

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
April 19, 2021**

**NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel will convene a regular meeting via Teleconference for the purpose of discussing and if appropriate, take action with respect to the following items:

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 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.

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

Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 678 274 429#

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 must be received before 5:00 p.m., on April 19, 2021.

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Workshop Session

Discussion/update by Joe Morrow on financing options for city infrastructure.

Discussion on Capital Projects Fund

Discussion on any subject addressed on the Agenda for April 19, 2021.

Regular Session

Call To Order

Inspirational Reading - Council Member Hudson

Pledge

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

Citizen Comments: "Comment Card" Required

****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.*

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-12;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

2. Consideration and possible action to approve Ordinance 2021-O-14;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR MID YEAR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
3. Consideration and possible action to direct staff on drafting a Grant Writing Policy as requested by Council Member Davis.
4. Consideration and possible action to direct staff on possible improvements to Carpenter Road as requested by Council Member Hehn.
5. Discussion on traffic enforcement in the gated section of Rodeo Palms as requested by Council Member Hehn.

Consent Agenda

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

A) Approve second and final reading of Ordinance 2021-O-11;
AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE XI "HOTEL LICENSING" TO REGULATE HOTELS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

B) Approve second and final reading of Ordinance 2021-O-13;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

C) Approve 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. (Recommended by PD&Z on 4/12/2021)

D) Approve 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. (Recommended by PD&Z on 4/12/2021).

E) Approve 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. (Recommended by PD&Z on 4/12/2021).

F) Approve 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. (Recommended by PD&Z on 4/12/2021)

G) Approve 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. (Recommended by PD&Z on 4/12/2021).

H) Approve 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. (Recommended by PD&Z on 4/12/2021)

I) Approve 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. (Recommended by PD&Z on
4/12/2021).

J) Approve with conditions as recommended by PD&Z on 4/12/2021, a 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.

K) Approve with conditions as recommended by PD&Z on 4/12/2021, a 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.

L) Approve with conditions as recommended by PD&Z on 4/12/2021, a 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.

M) Approve City Council Minutes to date.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

City Council will convene into Executive Session pursuant to Texas Government Code, Sec.
551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and
duties of a public officer or employee".

Kyle J. Jung, City Manager

Regular Session

6. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-15;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FORMALLY ESTABLISHING
AND RATIFYING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY;
APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN
EFFECTIVE DATE.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 16, 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
CITY OF MANVEL, TEXAS



Joe Morrow

Managing Director

Date: April 19, 2021

Financing Plan Discussion

Cash Flow Vs. Leverage

Cash Funding has limited practical application.

Leverage of cash flow from:

- 1) Sales Tax Collections
- 2) Utility Revenue
- 3) Ad Valorem Taxes

Overview of Debt Instruments to Leverage Cash Flow

- 1) Revenue Bonds
 - a. Coverage
 - b. Reserve Funds
 - c. Interest Rate
- 2) General Obligation Bonds
 - a. Require an Election
 - b. Ad Valorem Taxes and Tax Year Cycle Impact Timing
 - c. Interest Rate

This communication is for information only, not an offer, solicitation or recommendation, nor an official confirmation of any financial transaction. It is not to be considered research. The information is considered to be reliable, but Hilltop Securities Inc. does not warrant its completeness or accuracy, prices and availability are subject to change without notice. Clients should consult their own advisors regarding any accounting, legal or tax aspects. Investors are instructed to read the entire Official Statement to obtain information essential to the making of an informed investment decision.

3) Certificates of Obligation

- a. Dual Pledge
- b. Notice of Intent to Issue
- c. Publication Requirement – 45 Days
- d. Possible Petition
- e. Interest Rate
- f. Possible Legislation

Timing of Projects and Finance Plan

Cost Estimates

Engineering

Construction

Match Needs with Debt Instruments (Three Year Spending Horizon)

Planning

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ORDINANCE NO. 2021-O-12

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the Texas Transportation Code § 545.356, provides that, upon the basis of an engineering and traffic investigation, the governing body of a City may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street of highway; and

WHEREAS, the Texas Transportation Code § 545.357, provides that, the governing body of a municipality hereby determines that the prima facie speed limits for school zones, hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof; and

WHEREAS, the Legislature of the State of Texas has determined that the use of wireless communication devices in school zones creates an unsafe environment and has

provided that the governing body of a City may enforce the prohibition of the use of wireless communication devices in school zones with appropriate signage displayed prohibiting said use; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL,
TEXAS:

Section 1. The facts and matters contained in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Code of Ordinances of the City of Manvel, Chapter 41. "Traffic and Motor Vehicles," Section 41-4 "School Zones" Texas is hereby amended to read and provide as follows:

"Chapter 41 - TRAFFIC AND MOTOR VEHICLES

. . .

Sec. 41-4. School Zones.

(a) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 6:45 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zone in the city:

~~[School Road from Large Road to Lewis Lane.]~~

Large Road 125 feet east, from the centerline of Masters Road to a point 170 feet east of School Road.

School Road 170 feet south of Large Road north to the intersection of Lewis Lane.

Lewis Lane from ~~[Cemetery Road to Masters Road.]~~ Masters Road approximately 1000 feet east of the centerline of its intersection of School Road.

Lewis Lane from McCoy to Masters Road.

McCoy Road from its intersection with Morris Avenue, north to its intersection with Charlotte Street.

Meridiana Parkway from the centerline of Morris Avenue south approximately 250 feet.

- (b) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 7:15 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zone in the city:

Along Palm Desert Drive from 120 feet west of its intersection with Garden Ridge Court, to County Road 48.

- (c) No person shall operate a vehicle at a speed greater than 25 miles per hour when passing through the following properly marked school zone in the city, between the hours of 6:45 AM to 9:00 AM and 2:30 PM to 4:30 PM when school zone sign is flashing:

Along Masters Road from a point ~~[949]~~ 200 feet north of the centerline of Large Road ~~[Lewis Lane]~~ to the point ~~[525]~~ 232 feet to the south of the centerline of Cedar Street ~~[Lewis Lane]~~, a distance of approximately ~~[0.273]~~ 0.421 miles.

