in the amount of 100 percent of the total cost of the infrastructure improvements or a one-year letter of credit in the amount of 50 percent of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the city.
15. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
16. The Development Regulations and City Permits of the City of Manvel are required on all property.
17. Reserve "T" provides a total of 3.50 acres of unencumbered open space within the boundary of this plot.
19. The boundary for this plot has a closure in excess of 1:15,000.
20. The drainage on adjacent property will not be impacted by this development.
21. The Developer, Homesteaders' Association and Drainage District shall be responsible for maintenance of all reserves.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1550.00'	13°48'18"	373.46'	S 13°21'05" E	372.56'
C2	25.00'	36°52'12"	16.09'	N 15°22'42" E	15.81'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. / 2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	523,574 SQ.FT. / 12.02 ACRES
TOTAL		614,630 SQ.FT. / 14.11 ACRES



BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

2. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
3. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
4. All property shall drain into the drainage easement only through an approved drainage structure.
5. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
6. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
7. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
8. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
9. Other than shown herein, there are no pipeline easements or pipelines within the boundaries of this plan.
10. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
11. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch and slopes and channel bottom and 45 feet of bank on the opposite bank.
12. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No. 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
13. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
14. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
15. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
16. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
17. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
18. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1.1, Inlet/Inlet Sub-Section 1.5.1. Set and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

BEING A SUBDIVISION OF 14.11 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
AND BEING A PARTIAL REPLAT OF THE MANVEL
INTERIM PARK SITE PER PLAT RECORDED AT
B.C.C.F. NO. 2011032948;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PURPOSE OF REPLAT:
TO RECONFIGURE A PORTION OF
THE INTERIM PARK SITE

1 BLOCK 2 RESERVES

OWNER

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

APRIL 2, 2021



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



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: April 12, 2021

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana General Development Plan

Amendment No. 18

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.

Brad Sweitzer

SIGNATURE

3/15/2021

DATE



Planning, Development and Zoning Commission Report

Plat Name	Meridiana General Development Plan Amendment No. 18 (dated March 24, 2021)
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

City staff recommends denial of the Meridiana General Development Plan Amendment No. 18 (dated March 24, 2021) because it does not conform to the adopted O-PUD's requirements for a General Development Plan per page 61. This Section of the O-PUD states the General Development Plan (GD) shall show "other proposed streets that are necessary to demonstrate an overall circulation system for the development". It is staff's determination that the Meridiana GDP Amendment No. 18 lacks in providing an overall circulation system since vehicular access is not provided to the following:

1. Between sections identified as "Section 4a";
2. Between sections identified as "Section 4a" and "Section 6";
3. Between sections identified as "Section 18a", "Section 18b", and "Section 15"; and
4. Between sections identified as "Section 21", "Section 20", and "Section 19".

These sections are not marked with 'arrows', therefore, do not provide vehicular access to other sections and/or collector streets. For example, vehicular access is shared between the following sections on the GDP with 'arrow' indicators:

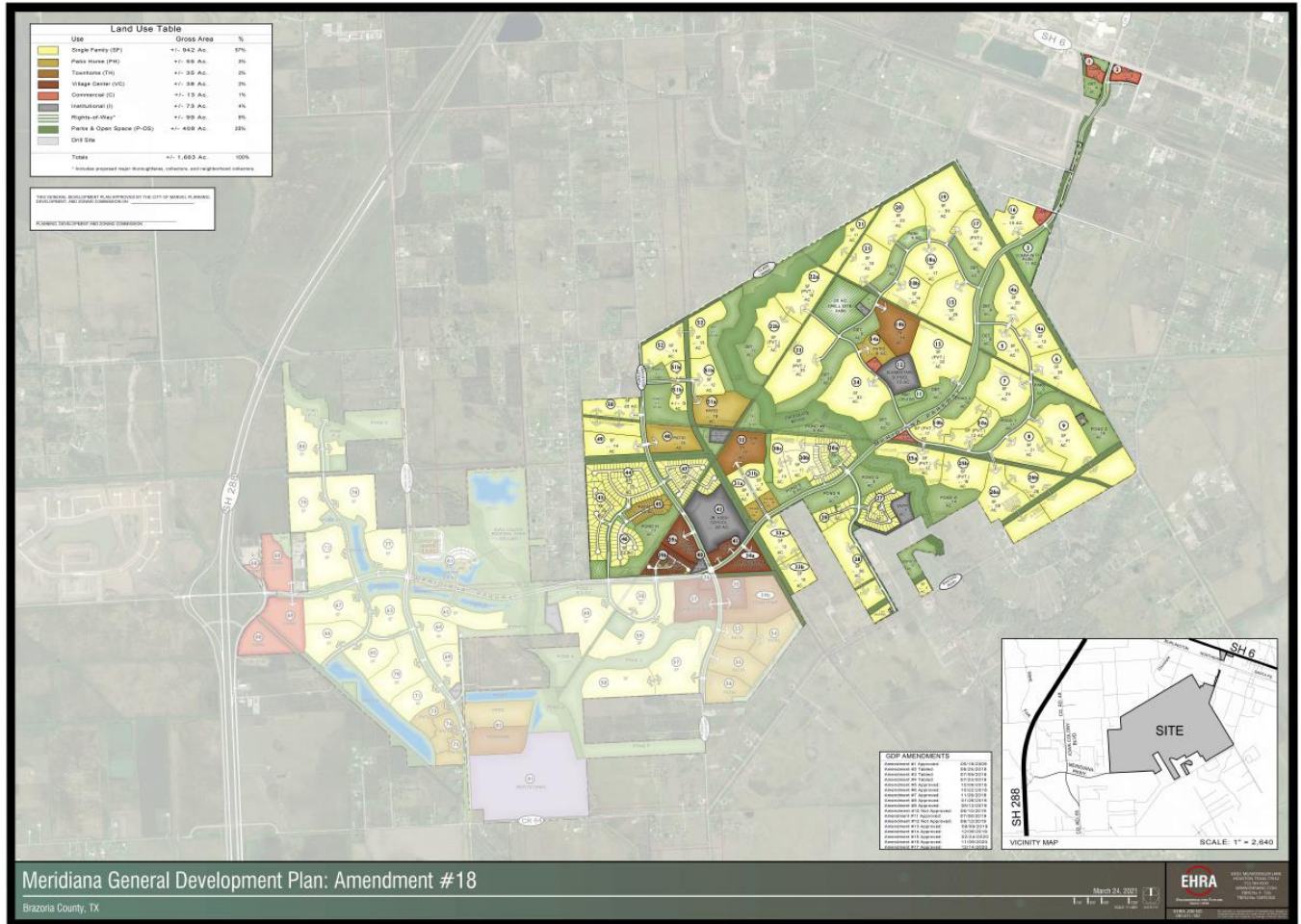
1. Between sections identified as "Section 10a" and "Section 10b";
2. Between sections identified as "Section 8", "Section 9", "Section 26a", and "Section 26b"; and
3. Between section identified as "Section 25a" and "Section 25b".

In the above-mentioned sections, these uses are contiguous, single family residential illustrating vehicular access/circulation between sections. In response to staff's request for 'overall circulation' in the sections mention above ("Section 4a", "Section 6", "Section 18a", "Section 18b", "Section 15", "Section 21", "Section 20", and "Section 19"), the Developer stated "the requested road connection is unnecessary as it will not significantly improve overall mobility, and the neighborhood collector will adequately distribute traffic. Per an agreement made with City Council in December of 2019, the developer will continue to provide an additional access point to any section with over 100 lots". Since the 'loop road' provides access to roughly 1,000 lots, staff recommends the same vehicular circulation is shown on these other sections to ensure "overall circulation" in the development.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

General Development Plan





DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

O-PUD Exhibit - General Development Plan

7. General Development Plan

A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning, Development and Zoning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan.
- All recorded easements
- Other proposed streets that are necessary to demonstrate an overall circulation system for the development
- Proposed land uses and public facilities

This approval shall satisfy the requirement of a master preliminary plat set forth in Section 62-39 of the City of Manvel's Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law.

Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning, Development & Zoning Commission.



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: April 12, 2021

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana General Development Plan

Amendment No. 18

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.

Brad Sweitzer

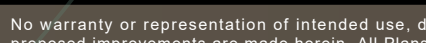
SIGNATURE

3/15/2021

DATE

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING,
DEVELOPMENT, AND ZONING COMMISSION ON _____.

_____ GEORGE GRIFFITH	_____ KYLE MARASCKIN
_____ NICCOLE LISTON-TYSON	_____ ALINA ROGERS
_____ DOROTHY WYNNE	_____ CHRISTY KENNARD
_____ MUHAMMAD ALAM	





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: April 12, 2021 PDZ and April 19, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 5, a subdivision
of 0.53 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

3/15/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 5 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Pursley Boulevard Phase 5 Preliminary Plat.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C010K, dated December 30, 2020, the property lies within Shaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

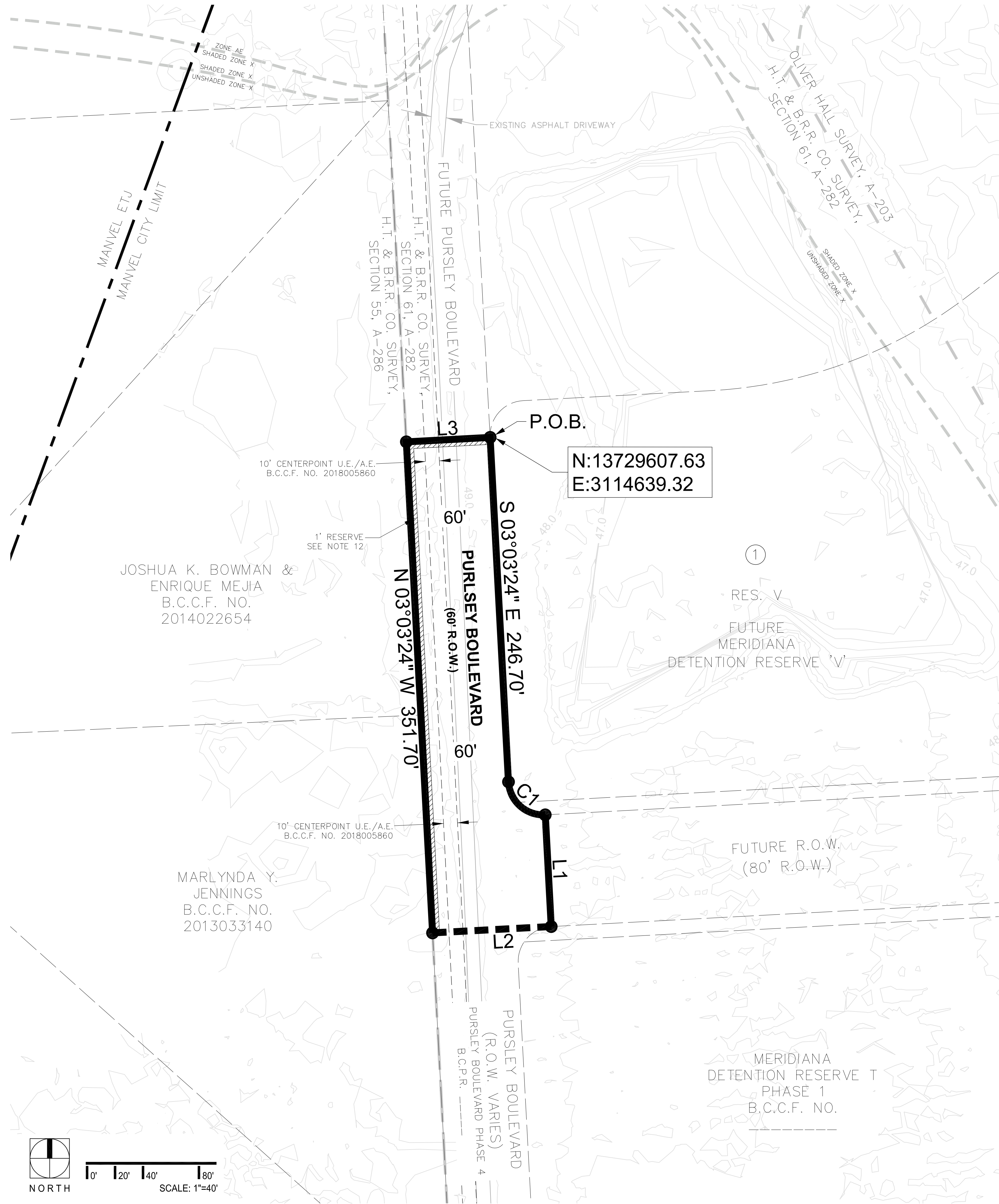
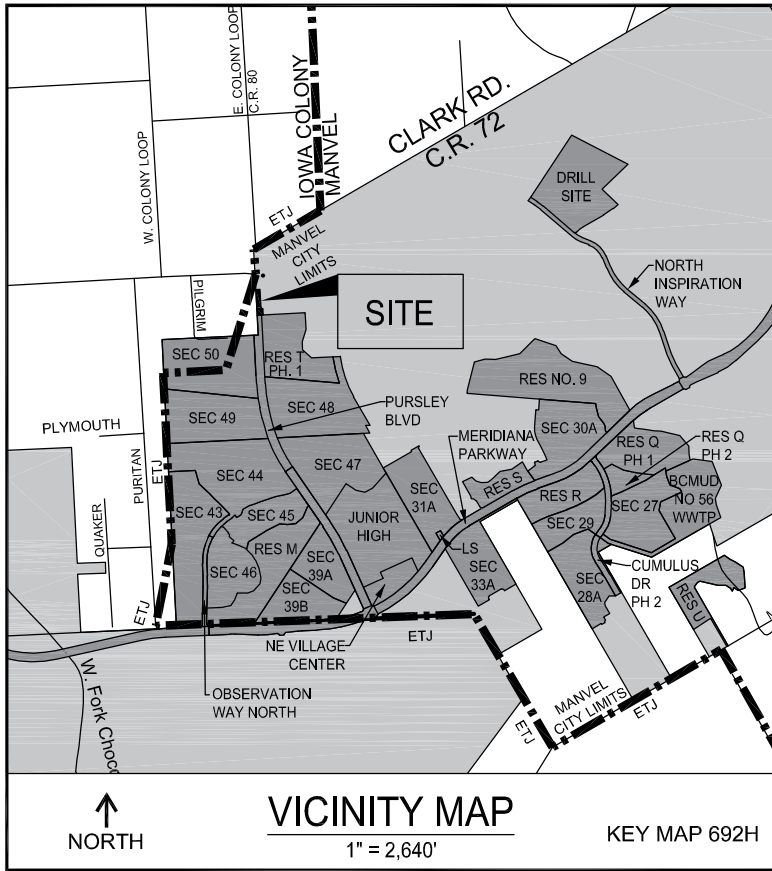
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA PURSLEY BOULEVARD PHASE 5 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 _____ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA PURSLEY BOULEVARD PHASE 5 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 _____ 2021.

CITY COUNCIL



LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 03°03'24" E	80.00'
L2	S 86°35'36" W	85.00'
L3	N 86°35'36" E	60.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 48°03'24" E	35.36'

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

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

Meridiana Pursley Boulevard Phase 5 Preliminary Plat

A Subdivision of 0.53 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

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

April 1, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO.
081-011-119

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: April 12, 2021 PDZ and April 19, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Preliminary Plat for Meridiana Section 50, a subdivision of 22.47 acres
out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria
County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

3/15/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

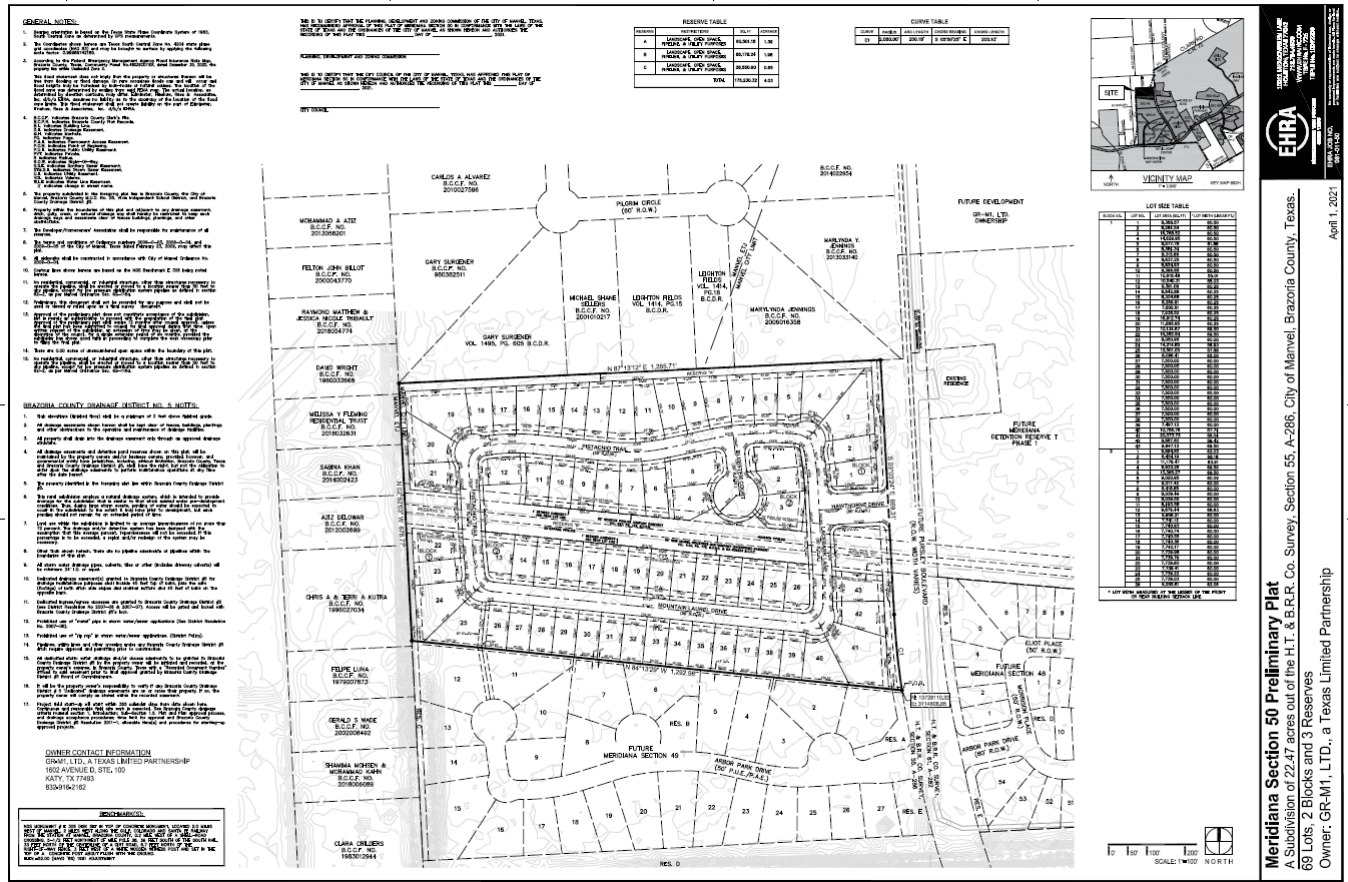
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 50 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 50 Preliminary Plat.

Plat Exhibit



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C010K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, An Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 50 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 _____, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 50 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 _____, 2021.

CITY COUNCIL

MOHAMMAD A AZIZ
B.C.C.F. NO.
2013058201

FELTON JOHN BILLOT
B.C.C.F. NO.
2000043770

RAYMOND MATTHEW &
JESSICA NICOLE THIBAUT
B.C.C.F. NO.
2018054774

DAVID WRIGHT
B.C.C.F. NO.
1980033668

MELISSA Y FLEMING
RESIDENTIAL TRUST
B.C.C.F. NO.
2018032631

SABINA KHAN
B.C.C.F. NO.
2014002423

AZIZ DELOWAR
B.C.C.F. NO.
2012002699

CHRIS A & TERRI A KUTRA
B.C.C.F. NO.
1996027034

FELIPE LUNA
B.C.C.F. NO.
1979007873

GERALD S WADE
B.C.C.F. NO.
2002008492

SHAMIMA MOHSEN &
MOHAMMAD KAHN
B.C.C.F. NO.
2018006089

CLARA CHILDERS
B.C.C.F. NO.
1983012944

CARLOS A ALVAREZ
B.C.C.F. NO.
2010027596

GARY SURGENER
B.C.C.F. NO.
980382511

GARY SURGENER
VOL. 1495, PG. 605 B.C.D.R.