- (d) No person shall operate a vehicle at a speed greater than 35 miles per hour when passing through the following properly marked school zone in the city, between the hours of 6:45 AM to 9:00 AM and 2:30 PM to 4:30 PM when school zone sign is flashing:

Morris Avenue a distance of 1830 feet from Wilson Road to a point 1150 feet west of McCoy Road.

(e) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 7:15 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zones in the city:

County Road 58 from a point on the west side of County Road 48 to a point 1000 feet east of County Road 48.

County Road 48 from the centerline of County Road 58 to a point 1000 feet north of County Road 58.

County Road 48 from a point of the center line of County Road 58 south 2000 feet.

(f) No person shall operate a vehicle at a speed greater than 35 miles per hour on any day that school is in session between 7:15 a.m. and 9:00 a.m. and between 2:30 p.m. and 4:30 p.m. when passing through the following properly marked school zone in the city:

County Road 48 from 1000 feet north of the centerline of County Road 58 to a point 800 feet north.

County Road 48 from 2000 feet south of the centerline of County Road 58 to a point 1700 feet south.

(g) No person shall operate a vehicle at a speed greater than 20 miles per hour on any day that school is in session between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 5:00 p.m. when passing through the following properly marked school zones in the city:

Pursley Boulevard from its intersection of Meridiana Parkway approximately 2250 feet north.

(h) No person shall operate a vehicle at a speed greater than 25 miles per hour on any day that school is in session between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 5:00 p.m. when passing through the following properly marked school zones in the city:

Meridiana Parkway at its Centerline of Pursley Boulevard approximately 235 feet east and approximately 235 feet west.

All state regulations prohibiting the use of wireless communication devices on the streets and portions of streets properly designated herein, and during the hours designated herein, and property marked shall be strictly enforced.”

Section 3. The City Manager, or his designated representative, is hereby authorized and directed to place or cause to be placed appropriate traffic control devices to effectuate the establishment of the school zone speed limit and other speed limit.

Section 4. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount of not less than one dollar (\$1) or more than Two Hundred Dollars (\$200).

Section 6. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the

same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

What is a budget amendment?

A municipality's budget is approved by ordinance at the beginning of a fiscal year and balances expected revenues with expected expenditures for the entire 12-month period. A budget amendment is the process used to change the budget if expected revenues or expenditures will exceed or fall short of the initial budgetary limits for one or multiple line items. In order to change the budget approved by ordinance, amendments are also approved by ordinance.

Why bother with a budget amendment?

As the budget sets limits on spending and revenue for an entire year and the financial world of a municipality is unpredictable, some of the line items will go over the budgeted limits and some will not reach the limits set. Amending the budget during the year helps ensure that expenditures for each fund, department, and even line item will be properly supported by revenues. Failure to amend budgets to meet changing circumstances can result in overspending or audit misstatements. One of the key points that an end-of-year audit will examine is whether each line item was budgeted at a larger value than actual expenditures through the year totaled.

What would be some reasons for a budget amendment?

Budget amendments could be needed to account for an emergency expenditure that was not planned for in the original budget. This type of expenditure may need a revenue transfer from the fund balance if current revenues do not exceed original budgeted amounts by a value large enough to offset the expenditure. Another reason could involve an unexpected revenue source that would be used to pay for expenditures not originally considered, such as a bond sale or grant funding. A more common reason for budget amendments is to maintain line-item expenditures to monitor and correct spending throughout the year.

Does a budget amendment move or transfer money?

Budget amendments do not involve the transfer of money. Instead, a budget amendment changes the limits for each line item (increase or decrease) to accommodate the amounts of money that may have already been gained, depleted or transferred.

Why are budget amendments not done more frequently?

Most budget amendments end up being small amounts that only need minor correction. During the entire year for which a budget is created, each expenditure line-item amount will fluctuate and it is difficult to anticipate which totals will end up being in excess of the budgeted limit and which items may fall short of the budget limit. Borrowing from one expenditure group to pay for another only to need it later in the year for the original group is frowned upon by auditing firms.

A simple but relatable budget amendment example can be expressed as follows:

Beginning in January, a budget for 6 months is created with the overall goal of more income than expenses, but also not to overspend on any group of items.

Income - \$15,000 Rent - \$6,000 Electricity - \$600 Phone - \$900
 Grocery - \$1,800 Water - \$600 Car - \$1,500 Extras - \$3,600

At the end of the 6 months, the actual spending can be recorded as follows:

	January	February	March	April	May	June	Total
Income	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$15,000.00
Rent	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$6,000.00
Electricity	\$100.00	\$125.00	\$125.00	\$115.00	\$95.00	\$95.00	\$655.00
Phone	\$150.00	\$150.00	\$150.00	\$150.00	\$125.00	\$125.00	\$850.00
Grocery	\$350.00	\$325.00	\$350.00	\$275.00	\$250.00	\$300.00	\$1,850.00
Water	\$75.00	\$75.00	\$120.00	\$120.00	\$100.00	\$100.00	\$590.00
Car	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$1,500.00
Extras	\$500.00	\$450.00	\$650.00	\$550.00	\$625.00	\$525.00	\$3,300.00
Expenses	\$2,425.00	\$2,375.00	\$2,645.00	\$2,460.00	\$2,445.00	\$2,395.00	\$14,745.00

The overall goal was met as revenues exceeded expenditures by \$255. However, there would need to be some amendments made to the original budget idea in order to meet the secondary goal. A relatively simple fix would be to amend the original budget to increase electricity to \$700, increase grocery to \$1,900 and decrease extras to \$3,400. Now the amended budget meets both goals.

Municipalities use budget amendments in a similar way to the example, but on a much larger scale and for the entire year. Because of the simplicity of the example, budget amendments could have been done each month. However, the fluctuations in actual amounts used would cause multiple cases of adjusting the same line-item budget number in different directions, which is counterproductive and frowned upon by auditors. Additionally, if the actual expenditure amounts are checked against the budget values periodically without budget amendments, adjustments to spending can be made to align the expended dollars more closely to the allotted budget amount, which would eliminate the need for a budget amendment. Because of the volume that municipalities deal with, it is almost impossible to correct spending enough to align every expenditure group to the budget without reporting expenses in line items where they do not belong. This leads to the end-of-year amendment having multiple smaller corrections which usually results in the nickname “clean-up amendment”.