MICHAEL SHANE
SELLERS
B.C.C.F. NO.
2001010217

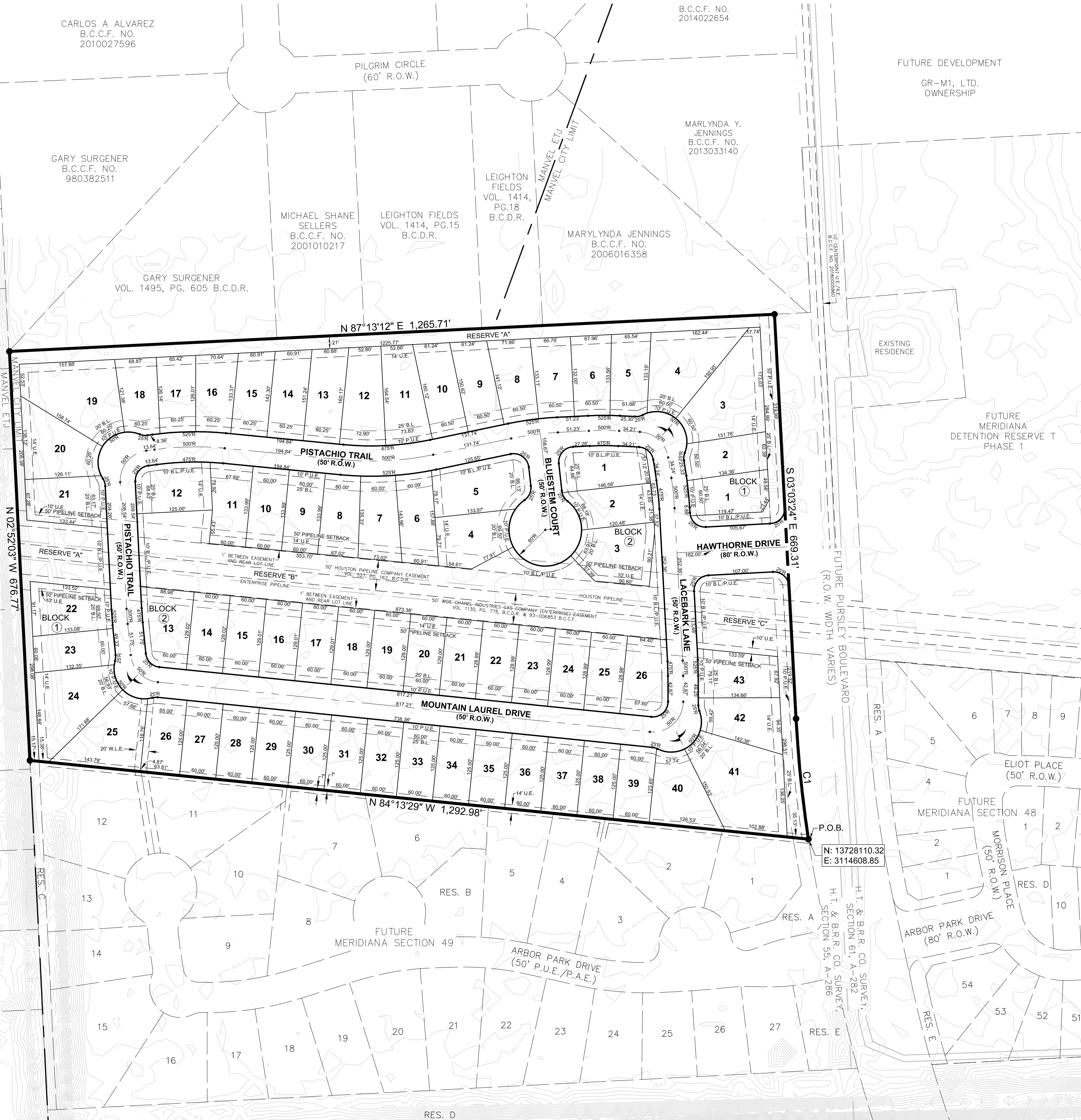
LEIGHTON FIELDS
VOL. 1414, PG.15
B.C.D.R.

B.C.C.F. NO.
2014022654

MARLYNDA Y.
JENNINGS
B.C.C.F. NO.
2013033140

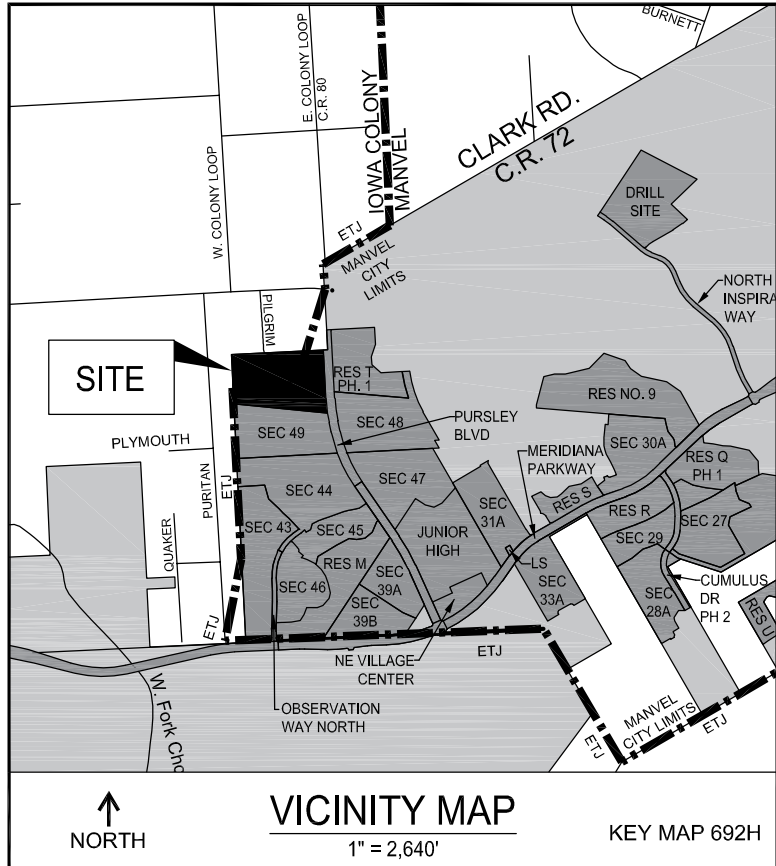
MARYLYNDA JENNINGS
B.C.C.F. NO.
2006016358

LEIGHTON FIELDS
VOL. 1414, PG.15
B.C.D.R.



RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	
A	LANDSCAPE, OPEN SPACE, PIPELINE, & UTILITY PURPOSES	60,501.18	1.39	
B	LANDSCAPE, OPEN SPACE, PIPELINE, & UTILITY PURPOSES	86,178.24	1.98	
C	LANDSCAPE, OPEN SPACE, PIPELINE, & UTILITY PURPOSES	28,550.90	0.66	
TOTAL		175,230.32	4.03	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	200.18'	S 05°50'25" E	200.10'



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* LOT WIDTH (LINEAR FT.)
1	1	8,368.57	60.50
	2	8,384.54	60.50
	3	16,768.52	60.50
	4	14,629.95	60.50
	5	8,577.78	61.88
	6	8,384.34	60.50
	7	8,315.66	60.50
	8	8,837.25	60.50
	9	8,824.93	60.50
	10	9,399.68	60.50
	11	10,618.48	55.01
	12	10,540.31	55.03
	13	9,381.09	60.25
	14	8,842.98	60.25
	15	8,304.68	60.25
	16	8,269.91	60.25
	17	7,802.81	60.25
	18	7,938.52	60.25
	19	16,912.74	60.25
	20	11,865.95	60.25
	21	10,134.67	60.50
	22	10,282.94	69.50
	23	8,050.95	60.00
	24	14,214.85	56.93
	25	12,501.00	57.88
	26	8,096.41	60.00
	27	7,500.00	60.00
	28	7,500.00	60.00
	29	7,500.00	60.00
	30	7,500.00	60.00
	31	7,500.00	60.00
	32	7,500.00	60.00
	33	7,500.00	60.00
	34	7,500.00	60.00
	35	7,500.00	60.00
	36	7,500.00	60.00
	37	7,500.00	60.00
	38	7,500.00	60.00
	39	7,497.13	60.00
	40	10,796.76	57.74
2	41	20,073.73	55.04
	42	9,887.82	59.42
	43	9,947.13	69.50
	1	9,894.82	62.03
	2	8,454.19	68.18
	3	11,176.47	63.91
	4	9,933.26	69.50
	5	13,565.27	69.50
	6	9,020.95	60.09
	7	9,017.42	60.00
	8	8,418.85	60.00
	9	8,039.49	60.00
3	10	8,039.55	60.00
	11	8,493.58	60.00
	12	9,879.44	68.63
	13	9,956.21	60.00
	14	7,741.12	60.00
	15	7,740.93	60.00
	16	7,740.74	60.00
	17	7,740.55	60.00
	18	7,740.36	60.00
	19	7,740.17	60.00
	20	7,739.98	60.00
	21	7,739.79	60.00
4	22	7,739.60	60.00
	23	7,739.41	60.00
	24	7,739.22	60.00
	25	7,739.03	60.00
	26	9,255.81	62.06
	27	9,255.81	62.06

* LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.



Meridiana Section 50 Preliminary Plat

A Subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas.

69 Lots, 2 Blocks and 3 Reserves

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

April 1, 2021



ENGINEERING THE FUTURE
SINCE 1935
"EHRA" JOB NO.
081-011-50

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBPL No. 10092300

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: April 12, 2021 PDZ and April 19, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to
City Council, Preliminary Plat for Meridiana Detention Reserve 'V', a subdivision of
4.06 acres out of the Oliver Hall Survey, A-203, and H.T. & B.R.R. Co. Survey,
Section 61, A-282, also being a partial replat of the Manvel Interim Park Site recorded
at B.C.C.F. No. 2011032948, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final

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

Brad Sweitzer

SIGNATURE

3/15/2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve V Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Detention Reserve V Preliminary Plat.



GENERAL NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909, AS AMENDED BY THE ACTS OF 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2357, 2359, 2361, 2363, 2365, 2367, 2369, 2371, 2373, 2375, 2377, 2379, 2381, 2383, 2385, 2387, 2389, 2391, 2393, 2395, 2397, 2399, 2401, 2403, 2405, 2407, 2409, 2411, 2413, 2415, 2417, 2419, 2421, 2423, 2425, 2427, 2429, 2431, 2433, 2435, 2437, 2439, 2441, 2443, 2445, 2447, 2449, 2451, 2453, 2455, 2457, 2459, 2461, 2463, 2465, 2467, 2469, 2471, 2473, 2475, 2477, 2479, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2505, 2507, 2509, 2511, 2513, 2515, 2517, 2519, 2521, 2523, 2525, 2527, 2529, 2531, 2533, 2535, 2537, 2539, 2541, 2543, 2545, 2547, 2549, 2551, 2553, 2555, 2557, 2559, 2561, 2563, 2565, 2567, 2569, 2571, 2573, 2575, 2577, 2579, 2581, 2583, 2585, 2587, 2589, 2591, 2593, 2595, 2597, 2599, 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, 2617, 2619, 2621, 2623, 2625, 2627, 2629, 2631, 2633, 2635, 2637, 2639, 2641, 2643, 2645, 2647, 2649, 2651, 2653, 2655, 2657, 2659, 2661, 2663, 2665, 2667, 2669, 2671, 2673, 2675, 2677, 2679, 2681, 2683, 2685, 2687, 2689, 2691, 2693, 2695, 2697, 2699, 2701, 2703, 2705, 2707, 2709, 2711, 2713, 2715, 2717, 2719, 2721, 2723, 2725, 2727, 2729, 2731, 2733, 2735, 2737, 2739, 2741, 2743, 2745, 2747, 2749, 2751, 2753, 2755, 2757, 2759, 2761, 2763, 2765, 2767, 2769, 2771, 2773, 2775, 2777, 2779, 2781, 2783, 2785, 2787, 2789, 2791, 2793, 2795, 2797, 2799, 2801, 2803, 2805, 2807, 2809, 2811, 2813, 2815, 2817, 2819, 2821, 2823, 2825, 2827, 2829, 2831, 2833, 2835, 2837, 2839, 2841, 2843, 2845, 2847, 2849, 2851, 2853, 2855, 2857, 2859, 2861, 2863, 2865, 2867, 2869, 2871, 2873, 2875, 2877, 2879, 2881, 2883, 2885, 2887, 2889, 2891, 2893, 2895, 2897, 2899, 2901, 2903, 2905, 2907, 2909, 2911, 2913, 2915, 2917, 2919, 2921, 2923, 2925, 2927, 2929, 2931, 2933, 2935, 2937, 2939, 2941, 2943, 2945, 2947, 2949, 2951, 2953, 2955, 2957, 2959, 2961, 2963, 2965, 2967, 2969, 2971, 2973, 2975, 2977, 2979, 2981, 2983, 2985, 2987, 2989, 2991, 2993, 2995, 2997, 2999, 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3059, 3061, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081, 3083, 3085, 3087, 3089, 3091, 3093, 3095, 3097, 3099, 3101, 3103, 3105, 3107, 3109, 3111, 3113, 3115, 3117, 3119, 3121, 3123, 3125, 3127, 3129, 3131, 3133, 3135, 3137, 3139, 3141, 3143, 3145, 3147, 3149, 3151, 3153, 3155, 3157, 3159, 3161, 3163, 3165, 3167, 3169, 3171, 3173, 3175, 3177, 3179, 3181, 3183, 3185, 3187, 3189, 3191, 3193, 3195, 3197, 3199, 3201, 3203, 3205, 3207, 3209, 3211, 3213, 3215, 3217, 3219, 3221, 3223, 3225, 3227, 3229, 3231, 3233, 3235, 3237, 3239, 3241, 3243, 3245, 3247, 3249, 3251, 3253, 3255, 3257, 3259,



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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 3, being a subdivision of 3.728 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, and the H.T. & B.R.R. Co. Survey, Section 61, A-282, in the City of Manvel, in Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 16:57:08 -05'00'

SIGNATURE

April 5, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Pursley Boulevard Phase 3 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Pursley Boulevard Phase 3 Final Plat. The condition is as follows:

1. Revise the land surveyor's certification block to read as follows:

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

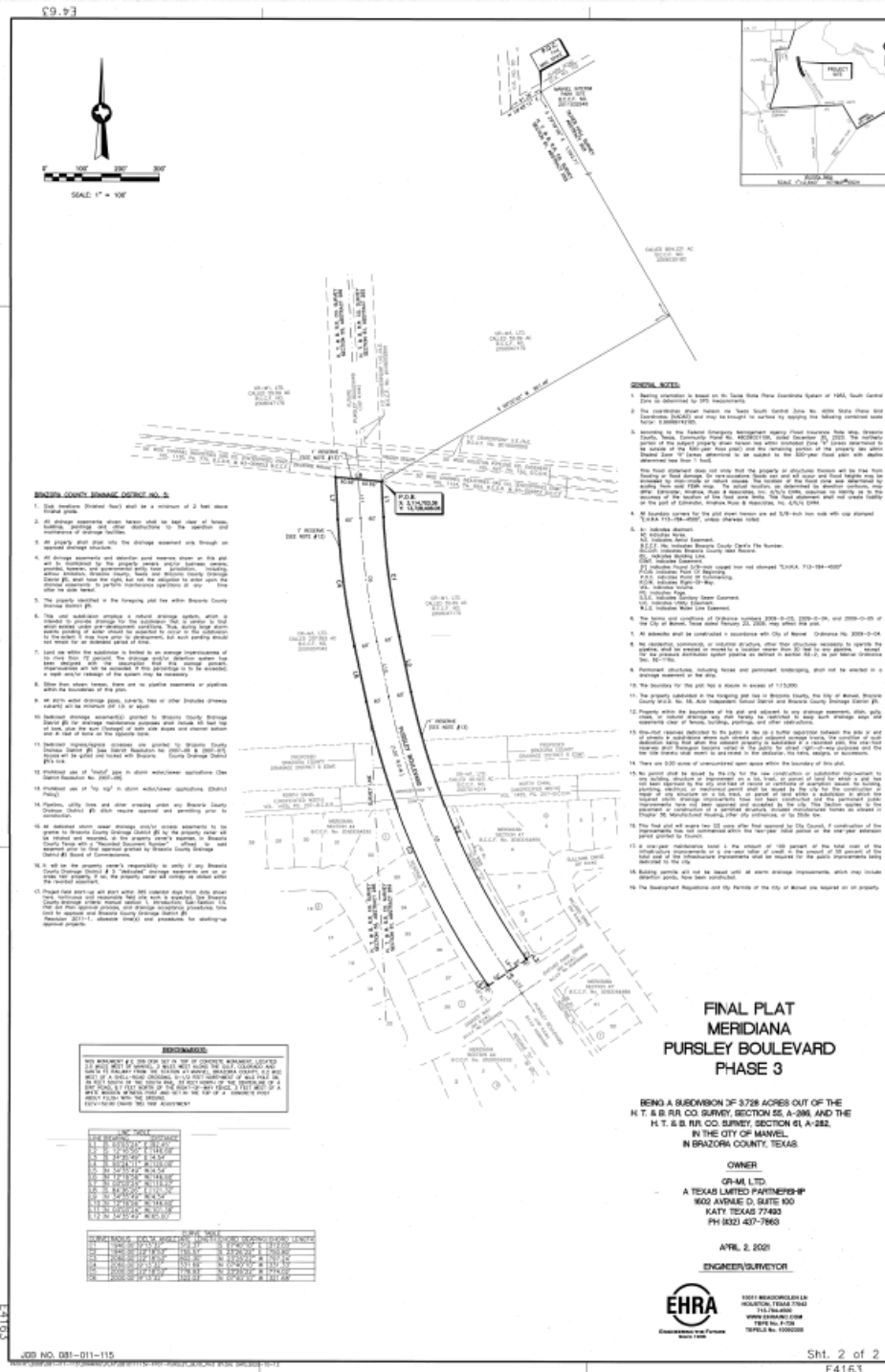


E4163

Page 2 of 3



Plat Exhibit





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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council, Final Plat
for Meridiana Section 48, being a subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey,
Section 61, A-282, and the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 16:44:19 -05'00'

SIGNATURE

April 5, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 48 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Section 48 Final Plat. The condition is as follows:

1. Revise the land surveyor's certification block to read as follows:

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

[illegible]

STATE OF TEXAS:
COUNTY OF BRAZORIA:

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 48, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 48 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-MI, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereunto authorized, this 24th day of February, 2021.

OWNER

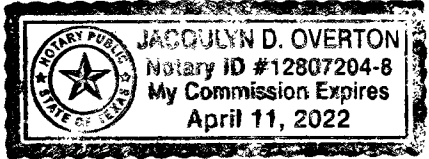
GR-MI, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: [Signature]
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of February, 2021.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 3/1/21
Lee Walden, P.E., Date
President

[Signature] 3/1/21
Kerry L Osburn Date
Vice President

[Signature] 3/1/21
Brandon Middleton Date
Secretary/Treasurer

[Signature] 3/1/21
Jarrod D. Aden, P.E., C.F.M. Date
District Engineer

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

BCDD 5 I.D. B200052

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 48 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 48 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 48
BEING A 22.47 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 22.47 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO GR-MI, LTD. CALLED 56.69 ACRES BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRES BY DEED RECORDED UNDER B.C.C.F. NO. 2006035182, AND BEING A PORTION OF THE CALLED 40.423 ACRES BY DEED RECORDED UNDER B.C.C.F. No. 2007014214; THE SAID 22.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, same being the northwest corner of the called 884.331 acre tract and the Manvel Interim Park Site as per the plat recorded under B.C.C.F. NO. 2011032948 and the northeast corner of a called 56.69 acre tract of land;

THENCE, South 29°59'58" East, along the common line of said 884.331 acre tract and said 56.69 acre tract, same being the common line of the Oliver Hall Survey and the H.T. & B. R.R. Co. Survey, for a distance of 1,823.50 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 84.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the most northerly northwest corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, North 86°56'33" East, for a distance of 100.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

2) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,450.00 feet, a central angle of 23°17'40", an arc length of 589.52 feet, and a chord bearing of South 18°19'48" East, for a distance of 585.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

3) THENCE, South 29°58'38" East, for a distance of 450.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 87°02'51" West, for a distance of 61.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an interior corner;

5) THENCE, South 29°59'58" East, for a distance of 122.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeast corner of the herein described tract;

6) THENCE, South 87°02'51" West, for a distance of 1,276.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of the herein described being in the arc of a curve to the right;

7) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 1,940.00 feet, a central angle of 09°11'50", an arc length of 311.41 feet, and a chord bearing of North 16°52'51" West, for a distance of 311.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

8) THENCE, North 12°16'56" West, for a distance of 146.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

9) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 1,940.00 feet, a central angle of 09°13'32", an arc length of 312.37 feet, and a chord bearing of North 07°40'10" West, for a distance of 312.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

10) THENCE, North 03°03'24" West, for a distance of 92.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a northwesterly corner of the herein described tract;

11) THENCE, South 84°59'36" East, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an interior corner in the arc of a curve to the right;

12) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of North 13°21'05" West, for a distance of 372.56 feet to the POINT OF BEGINNING and containing 22.47 acres of land.