Budget amendments for this ordinance:

Fund 10 Dept 25 – IT would like to hire an intern for the summer to handle some basic level work as they focus on training and projects. Professional services included \$50,000 for an IT master plan, but the company who is working on some projects for us offered to do the IT master plan for no charge if we continued using them for projects. IT would like to reallocate \$15,000 to cover salary for the intern.

Fund 10 Dept 40 – Development services budgeted for an entry level planner for half-year to assist the department. That position has not had any applicants and the needs have changed such that an experienced city planner position may be needed. Concurrently, the inspection service that we employee has shown significant savings versus last year using this company for half-year and independent inspectors for half-year. The amendment would lower the budget limit for inspections \$40,000 and increase the budget limit for salary and fringe benefit expenditure lines related to upgrading the planner position by \$40,00 total.

Fund 10 Dept 50 – Public works would like to have a truck for the director position when it gets filled. As the director was budgeted for \$90,000 for a full year and has been vacant at least 6 months, an amendment is requested to lower the salary line item by \$35,000 and increase the capital outlay for a vehicle line item by \$35,000.

Fund 12 – One of the police officer's patrol unit was wrecked. The insurance payment for the car was only \$32,000 and replacement units usually cost around \$45,000 so there is a budget amendment to increase the transfer from fund balance by \$13,000 to cover the possible difference in cost for a new patrol unit purchased from the vehicle capital outlay line which may be up to \$13,000.

Fund 50 Dept 91 – Each year, the capital project manager's position was budgeted as a lump sum of \$100,000. As that position was filled this year, that lump sum needs to be correctly dispersed. Lowering the overall salary line item by \$23,000 allows budget limits for all the various fringe benefit cost line items associated with that position to increase for a total of \$23,000.

Fund 50 – FY 20 budget included expenditures for water and wastewater plans. When FY 21 budget was created, those two items were assumed to be completed in FY 20. They were not and the funding fell to fund balance. Additionally, a truck purchase was initiated in FY 20 and completed in FY 21 which the auditors said must be recognized in FY 21, so that expense amount fell to the fund balance at the end of FY 2020 as well. This amendment brings the money back from fund balance to pay for the expenses that should most likely be completed this fiscal year (\$150,000 for each plan and \$31,527 for the truck purchase).

ORDINANCE NO. 2021-O-14

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR MID YEAR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2020-O-30, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2021; and

WHEREAS, by Ordinance No. 2021-O-05, the City Council of the City of Manvel, Texas, amended its budget for Fiscal Year ending September 2021; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, throughout the general fund and capital projects fund, there is a need to adjust multiple line items within the departments for mid-year appropriations for additional revenues and expenditures; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for Fiscal Year ending September 30, 2021, of the City of Manvel, Texas, is hereby amended as follows;

<u>Acct #</u>	<u>Description</u>	<u>Curr Budget</u>	<u>Change</u>	<u>Amd Budget</u>
10-25-5007	Part Time Wages	\$0.00	\$15,000.00	\$15,000.00
10-25-5800	Professional Services	\$50,000.00	(\$15,000.00)	\$35,000.00
To allow IT to hire intern using funds not needed for IT master plan				
10-40-5000	Salaries	\$269,813.00	\$30,000.00	\$299,813.00
10-40-5010	FICA Expense	\$20,886.00	\$3,200.00	\$24,086.00
10-40-5030	Health Insurance	\$41,592.00	\$3,150.00	\$44,742.00
10-40-5031	Vision Insurance	\$487.00	\$40.00	\$527.00

10-40-5032	Life & LTD	\$1,159.00	\$150.00	\$1,309.00
10-40-5033	Dental	\$2,034.00	\$175.00	\$2,209.00
10-40-5034	Retirement	\$28,038.00	\$3,100.00	\$31,138.00
10-40-5038	Flex	\$217.00	\$30.00	\$247.00
10-40-5039	Flex Card - Health Ins	\$1,800.00	\$155.00	\$1,955.00
10-40-5439	Inspections	\$600,000.00	(\$40,000.00)	\$560,000.00

To hire planner for development services using savings from inspection costs using BBG

10-50-5000	Salaries	\$442,622.00	(\$35,000.00)	\$407,622.00
10-50-6030	Capital Outlay - Vehicle	\$0.00	\$35,000.00	\$35,000.00

To purchase a vehicle using funds from vacant Director spot for half-year

12-09-4999	Transfer In - Fund Balance	\$0.00	\$13,000.00	\$13,000.00
12-91-6030	Capital Outlay - Vehicle	\$250,000.00	\$13,000.00	\$263,000.00

Recognize additional revenue needed to purchase replacement PD car as insurance did not pay full amount

50-91-5000	Salaries	\$100,000.00	(\$23,000.00)	\$77,000.00
50-91-5010	FICA Expense	\$0.00	\$5,500.00	\$5,500.00
50-91-5030	Health Insurance	\$0.00	\$9,300.00	\$9,300.00
50-91-5031	Vision Insurance	\$0.00	\$150.00	\$150.00
50-91-5032	Life Insurance & LTD	\$0.00	\$300.00	\$300.00
50-91-5033	Dental Insurance	\$0.00	\$500.00	\$500.00
50-91-5034	Retirement	\$0.00	\$7,200.00	\$7,200.00
50-91-5038	Flex Admin Expense	\$0.00	\$50.00	\$50.00

Separate salary for project manager to include benefits as position was filled

50-09-4999	Transfer In - Fund Balance	\$634,747.00	\$331,527.00	\$966,274.00
50-91-6030	Capital Outlay - Vehicle	\$0.00	\$31,527.00	\$31,527.00
50-91-7402	Regional Water Plan	\$0.00	\$150,000.00	\$150,000.00
50-91-7403	Regional Wastewater Plan	\$0.00	\$150,000.00	\$150,000.00

Recognize expenses that were budgeted in previous year but not paid for until this year

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

Grant Writing Policy and Procedure

If an employee, department head, other staff or council member wishes to apply for a grant on behalf of the City, or if an opportunity is presented, they must first research it, write a short proposal on the merits of the grant, and include specific written answers to each of the following questions:

- Who or what is the funding agency and what is its general purpose in making the grant?
- What is the anticipated amount that is reasonably likely to be approved if the grant application is successful?
- What information is needed to complete the grant application?
- In what specific ways does this grant align with the City's strategic plan and goals?
- If the grant involves funding a program that will be ongoing in the future, how does the grant address sustainability of funding?
- Does the grant require matching funds from the City? How much and what are the terms?
- What are the reporting requirements and other paperwork burdens of the grant?
- Does the grant include funding that would cover the cost of administrative requirements incurred as a result of the grant?