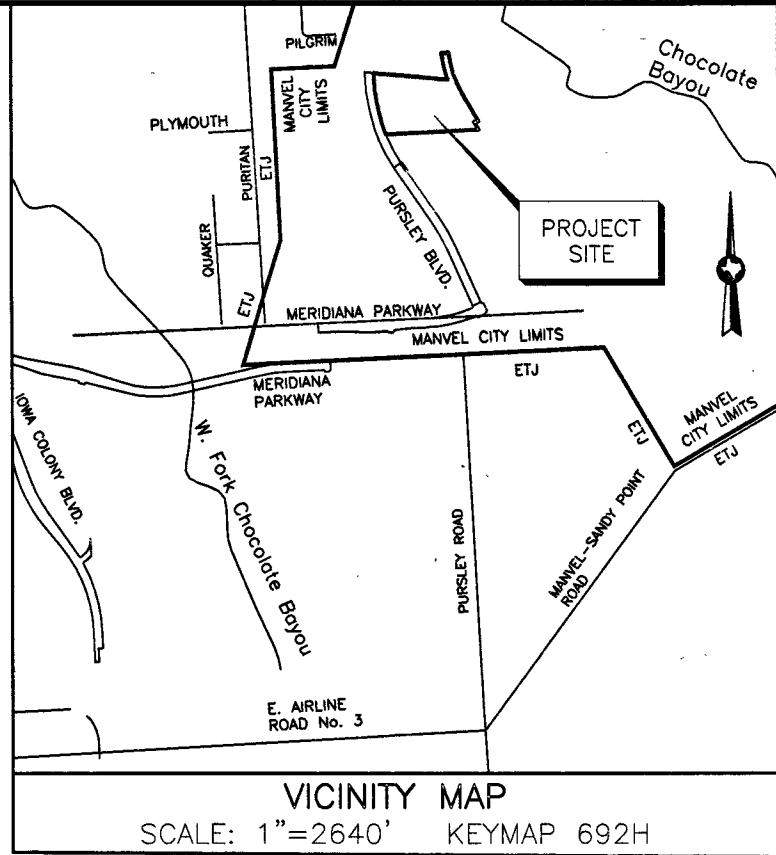


[Signature]
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

BENCHMARK(S):

NGS MONUMENT # E 308 DISK FOUND IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.50
BLOCK 2	50.50



VICINITY MAP
SCALE: 1"=2640' KEYMAP 692H

FINAL PLAT
MERIDIANA SECTION 48

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282,
AND THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

64 LOTS 2 BLOCKS 6 RESERVES (8.207 ACRES)

OWNER

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

APRIL 2, 2021

ENGINEER/SURVEYOR



ENGINEERING THE FUTURE
SINCE 1936

1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030110K, dated December 30, 2020, the southern portion of the property lies within shaded "Zone X" (defined as areas within the 500-year floodplain or areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile) and the remaining portion lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinchow, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchow, Russ & Associates, Inc. d/b/a EHRA.
- A. indicates Abstract
AC. indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
C.R. indicates County Road
Fnd. indicates Found
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
S.O.F.T. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement.
VOL. indicates Volume
W.L.E. indicates Water Line Easement.
indicates Change of Street Name
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
 - The Developer/Homeowners' Association/Drainage District/Gulf Coast Water Authority shall be responsible for maintenance of all reserves.
 - The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 - No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
 - No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
 - No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
 - This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
 - A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
 - Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
 - The Development Regulations and City Permits of the City of Manvel are required on all property.
 - Pipelines that cross this subdivision are being shown hereon.
 - There are 0.0000 acres of unencumbered open space within this plat.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - Detention for this tract is to be provided within Detention Pond T of Meridiana (Meridiana Detention Reserve T).
 - The drainage on adjacent property will not be impacted by this development.
 - The following lots are permitted to have two-story structures: Lot 1-Block 1, Lot 17-Block 1, Lot 23-Block 1, Lot 24-Block 1, Lot 25-Block 1, Lot 30-Block 1, Lot 1-Block 2, Lot 2-Block 2, Lot 3-Block 2. All other lots within this section are hereby limited to one-story structures.
- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:**
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and government entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
 - The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
 - This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
 - Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
 - Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
 - All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
 - Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
 - Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
 - Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
 - Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
 - Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
 - All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
 - It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
 - Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, introduction, Sub-section 1.5, Plat and Plan approval process and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

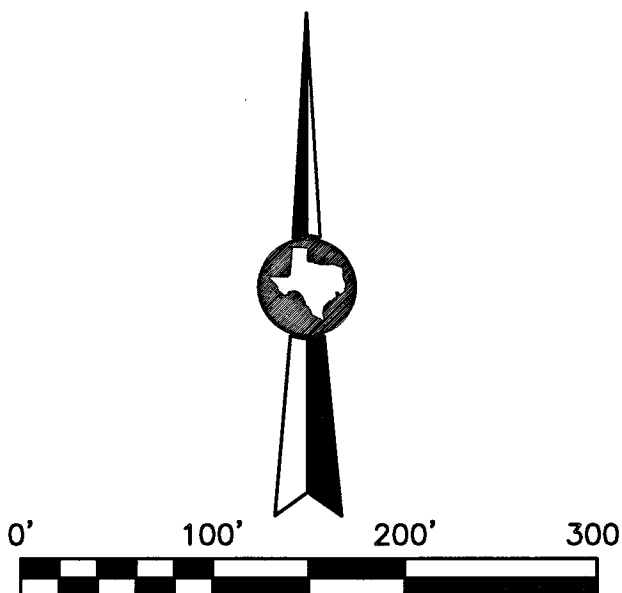
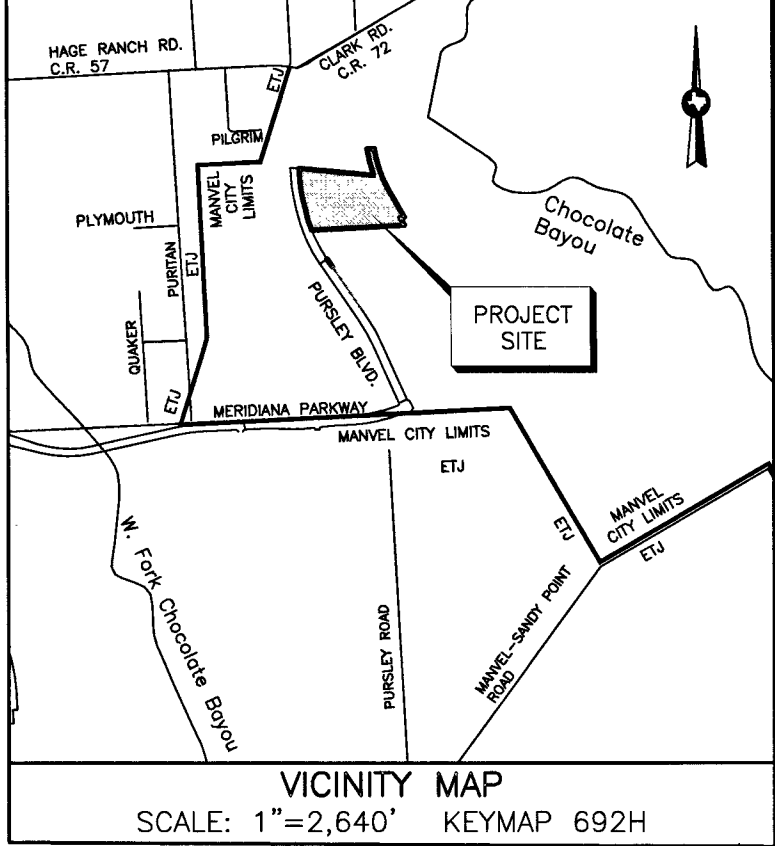
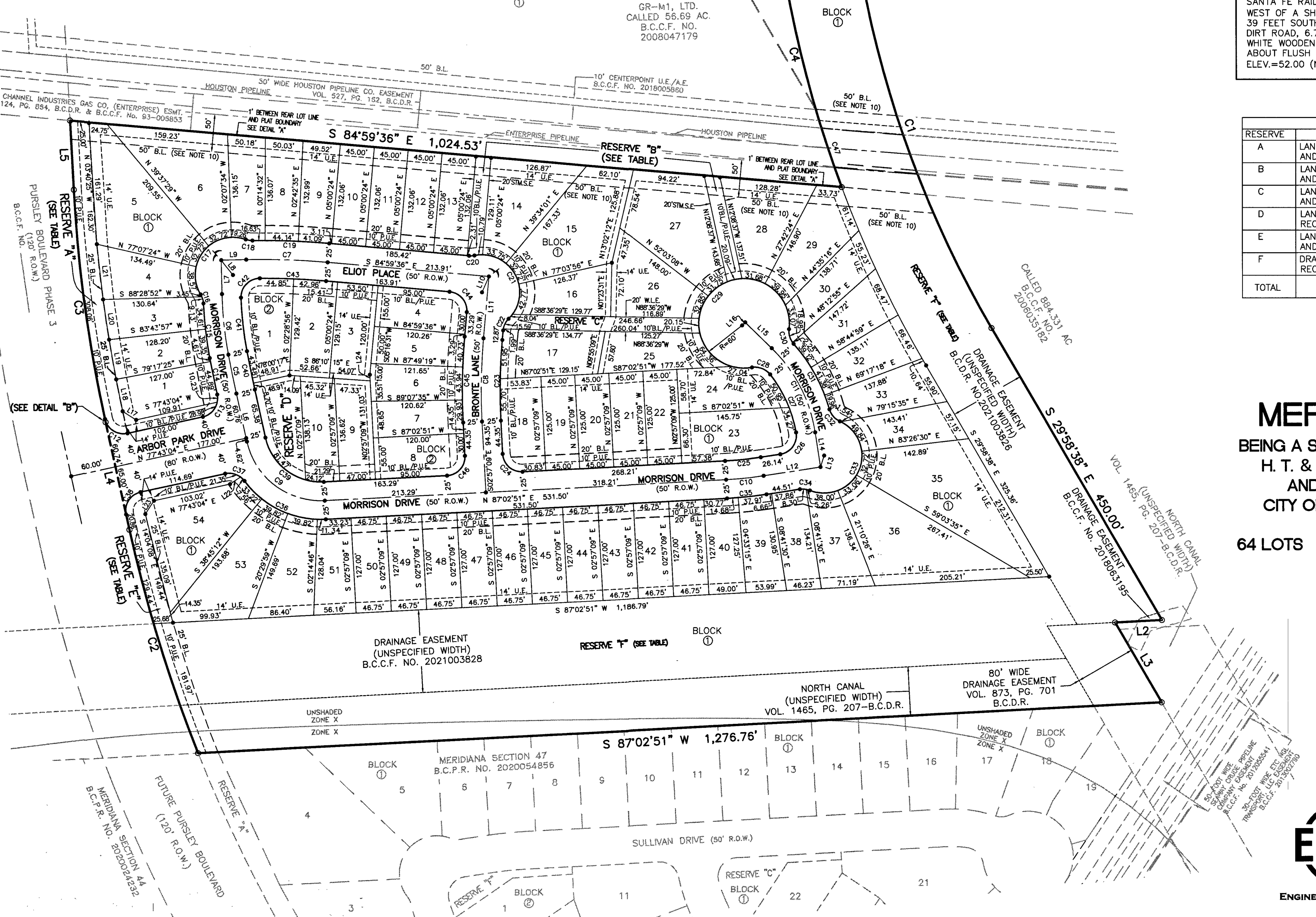
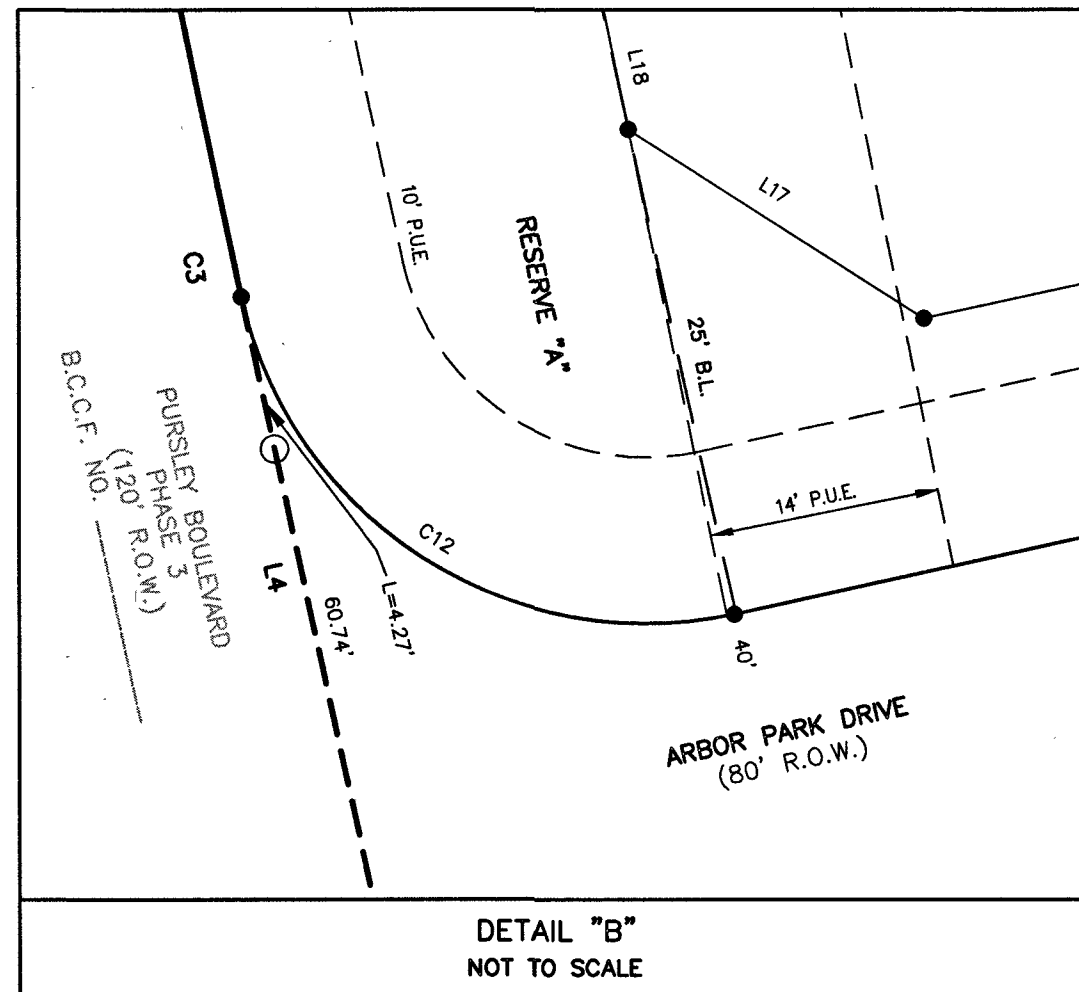
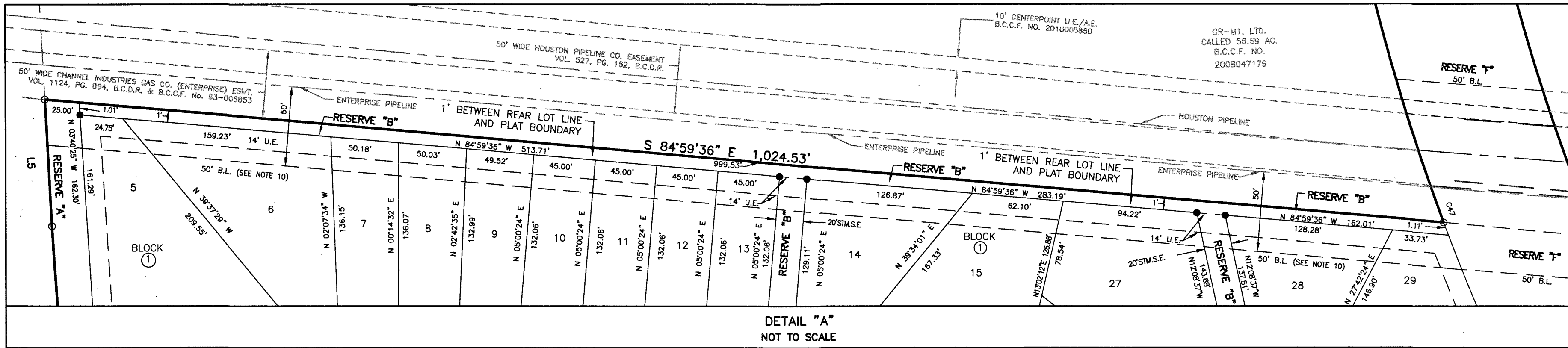
JOB NO. 081-011-48

LOT SIZE TABLE

Block	Lot	Sq. Feet	Lot Width
1	1	7,062	55.38
1	2	6,221	45.50
1	3	6,347	45.50
1	4	7,230	45.50
1	5	15,729	45.50
1	6	13,887	45.50
1	7	6,437	45.41
1	8	6,319	45.00
1	9	6,201	45.00
1	10	5,943	45.00
1	11	5,943	45.00
1	12	5,943	45.00
1	13	5,943	45.00
1	14	10,742	45.00
1	15	14,719	45.00
1	16	6,937	45.94
1	17	8,154	58.78
1	18	6,808	45.00
1	19	5,625	45.00
1	20	5,625	45.00
1	21	5,625	45.00
1	22	5,625	45.00
1	23	9,681	11.12
1	24	7,612	53.04
1	25	7,360	53.50
1	26	9,531	45.00
1	27	14,730	45.08
1	28	10,605	45.00
1	29	9,223	45.00
1	30	6,777	52.51
1	31	7,602	45.00
1	32	7,279	45.00
1	33	7,448	47.79
1	34	6,673	46.65
1	35	20,229	45.00
1	36	17,334	45.45
1	37	7,271	46.00
1	38	6,127	46.15
1	39	6,337	46.00
1	40	5,998	46.00
1	41	5,937	46.75
1	42	5,937	46.75
1	43	5,937	46.75
1	44	5,937	46.75
1	45	5,937	46.75
1	46	5,937	46.75
1	47	5,937	46.75
1	48	5,937	46.75
1	49	5,937	46.75
1	50	5,937	46.75
1	51	6,401	46.38
1	52	8,397	46.00
1	53	11,824	46.00
1	54	13,454	46.00
2	1	8,258	54.99
2	2	7,189	53.74
2	3	6,847	53.50
2	4	6,473	46.00
2	5	5,674	45.00
2	6	5,740	45.00
2	7	5,582	45.00
2	8	4,466	45.00
2	9	6,290	45.00
2	10	6,238	45.22

LINE	BEARING	DISTANCE
L1	N 85°56'33" E	100.19
L2	S 87°02'51" W	122.85
L3	S 29°59'58" E	122.85
L4	N 12°16'56" W	146.60
L5	N 03°03'24" E	92.45
L6	N 12°16'56" W	146.60
L7	N 01°10'43" W	45.07
L8	N 38°02'24" W	25.00
L9	N 88°49'17" E	13.03
L10	N 23°12'57" E	23.07
L11	N 05°00'24" W	83.29
L12	N 01°18'50" E	76.18
L13	S 17°35'34" W	15.89
L14	N 08°41'30" W	46.76
L15	N 45°24'12" W	49.44
L16	S 44°55'16" W	22.00
L17	N 57°14'55" W	21.20
L18	N 11°21'28" W	43.32
L19	N 05°03'42" W	83.66
L20	N 08°16'57" W	54.45
L21	N 08°17'49" W	74.08
L22	S 55°14'12" W	16.80
L23	S 32°43'04" W	71.21
L24	N 02°57'09" W	81.12

CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD	BEARING	CHORD	LENGTH
C1	1450.00	231.740	589.52	S 18°19'48" E	589.46			
C2	1940.00	511.713	311.44	N 10°12'51" W	311.08			
C3	1940.00	511.713	311.44	N 07°40'10" W	312.03			
C4	1550.00	1348.18	373.46	N 13°21'05" W	372.56			
C5	1765.00	143.13	52.93	N 11°25'19" W	52.93			
C6	500.00	923.00	81.89	N 05°05'13" E	81.79			
C7	1000.00	611.07	107.95	S 88°05'09" E	107.90			
C8	800.00	757.33	111.13	S 01°01'38" W	111.04			
C9	100.00	8040.13	140.80	S 32°37'02" E	129.45			
C10	500.00	924.21	50.08	N 84°10'41" E	50.96			
C11	200.00	3643.14	128.18	N 27°03'07" W	126.00			
C12	25.00	9007.37	39.33	S 57°13'07" E	35.39			
C13	25.00	8951.58	19.21	N 37°47'05" E	35.31			
C14	1788.00	135.11	49.50	N 11°21'18" W	49.50			
C15	525.00	8704.17	73.96	N 06°31'34" W	73.90			
C16	25.00	2850.04	12.58	N 16°54'29" W	12.45			
C17	50.00	14118.05	13.28	N 36°16'22" E	34.34			
C18	25.00	2037.49	9.00	S 80°22'20" E	8.95			
C19	1025.00	541.38	101.86	S 87°50'25" E	101.82			
C20	25.00	1618.08	7.19	N 85°40'00" E	7.17			
C21	50.00	14646.04	128.08	S 28°05'22" E	95.82			
C22	25.00	4017.16	17.58	S 25°09'02" W	17.22			
C23	775.00	754.13	107.66	S 01°01'38" W	107.57			
C24	25.00	9200.00	38.21	N 47°59'09" E	35.36			
C25	475.00	544.21	47.58	N 84°10'41" E	47.56			
C26	25.00	9114.18	39.81	N 35°41'21" E	35.74			
C27	75.00	2744.04	12.43	N 32°35'22" E	12.36			
C28	25.00	6207.17	27.11	N 68°53'30" W	25.80			
C29	60.00	28723.34	300.96	N 43°44'38" E	71.05			
C30	25.00	4839.11	21.23	S 16°53'10" E	20.80			
C31	25.00	2634.59	100.46	N 36°16'22" E	99.63			
C32	25.00	4948.02	21.73	S 40°31'48" E	21.05			
C33	50.00	17748.12	155.16	S 23°28'17" W	99.98			
C34	25.00	1703.53	13.63	N 85°40'00" E	13.59			
C35	525.00	544.21	52.59	S 84°10'41" W	52.57			
C36	125.00	5656.04	124.21	N 64°29'07" W	119.16			
C37	25.00	6615.51	28.91	N 69°08'00" W	27.33			
C38	25.00	9000.00	39.21	N 32°35'22" E	35.36			
C39	75.00	8040.13	105.60	N 52°37'02" W	97.09			
C40	1738.00	143.13	52.18	N 11°25'19" W	52.18			
C41	475.00	644.13	72.43	N 06°31'34" W	72.43			
C42	25.00	9140.21	40.00	N 44°00'39" E	35.87			
C43	975.00	509.55	87.80	S 87°34'23" E	87.77			
C44	25.00	9000.00	39.27	S 35°59'58" E	35.36			
C45	125.00	757.33	114.60	S 01°01'38" W	114.51			
C46	25.00	9000.00	39.27	S 42°02'51" W	35.36			
C47	1550.00	231.743	636.51	N 18°12'47" W	632.04			



SCALE: 1" = 100'

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.50
BLOCK 2	50.50

BENCHMARK(S):

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

RESERVE TABLE (SEE NOTE #7)		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	12,408 SQ.FT. / 0.2848 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,416 SQ.FT. / 0.1473 ACRE
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	5,081 SQ.FT. / 0.1167 ACRE
D	LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	6,448 SQ.FT. / 0.1480 ACRE
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	6,457 SQ.FT. / 0.1482 ACRE
F	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	320,670 SQ.FT. / 7.3616 ACRE
TOTAL		357,480 SQ.FT. / 8.207 ACRES

FINAL PLAT MERIDIANA SECTION 48 BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, 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: April 12, 2021 PDZ & April 19, 2021 City Council

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

Person to Speak: Jared Bowlin

Daytime Phone: 713-784-4500 ext. 2306 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council, Final
Plat for Meridiana Section 49, being a subdivision of 19.82 acres out of the H.T. & B.R.R.
Co. Survey, Section 55, A-286, H.T. & B.R.R. Co. Survey, Section 61, A-282,
City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.05 16:47:43 -05'00'

SIGNATURE

April 5, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 49 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Section 49 Final Plat.