The proposal is then submitted to the City Manager or designee. The City Manager or designee will send the proposal back if there are any unanswered questions.

When the proposal is complete to the satisfaction of the City Manager or designee, the grant proposal will be submitted to the City Council at the next regular or special meeting, with the City Manager's recommendation either for or against proceeding with the application.

The City Council will consider the proposal and either authorize the grant application or deny authorization.

If the City Council authorizes the grant, the grant writer will proceed to write the grant application.

The final version of the authorized grant application must be presented to the City Council for final approval before the application is submitted to the funding agency or foundation.

If an opportunity is presented to the City Staff for a funding opportunity, this opportunity must be informally presented to City Council before a decision is made to continue with the formal process for the written answers.

The City's Director of Finance is responsible for keeping a copy (either printed or electronic) of each grant application submitted by the District, and other records related to each grant (when written, contact information, why denied, etc.).

All proceeds of grants will be routed to the Director of Finance for deposit and recording in the appropriate City fund.

Unless another staff member is appointed by the City Manager, the Director of Finance will be responsible for compliance monitoring, reporting, and grant contract administration.

NOV 20 1991

MANYEL CITY STREETS

November 19, 1991

STREET	LOCATION	LENGTH	SURFACE	R.O.W.	1ST HSE LAST HSE	
					NUMBER	NUMBER
1ST	OFF LOUISIANA	.03	LIMESTONE	60	21,111	21,115
2ND	OFF LOUISIANA	.04	DIRT	60	21,000	
CR 405	CROSSES SH 288		NOT OPEN	60	9400	9799
ACORN DRIVE	OFF HANSELMAN (69)	.5	ASPHALT	60	9300	9801
ALABAMA STREET (938)	GEORGIA ST/CRESTRIDGE	.2	ASPHALT	60	6900	6999
ALLELUIA TRAIL (81)	OFF S. IOWA LN (82)	.6	ASPHALT	60	5600	63998
ALLEN (765)	OFF BAILEY AVE (101)	1.1	ASPHALT/LIMESTONE	60/40	3700	4499
AMANDA LANE	OFF BISSELL (190)	.35	LIMESTONE	60	8700	8899
ANN LANE	OFF LEWIS DRIVE	.2	LIMESTONE	40	3900	3999
BAHLER AVE (100)	DEL BELLO/CHOC BAY	1.0	ASPHALT	60	3500	5610
BAILEY AVE (101)	OFF N. MASTERS (1128)		COUNTY ROAD	60	3500	5210
REDYNEK DRIVE (Pvt Rd)	OFF BAHLER AVE (100)	.3		60	4103	4599
BELCHER ROAD (397)	OFF N. MASTERS (1128)	1.5	LIMESTONE	60	8100	8530
BIG ISLAND ROAD	OFF HOOKS (90)	.1	LIMESTONE	?	3830	3936
BISSELL ROAD (190)	OFF S. MASTERS (67)	2.1	ASPHALT	60	7000	8699
BISSELL ROAD (W) (190)	OFF IOWA LANE - S (82)	.4	LIMESTONE	60	6202	6202
BOOTH CEMETERY (Pvt Rd)	OFF HANSELMAN (OGELSBY TR PK)			60	9400	9999
BOOTH PLACE	OFF S. MASTERS (1128)	.2	ASPHALT	60	7117	7225
BRIAR CREST DRIVE	OFF BISSELL (190)	.6	ASPHALT	60	8706	9020
BURNETT ROAD (910)	OFF KIRCHNER RD (889)	.5	ASPHALT	60	5757	6002
CAMPAAN STREET	N. MASTERS/PALMETTO	.2	ASPHALT	60	7200	7299
CARPENTER ROAD (Pvt Rd)	OFF N. MASTERS				7105	7204
CEDAR STREET (Pvt Rd)	OFF N. MASTERS (by Bapt Church)				7316	7324
CEMETERY ROAD (96)	OFF MORRIS (HWY 6)	1.7	ASPHALT/LIMESTONE	60	6200	7515
CENTENNIAL PLACE	OFF ALLEN	.2	LIMESTONE	60	4900	4999
CHARLOTTE STREET (902)	N. MASTERS (1128)/MCCOY	.5	ASPHALT	60	6903	7211
CHOCOLATE BAYOU RD (89)	N. MASTERS/BAILEY AVE	2.5	ASPHALT	?	3600	6835
CINDY STREET (902)	CHARLOTTE ST/LEWIS LN	.3	ASPHALT	60	6800	7099
CLARK ROAD (72)	OFF W. JORDAN (73)	1.4	ASPHALT	60	5400	6599
COOK ROAD (74)	OFF E. JORDAN (73)	.3	LIMESTONE	60	7800	8599
CORPORATE DRIVE	OFF HWY 6 (MORRIS)	.13	CONCRETE	60	7309	7315
COUNTRY DRIVE (895)	OFF BAILEY AVE (101)	.4	LIMESTONE	?	3700	3999
CREEK ROAD	PINE ST/HORSE SHOE DR	.1	ASPHALT	60	21100	21299
CRESTRIDGE DRIVE (938)	ALABAMA/CEMETERY	.6	ASPHALT	60	6400	6899
CROIX PARKWAY (84)	OFF CROIX RD (58)	.55	ASPHALT/LIMESTONE	60	4300	4999
CROIX ROAD (58)	OFF DEL BELLO RD (90)		COUNTY ROAD	60	3430	5499
CURRY ROAD (736)	OFF BAHLER AVE (100)	1.0	ASPHALT/LIMESTONE	40	4027	4899

NOV 20 1991

MANVEL CITY STREETS

November 19, 1991

STREET	LOCATION	LENGTH	SURFACE	R.O.W.	1ST HSE LAST HSE	
					NUMBER	NUMBER
CURRY STREET (736)	OFF BAILEY AVE (101)	.4	LIMESTONE/OIL	60	3700	4019
DALMOLIN ROAD	N. OFF SCOTT AVE	.2	ASPHALT	?	7600	7899
DEL BELLO BLVD	OFF POLLARD DR	.31	ASPHALT	60	6100	6499
DEL BELLO LANE (234)	OFF DEL BELLO RD (90)	.6	ASPHALT	60	5700	6299
DEL BELLO ROAD (90)	OFF N. MASTERS (1128)	2.7	ASPHALT	40 50 60	4000	7299
DEL BELLO SPUR (87)	OFF DEL BELLO RD (90)	.7	ASPHALT	60	6200	6899
DOGWOOD AVE (86)	OFF N. MASTERS (1128)	1.01	ASPHALT/LIMESTONE	60/50	6200	7299
ELM STREET (N)	MORRIS (HWY 6)/LARGE	.1	ASPHALT	60	7300	7399
ELM STREET (S)	MORRIS (HY 6)/GILBOUGH	.1	LIMESTONE	60	7500	7599
FLORA ROAD	OFF CEMETERY RD	.3	ASPHALT	?	7300	7599
FREY (Private Road)	WOLF AIR PARK			25	9800	
FURNACE LANE (876)	OFF MUSTANG RD	.3	LIMESTONE	40	5000	5299
FURNACE ROAD (876)	OAK HILL /CHOC. BAYOU	.7	ASPHALT/OIL	40	5300	5799
GATES LOOP (68)	OFF S. MASTERS (67)	.5	ASPHALT	60	9300	9699
GEORGIA STREET (938)	CEMETERY RD/MISS	.3	ASPHALT	60	20600	20899
GILBOUGH STREET	OFF S. PALMETTO	.1	LIMESTONE	60	7123	
HAL McLAIN ROAD (Pvt Rd)	WOLF AIR PARK			25	800	1199
HANSELMAN ROAD (69)	OFF S. MASTERS (67)		COUNTY ROAD	60	9700	10,999
HERRIGE ROAD (827)	S. OFF MASSEY RANCH (100)		NOT OPEN	40/50		
HOLLINGSWORTH RD (Pvt Rd)	OFF BAILEY RD (101)				3700	3799
HOLLY STREET	PINE LN/PALMETTO		NOT OPEN	60		
HOOKS ROAD (90)	OFF BAILEY AVE (101)	.2	LIMESTONE	?	3400	3810
HORSE SHOE DRIVE	OFF PINE STREET	.51	ASPHALT	60	21,200	21,299
IOWA LANE (N) (82)	OFF MORRIS (HWY 6)	2.4	LIMESTONE/OIL	60	5900	7200
IOWA LANE (S) (82)	OFF MORRIS (HWY 6)	.6	LIMESTONE	60	7200	7900
JANE STREET	OFF AMANDA LN	.21	ASPHALT	60	8101	8199
JOE DRIVE	OFF BAILEY RD (101)	.2	LIMESTONE	60	3700	3899
JORDAN ROAD (73)	OFF S. MASTERS (67)	2.0	ASPHALT	60	6500	8199
JOSIE ROAD (Private Rd)	OFF BELCHER RD (397A)					
KATHY DRIVE	OFF JOE DRIVE	.1	LIMESTONE	60	4700	4799
KELLY (Private Road)	WOLF AIR PARK			25	8800	
KEMP STREET	OFF S. MASTERS (67)	.1	ASPHALT	60	7300	7399
KING STREET	OFF S. MASTERS (67)	1.0	ASPHALT	60	7000	7699
KINGS CIRCLE	OF KINGS DR	.10	LIMESTONE	?	9700	9899
KINGS DRIVE	OFF UZZELL RD (70)	.4	ASPHALT	?	9100	9299
KIRCHNER ROAD (889)	OFF CLARK RD (72)	.6	ASPHALT	60	8000	8499
KREUZER ROAD (76)	OFF PETERS RD (75)	.2	LIMESTONE	50 60	6500	6899
LAIGLE ROAD (85)	OFF CROIX RD (58)	.4	LIMESTONE	40	4600	4899