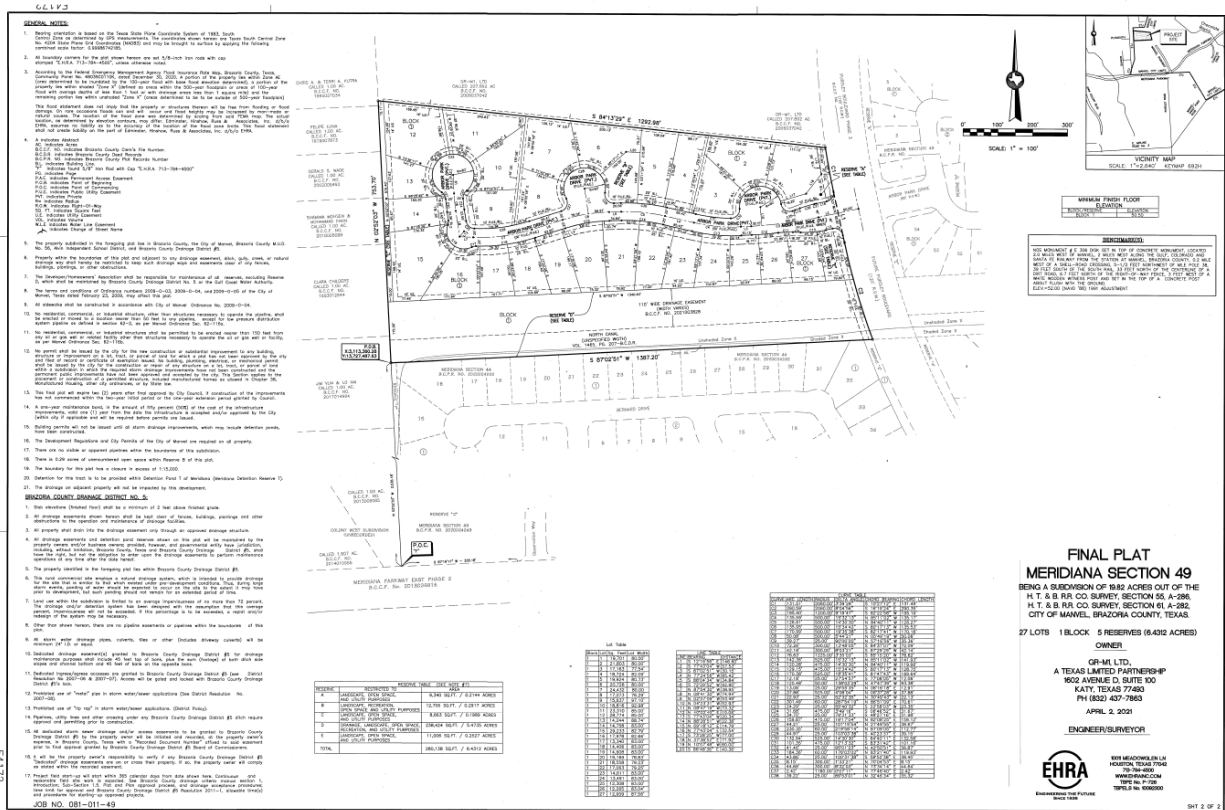
The condition is as follows:

1. Revise the land surveyor's certification block to read as follows:

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

[illegible]

Plat Exhibit



STATE OF TEXAS:
COUNTY OF BRAZORIA:

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 49, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 49 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas limited partnership, has caused these presents to be signed by Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized, this 24th day of February, 2021.

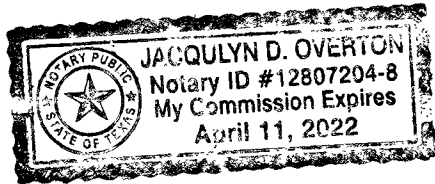
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY: [Signature]
Print Name: Matt Lawson
Title: Vice President

STATE OF TEXAS:
COUNTY OF HARRIS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of February, 2021.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires April 11, 2022

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

[Signature] 3/1/21
Lee Walden, P.E.,
President

[Signature] 3/1/21
Kerry L. Osburn
Vice President

[Signature] 3/1/21
Brandon Middleton
Secretary/Treasurer

[Signature] 3/1/21
Jarrod D. Aden, P.E., C.F.M.
District Engineer

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

BCDD 5 I.D. B200053

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 49 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 49 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2021.

City Council

JOB NO. 081-011-48

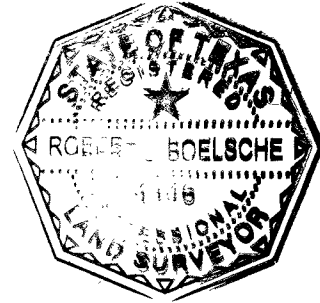
MERIDIANA SECTION 49
19.82 ACRES OF LAND IN THE
H.T. & B. R.R. CO. SURVEY, SECTION 55, A-286
H.T. & B. R.R. CO. SURVEY, SECTION 61, A-282
BRAZORIA COUNTY, TEXAS

A 19.82 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 207.892 ACRE TRACT CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER BRAZORIA COUNTY CLERK FILE NO. 2006037042, A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2008047179 AND A CALLED 40.423 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2007014214; SAID 19.82 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

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

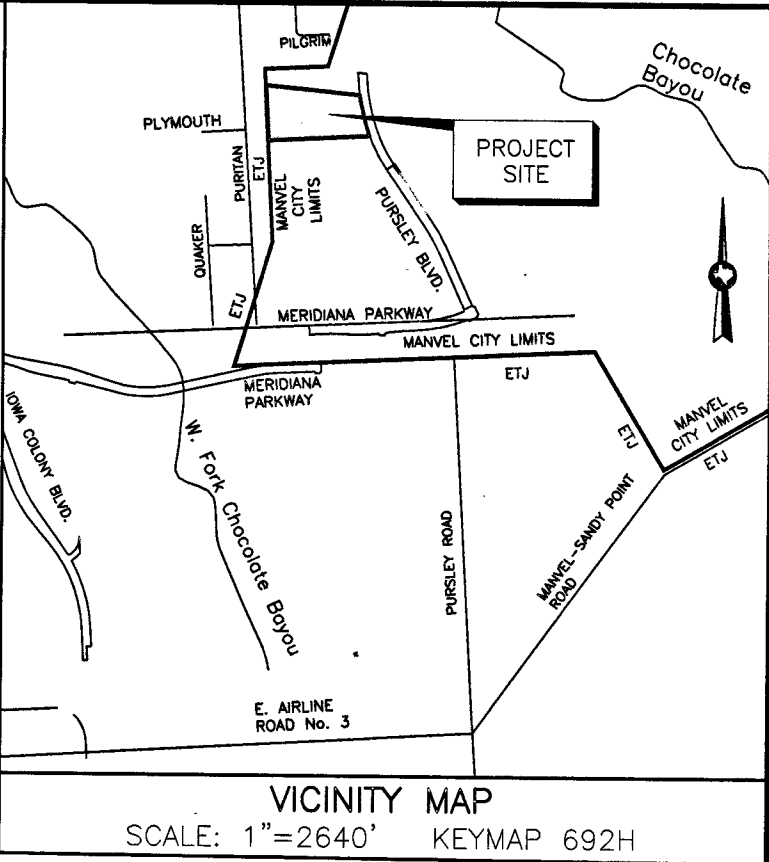
THENCE, North 02°52'03" West, along the westerly line of the said called 207.892 acre tract and generally along the east line of Colony West (an unrecorded subdivision) for a distance of 2,536.18 to a found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" marking the northwestern corner of Meridiana Section 44 as recorded in B.C.P.R. No. 2020024232 and the POINT OF BEGINNING of the herein described tract of land;

- 1) THENCE, North 02°52'03" West, continuing along the westerly line of the said called 207.892 acre tract and generally along the east line of Colony West (an unrecorded subdivision) for a distance of 753.70 feet to a set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500";
- 2) THENCE, South 84°13'29" East, for a distance of 1,292.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve;
- 3) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 2060.00 feet, a central angle of 03°39'28", an arc length of 131.51 feet, and a chord bearing of South 10°27'12" East, for a distance of 131.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 4) THENCE, South 12°16'58" East, for a distance of 146.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 5) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 2060.00 feet, a central angle of 08°04'56", an arc length of 290.59 feet, and a chord bearing of South 16°19'24" East, for a distance of 290.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly corner of said Meridiana Section 44;
- 6) THENCE, South 87°02'51" West, along the northerly line of said Meridiana Section 44 for a distance of 1,387.20 feet to the POINT OF BEGINNING and containing 19.82 Acres of land.