NOV 22 1991

MANVEL CITY STREETS

November 19, 1991

STREET	LOCATION	LENGTH	SURFACE	R.O.W.	1ST HSE	LAST HSE
					NUMBER	NUMBER
LARGE AVE (802)	OFF N. MASTERS (1128)	.5	ASPHALT/LIMESTONE	60	7200	7599
LENAROUZZI LANE (Fwy Rd)	OFF CEMETERY CIRCLE					
LEWIS DRIVE	OFF JOE DRIVE	.2	LIMESTONE	60	4800	4899
LEWIS LANE (543)	OFF N. MASTERS (1128)	1.1	ASPHALT	60	6900	7499
LIRA ROAD (1940)	OFF DEL BELLO RD (90)	.3	ASPHALT	60	5700	5999
LIVE OAK DRIVE	OFF HANSELMAN (69)	.3	ASPHALT	60	9600	9899
LOUDET LANE (223)	S. OFF ROGERS RD	1	LIMESTONE	60	7000	7599
LOUISIANA STREET (908)	OFF MISSISSIPPI	.7	ASPHALT	60	6200	7099
LOVERS LANE (97)	OFF CLARK RD (72)	.39	ASPHALT	60	8400	8699
LUM ROAD	OFF FURNACE RD	.2	ASPHALT	60	6900	6999
MAGNOLIA STREET (235)	OFF E. JORDAN	.2	ASPHALT	60	8100	8299
MASON RD (83)	OFF STEVENS ROAD (81)	.27	ASPHALT	60	8000	8299
MASSEY RANCH RD (100)	E. OFF N. MASTERS (1128)		COUNTY ROAD	60	5000	6000
MASSEY RANCH RD (100)	OFF CHOC. BAYOU RD (89)	.4	LIMESTONE	60	4500	4799
MASTERS (N) (1128)	OFF MORRIS (HWY 6)		STATE HWY		3700	7199
MASTERS (S) (67)	OFF MORRIS (HWY 6)	3.3	ASPHALT	60	7200	9799
MAWALD (77)	OFF CLARK RD (72)	.12	LIMESTONE	60	8500	8599
MC COY ROAD (918)	OFF MORRIS (HWY 6)	.9	ASPHALT	60	6800	7635
MISSISSIPPI STREET (908)	OFF MORRIS (HWY 6)	.9	ASPHALT	60	6600	7399
MORRIS AVE (HWY 6)	OFF SH 288 TOWARD ALVIN		STATE HWY		16,200	22,499
MUSTANG ROAD (900)	OFF N. PATTERSON RD (88)	.3	ASPHALT	60	4500	5425
OAK HILL DRIVE (901)	OFF N. MASTERS (1128)	.3	ASPHALT	40	7000	7299
OAKCREST DRIVE (333)	OFF HANSELMAN (69)	.3	ASPHALT	60	9300	9899
OIL FIELD ROAD (98)	OFF N. MASTERS (1128)	1.2	LIMESTONE	60	4700	6199
OLEANDER STREET	OFF MORRIS (HWY 6)		NOT OPEN	60	7000	7699
PALMETTO STREET (802)	MORRIS (HWY 6)/LEWIS LN	.9	ASPHALT/DIRT	60	7100	7599
PATTERSON (N) ROAD	N. OFF MASSEY RANCH RD	.2	LIMESTONE	50 ?	4501	4713
PATTERSON (S) ROAD (88)	N. OFF DEL BELLO RD	1.2	ASPHALT	60	4824	5999
PETERS ROAD (75)	N. OFF W. JORDAN (73)	.2	ASPHALT	40	8100	8599
PHILLIPS DRIVE (Fwy Road)	N. MASTERS/BELCHER				7300	8100
PHILLIPS DRIVE (417)	N. OFF BELCHER RD (397)	.2	LIMESTONE	?	5300	5399
PHILLIPS LANE	OFF OIL FIELD ROAD (98)	.2	LIMESTONE	?	7930	8201
PIKE LANE	OFF LEWIS LANE	.1	ASPHALT	60	7000	7317
PIKE STREET	OFF MORRIS (HWY 6)	.7	ASPHALT	60	7300	7399
POLLARD (H) DRIVE (87)	OFF DEL BELLO SPUR (87)	.50	ASPHALT	60	4501	5000
POLLARD (S) DR (87 - Fwy Rd)	OFF DOGWOOD AVE (96)				6900	7099
PROUSE STREET	OFF S. MASTERS/N. OF RR		NOT OPEN	60		
REED ROAD (1246)	OFF S. MASTERS (67)	.27	ASPHALT	60	7300	7499

NOV 20 1991

MANVEL CITY STREETS

November 19, 1991

STREET	LOCATION	LENGTH	SURFACE	R.O.W.	1ST HSE	LAST HSE
					NUMBER	NUMBER
REST HOME (898)	OFF BAILEY (101)	.2	LIMESTONE	?	3700	3799
ROGERS STREET (328)	MC COY/WILSON	.4	LIMESTONE/DIRT	60	6900	7099
ROGERS STREET (328)	OFF S. MASTERS (67)	.7	ASPHALT/LIMESTONE	60	7200	7699
RUSSELL (N) STREET (236)	OFF MORRIS (HWY 6)	.3	ASPHALT/LIMESTONE	60	7300	7600
RUSSELL (S) STREET (236)	S. OFF BISSELL (190)	.2	ASPHALT	60	7800	8199
SANDY RIDGE LANE	N. OFF MASSEY RANCH RD	.2	ASPHALT	60	4400	4599
SCHOOL DRIVE	MORRIS (HWY 6)/LEWIS LN	.4	ASPHALT	60	3500	4199
SCOTT AVE (97)	N. MASTERS/CEMETERY	.9	ASPHALT	?	7400	8099
SHAW ROAD (419 - Pvt Rd)	OFF S. IOWA LN (82)			40	3900	5499
SHERRI CIRCLE (E)	OFF E. JORDAN (73)	.25	ASPHALT	60	8400	8620
SHERRI CIRCLE (W)	OFF E. JORDAN (73)	.25	ASPHALT	60	8400	8614
SHULTZ STREET	OFF S. MASTERS (67)		NOT OPEN	60		
SPEARS ROAD (872)	OFF BAHLER AVE (100)	.8	LIMESTONE/OIL	60	4000	4899
SPILLANE STREET	OFF ROGERS ST (328)	.1	LIMESTONE	60	7500	7599
SPRAGUE STREET	OFF E. BISSELL	.3	ASPHALT	60	7000	8199
STAR DUSTER (Pvt Road)	WOLF AIR PARK			25	800	999
STEVENS ROAD (31)	OFF S. IOWA LN (82)	.45	LIMESTONE	60	2500	5099
SYLVIA LANE	OFF CHOC. BAYOU RD (89)	.3	ASPHALT	60	4600	4799
TAMMY DRIVE	OFF LIRA ROAD	.2	ASPHALT	60	5700	5999
TANKERSLY ROAD (919)	OFF N. MASTERS (1128)	.5	LIMESTONE	40	7000	7199
TAYLOR STREET (235)	OFF S. MASTERS	.15	ASPHALT	60	7300	7399
TWIN OAKS DRIVE (333A)	OFF HANSELMAN (69)	.25	ASPHALT	60	9300	9520
UZZELL ROAD (70)	OFF S. MASTERS (67)	.7	ASPHALT	60	9100	9822
VALUSEK (71 - Pvt Road)	OFF UZZELL (70)					
WENDY LANE	OFF ALLEN (765)	.3	ASPHALT	60	4800	4999
WESTWOOD LANE	OFF CHOC. BAYOU RD (89)	.4	ASPHALT	60	4500	4799
WILSON STREET (923)	OF MORRIS (HWY 6)	.6	ASPHALT	60	7100	7699
WOLF LANE	END OF LOUISIANA ST	.2	ASPHALT	60	1	9

Approved by City Council in October 17, 1991 and November 14, 1991 meetings.

Length of Street as measured by automobile speedometer

R. O. W. (Dedicated Right-of-Way). If blank or (?), R. O. W. has not been determined.

1st House Number & Last House Number compiled from Houston Light & Power, Southwestern Bell and Manvel Post

Office records

ArcGIS Web Map



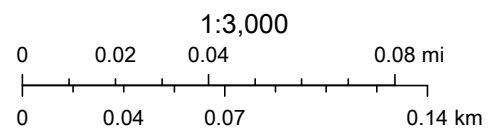
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 City Limits - CityLimits

 Parcels

Subdivisions

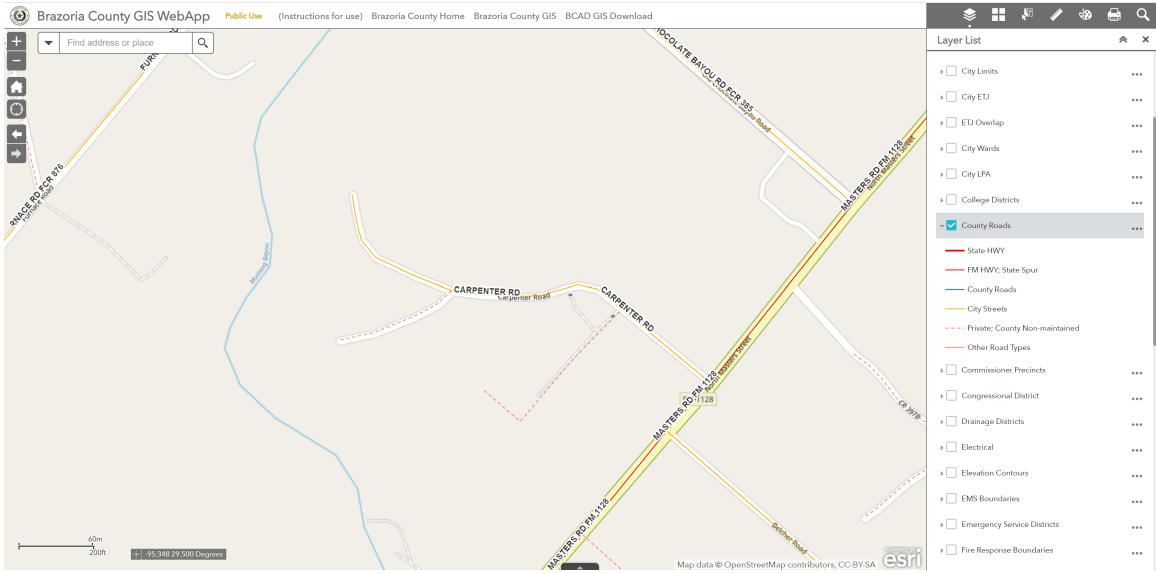
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ArcGIS Web AppBuilder

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MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: April 5, 2021

TOPIC: Consideration and possible action to adopt a "Hotel Operations License" by ordinance into Chapter 35 of the *Manvel Code of Ordinances*.

BACKGROUND: At the direction of City Council, City staff has created a "Hotel Operation License". This license requires hotels to provide human trafficking training and other site-specific criteria for new hotel and existing hotels in the City Limits. The license is required annually where an application is filed with the City to secure certified documentation that all hotel employees have been trained to spot/report human trafficking by either corporate offices or City approved training on their own. The license also requires specific signage in English and Spanish and does not allow for retaliation on employees who report human trafficking. The hotels also have to keep hotel guest registration, maintain security cameras, and have a manger/owner/operator present and accessible on a 24-hour basis. The license may be revoked or appealed to City Council. Since this is a new license for the City, staff has also proposed an application fee of \$100.00. The City's Fee Schedule will also be presented to City Council for approval of the fee addition.

RECOMMENDATION: Staff recommends approval of the "Hotel Operation License" ordinance.

ATTACHMENTS: Proposed Ordinance

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

ORDINANCE NO. 2021-O-11

AN ORDINANCE AMENDING CHAPTER 35 “LICENSES AND SPECIAL BUSINESS REGULATIONS” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE XI “HOTEL LICENSING” TO REGULATE HOTELS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City Council of the City of Manvel, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the City Code by adopting an ordinance regulating hotels in the City of Manvel; and

WHEREAS, the City Council finds that the adoption of this ordinance is in the best interest of the citizens of Manvel; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Chapter 35 of the Code of Ordinances of the City of Manvel is hereby amended by adding a new Article XI “Hotel Licensing” to read and provide as follows:

“Chapter 35 - LICENSES AND SPECIAL BUSINESS REGULATIONS

....

ARTICLE XI. – HOTEL LICENSING

Sec.35-330. – Definitions.

The following words, terms and phrases, when used in this Article, shall have meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Applicant means a person who submits or files an original or renewal application with the City.

City means the City of Manvel, Texas.

Complete Application means any application containing all the required documents listed on any application in the appropriate format, correct number of copies, paid fees, and any required signatures when submitted to the City, in a final form to be deemed complete for processing.

Council means the Manvel City Council.

Employee means any person who is directly employed in consideration of direct monetary wages.

Hotel means a commercial establishment and or building in which members of the public obtain sleeping accommodations, and or lodging or other services for consideration. For purposes of this Article, the term hotel shall include rooming house, bed and breakfast, motel, court, and inn.

Hotel Operator means a person who owns, operates, manages or controls a hotel within the City.

Human Trafficking means (1) sex trafficking by way of the recruitment, harboring, transportation, provision or obtaining of a person for the purpose of a commercial sex act in which the commercial sex act is induced by force, fraud, or coercion or in which the person induced to perform such act has not yet attained 18 years of age; or (2) labor trafficking by way of the recruitment, harboring, transportation, provision, or obtaining of a person for the purpose of labor or services through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

Section 35-331. – Hotel Operation License.