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

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



VICINITY MAP
SCALE: 1"=2640' KEYMAP 692H

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.50

FINAL PLAT MERIDIANA SECTION 49

BEING A SUBDIVISION OF 19.82 ACRES OUT OF THE
H. T. & B. R.R. CO. SURVEY, SECTION 55, A-286,
H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

27 LOTS 1 BLOCK 5 RESERVES (6.4312 ACRES)

OWNER

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

APRIL 2, 2021

ENGINEER/SURVEYOR



ENGINEERING THE FUTURE
SINCE 1936

1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPES No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- All boundary corners for the plot shown herein are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, A portion of the property lies within Zone AE (area determined to be inundated by the 100-year flood with base flood elevation determined), a portion of the property lies within shaded "Zone X" (defined as areas within the 500-year floodplain or areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile) and the remaining portion lies within unshaded "Zone X" (areas determined to be to be outside of 500-year floodplain)

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

- A indicates Abstract
AC, indicates Acres
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. NO. indicates Brazoria County Plat Records Number
B.L. indicates Building Unitates
F. indicates found 5/8" Iron Rod with Cap "E.H.R.A. 713-784-4500"
PG, indicates Page
P.A.E. indicates Permanent Access Easement
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
P.V.T. indicates Private
R indicates Radius
R.O.W. indicates Right-Of-Way
S.O. FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.L.E. indicates Water Line Easement
 indicates Change of Street Name

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The Developer/Homesteaders' Association shall be responsible for maintenance of all reserves, excluding Reserve D, which shall be maintained by Brazoria County Drainage District No. 5 or the Gulf Coast Water Authority.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plat has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permit structure, including manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by City Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- There is 0.29 acres of unencumbered open space within Reserve B of this plat.
- The boundary for this plat has a closure in excess of 1:15,000.
- Detention for this tract is to be provided within Detention Pond T of Meridiana (Meridiana Detention Reserve T).
- The drainage on adjacent property will not be impacted by this development.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

CHRIS A. & TERRI A. KUTRA
CALLED 1.00 AC.
B.C.C.F. NO.
1995027034

GR-M1, LTD
CALLED 207,852 AC
B.C.C.F. NO.
2006037042

FELIPE LUNA
CALLED 1.00 AC.
B.C.C.F. NO.
1979007873

GERALD S. WADE
CALLED 1.00 AC.
B.C.C.F. NO.
2002008492

SHAMIMA MOHSEN &
MOHAMMAD KAHN
CALLED 1.00 AC.
B.C.C.F. NO.
2018005099

CLARA CHILDERS
CALLED 1.00 AC.
B.C.C.F. NO.
1983012944

P.O.B.
X:3,113,360.29
Y:13,727,487.63

JIM VUN & LO NAI
CALLED 1.00 AC.
B.C.C.F. NO.
2017014994

CALLED 1.00 AC.
B.C.C.F. NO.
2013008065

CALLED 1.807 AC.
B.C.C.F. NO.
2014010956

MERIDIANA PARKWAY EAST PHASE 2
B.C.C.F. No. 2018039816

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	9,340 SQ.FT. / 0.2144 ACRES
B	LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	12,705 SQ.FT. / 0.2917 ACRES
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	8,663 SQ.FT. / 0.1989 ACRES
D	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	238,424 SQ.FT. / 5.4735 ACRES
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,006 SQ.FT. / 0.2527 ACRES
TOTAL		280,138 SQ.FT. / 6.4312 ACRES

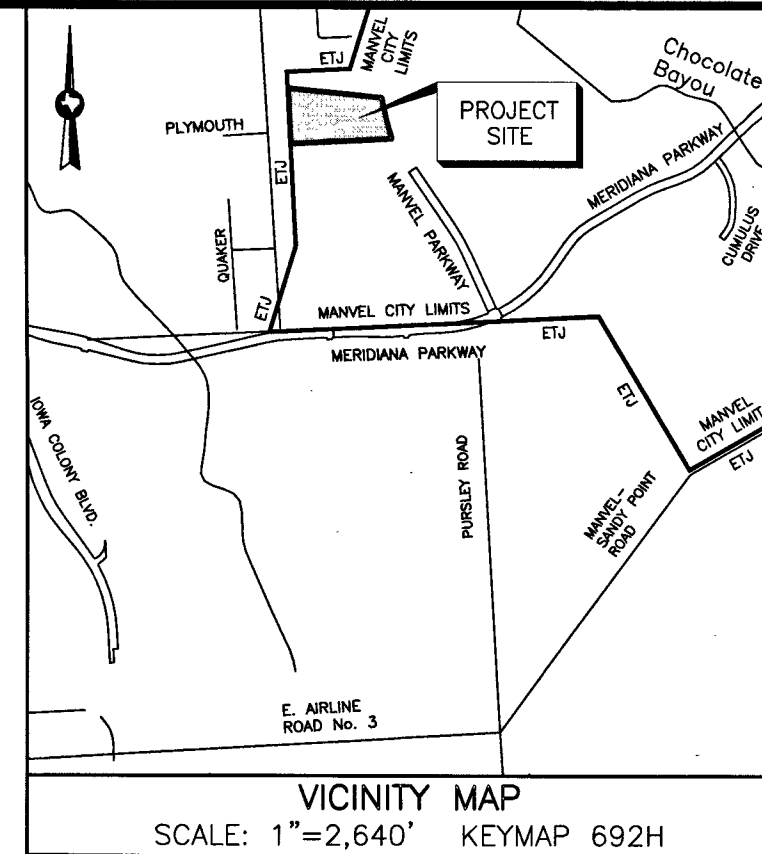
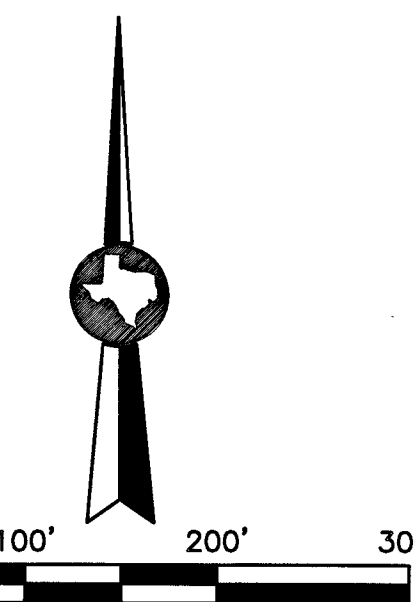
Lot Table

Block	Lot	Sq. Feet	Lot Width
1	1	19,701	80.00'
1	2	21,803	80.00'
1	3	17,163	77.54'
1	4	18,724	82.09'
1	5	18,924	80.73'
1	6	20,726	80.00'
1	7	24,432	80.00'
1	8	17,073	76.29'
1	9	15,637	97.10'
1	10	18,816	82.98'
1	11	23,310	85.00'
1	12	26,774	85.00'
1	13	14,244	88.74'
1	14	14,758	83.00'
1	15	29,233	82.79'
1	16	17,978	82.66'
1	17	13,340	83.00'
1	18	14,406	83.00'
1	19	14,908	83.00'
1	20	19,169	78.83'
1	21	18,558	79.23'
1	22	17,063	79.25'
1	23	14,611	83.00'
1	24	13,491	83.00'
1	25	12,308	83.00'
1	26	12,265	83.04'
1	27	12,959	87.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°16'56" E	146.60'
L2	S 77°43'04" E	57.53'
L3	S 87°02'51" W	30.15'
L4	N 77°24'56" W	85.42'
L5	S 88°04'34" W	34.84'
L6	S 72°29'59" W	92.90'
L7	N 87°54'30" W	38.95'
L8	N 08°41'30" W	74.94'
L9	N 02°57'09" W	53.49'
L10	N 04°23'19" W	56.83'
L11	N 08°42'19" W	73.32'
L12	N 40°02'49" E	118.95'
L13	S 77°43'04" W	20.34'
L14	N 88°28'51" W	22.38'
L15	N 69°18'12" E	114.79'
L16	N 77°43'04" E	32.54'
L17	S 75°28'25" W	77.00'
L18	N 37°38'52" E	71.92'
L19	N 10°07'48" W	80.00'
L20	S 86°48'36" E	40.36'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	131.51'	2060.00'	3°39'28"	S 10°27'12" E	131.49'
C2	290.59'	2060.00'	8°04'56"	S 16°19'24" E	290.35'
C3	195.40'	1200.00'	9°10'47"	S 82°22'58" W	195.19'
C4	135.59'	500.00'	15°32'13"	N 85°11'02" W	135.17'
C5	126.61'	500.00'	14°30'30"	N 84°40'11" W	126.27'
C6	135.95'	500.00'	15°34'42"	S 80°17'13" W	135.53'
C7	170.99'	500.00'	19°35'38"	S 82°17'41" W	170.16'
C8	50.08'	500.00'	5°44'21"	N 05°49'19" W	50.06'
C9	39.27'	25.00'	90°00'00"	N 57°16'56" W	35.36'
C10	72.26'	300.00'	13°48'05"	S 84°37'07" W	72.09'
C11	42.18'	300.00'	8°03'21"	S 87°29'29" W	42.14'
C12	76.63'	1225.00'	3°36'03"	S 85°15'20" W	76.62'
C13	142.36'	525.00'	15°32'13"	N 85°11'02" W	141.93'
C14	120.28'	475.00'	14°30'30"	N 84°40'11" W	119.96'
C15	129.15'	475.00'	15°34'42"	S 80°17'13" W	128.75'
C16	170.38'	525.00'	18°35'41"	S 81°47'43" W	169.64'
C17	12.18'	25.00'	27°54'57"	S 77°08'05" W	12.06'
C18	120.48'	50.00'	138°03'29"	N 47°47'39" W	93.38'
C19	13.08'	25.00'	29°55'35"	N 06°16'18" E	12.91'
C20	22.88'	525.00'	4°08'04"	N 06°37'28" W	37.88'
C21	22.93'	25.00'	59°59'55"	N 30°49'43" W	22.13'
C22	301.49'	60.00'	287°54'19"	N 86°51'09" E	70.61'
C23	24.29'	25.00'	55°40'32"	S 22°58'03" W	23.35'
C24	31.68'	475.00'	24°16'18"	S 08°46'52" E	31.67'
C25	34.70'	25.00'	79°31'33"	S 48°27'16" E	31.98'
C26	159.87'	475.00'	19°17'04"	N 82°08'25" E	159.12'
C27	44.21'	25.00'	101°19'54"	N 24°49'55" E	38.67'
C28	230.35'	60.00'	219°58'14"	N 81°09'05" E	112.77'
C29	44.97'	25.00'	103°03'38"	S 40°23'37" E	39.15'
C30	132.84'	525.00'	14°30'30"	S 84°40'11" E	132.58'
C31	103.35'	475.00'	12°33'32"	S 83°31'42" E	101.16'
C32	41.46'	25.00'	95°01'23"	N 42°50'51" E	36.87'
C33	184.36'	60.00'	176°03'02"	N 83°21'40" E	119.93'
C34	43.86'	25.00'	100°31'38"	S 58°52'38" E	38.45'
C35	8.19'	300.00'	1°33'21"	N 70°04'53" E	8.15'
C36	44.69'	300.00'	8°32'03"	N 73°34'14" E	44.64'
C37	2.42'	1160.00'	0°07'11"	N 77°48'40" E	2.42'
C38	39.22'	25.00'	89°53'01"	N 32°46'34" E	35.32'



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	50.50

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

FINAL PLAT MERIDIANA SECTION 49 BEING A SUBDIVISION OF 19.82 ACRES OUT OF THE H. T. & B. RR. CO. SURVEY, SECTION 55, A-286, H. T. & B. RR. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

27 LOTS 1 BLOCK 5 RESERVES (6.4312 ACRES)

OWNER

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

APRIL 2, 2021

ENGINEER/SURVEYOR



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