(1) *License Required.*

- a. Hotel Operation License. The hotel operation license is an annual permit required by the City for all existing and new hotels within the City Limits. Existing hotels have a maximum of 30 days to comply with all requirements of this Article. The hotel operation license application is made available by the Permits Department.
- b. Application. A complete hotel operation license application is required by the City.
- c. Certification. The City shall certify all requirements of the hotel operation license are met by the hotel.

(2) *Issuance of License.* The City shall issue a hotel operation license after the following:

- a. A complete application;
- b. Approved inspections;
- c. Compliance with Section 35-353. – Hotel Operations and Section 35-354. – Hotel Human Trafficking Training; and
- d. This Article.

(3) *Expiration of License.* A hotel operation license shall expire annually from the license issue date.

- (4) License Transfer. A hotel operation license shall not transfer upon change of hotel ownership and/or corporation.

Section 35-332. – Inspection.

The City shall conduct new inspections upon a complete application filed with the Permits Department and all annual inspections upon license expiration.

Section 35-333. – Hotel Operations.

- (1) Guest Registration. All hotels shall maintain a copy of guest registration information for a minimum of 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s).
- (2) Hotel Security. The hotel shall install and maintain security cameras in each interior hallway(s), lobby, parking lot(s), and exterior door(s).
- (3) Hotel Operator. The hotel owner, operator, or manager shall be present and accessible in person at the hotel on a 24-hour basis.

Section 35-334. – Hotel Human Trafficking Training.

- (1) Hotel Human Trafficking Training Required. The hotel shall provide human trafficking training to all hotel staff by corporate policy and/or requirements. If a hotel does not mandate human trafficking training by corporate policy and/or requirement, the hotel shall provide their own training to be reviewed and approved by the City before the hotel operation license is issued. The human trafficking training is mandated for all new employees and existing employees annually. Hotels are required to present human trafficking training attendance sheet(s) or certification for each employee to the City.
- (2) Certified Hotel Employee Training List. All hotels shall provide a certified list of employees to the City upon hotel operation license application submittal and annually upon license expiration. The list must certify all employees have completed annual human trafficking training. If the certified list is not provided to City upon initial approval and annual inspection, the hotel license will not be approved.
- (3) Signage. All hotels shall display human trafficking signage at the front desk in both English and Spanish. A separate sign is required for each required language. The signage must contain the National Human Trafficking Hotline's phone number, email address, text information, and website address to report and/or assist victims.
- (4) Retaliation or Discrimination. Hotel operators shall not discharge from employment, discipline or otherwise punish, retaliate or discriminate against any person as a reprisal for the employee making a good-faith report of suspected human trafficking to their employer, law enforcement, or the National Human Trafficking Hotline.

Section 35-335. – Compliance and Violation.

- (1) Failure to Comply. Failure to comply with any part of this Article will result in the hotel's compliance within 30 days or demonstrate that the findings of non-compliance was incorrect. After 30 days, if it is determined the hotel has failed to cure the violation, the hotel is subject to penalty.
- (2) Violation. A violation of the provisions of this Article shall be punishable by a fine of \$500.00. Each day any violation continues shall constitute and be punishable as a separate offense.

Section 35-336. – Appeal of Denial or Revocation of Hotel Operation License.

An applicant and/or owner/operator who has been denied a hotel operation license may appeal that action to the Council by submitting a letter to the City within 10 days of the action complained of. A hearing on the denial will be scheduled for the next regular Council meeting. The Council will render its decision on the appeal at the meeting during which the appeal is considered.

Section 35-337. – Hotel Operation License Fee.

Hotel Operation License Fee. The hotel operation license fee shall be adopted in the City's Fee Schedule."

Section 3. Upon adoption of this ordinance, all hotels must comply with all training and operations requirements within 180 days of adoption. Licenses for hotels existing in the City of Manvel upon adoption of this ordinance shall be required beginning February 1, 2022.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or

unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$500.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

Attest:

Tammy Bell, City Secretary

Approved as to Form:

Robert Gervais, City Attorney

ORDINANCE NO. 2021-O-13

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, on December 2, 2020, the City of Manvel received a letter from the Gulf Coast Water Authority (GCWA) requesting removal of a dilapidated bridge on Iowa Lane over the GCWA canal (known as Lateral 10); and

WHEREAS, the removal of the bridge over Lateral 10 will require official closure of a part of Iowa Lane to through traffic; and

WHEREAS, in addition to the request from GCWA, the City has received notice from VDB Partners, Ltd., the adjacent property owner of the underlying tract(s), that the City is authorized to take whatever steps are necessary to close Iowa Lane and remove the bridge over the canal; and

WHEREAS, the City of Manvel has reviewed the request and agrees that the dilapidated state of the bridge presents a need to remove the bridge and for closing off that portion of Iowa Lane, in the interest of the public health and safety; and

WHEREAS, due to the resulting uncertainty of access heading north from Iowa Lane from near the intersection with Del Bello Boulevard, as the remaining tracts are developed, Iowa Lane is

recommended to be closed from the DD4 ditch E100-01-02 all the way north to County Road 58;
and

WHEREAS, in accordance with the City's abandonment procedure adopted by Resolution 2015-R-10, the City has held a public hearing to solicit input on the closing of this portion of Iowa Lane; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Manvel to close this portion of Iowa Lane to public travel; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, STATE OF TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Manvel, Texas, hereby finds and determines that public convenience and necessity require the closing of the portion of Iowa Lane consisting of:

**A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C
OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH
AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE
SOUTH,**

in Manvel, Texas, and described and depicted in Exhibit A, attached hereto and incorporated herein.

Section 3. The right-of-way depicted in Exhibit "A" attached hereto and made a part hereof for all purposes, located within the City of Manvel, Brazoria County, Texas, is hereby closed. Said portion of Iowa Lane is NOT ABANDONED but is closed as a public way. The city council directs the city manager to take all steps needed to ensure there is resulting safety hazard to motorists and pedestrians.

Section 4. To the extent city approval is necessary, the City of Manvel hereby authorizes GCWA to remove the bridge over Lateral 10 and perform the actions needed to ensure there is no safety hazard to motorists and pedestrians.

Section 5. Repealer. All ordinances or parts of ordinances, or resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 6. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

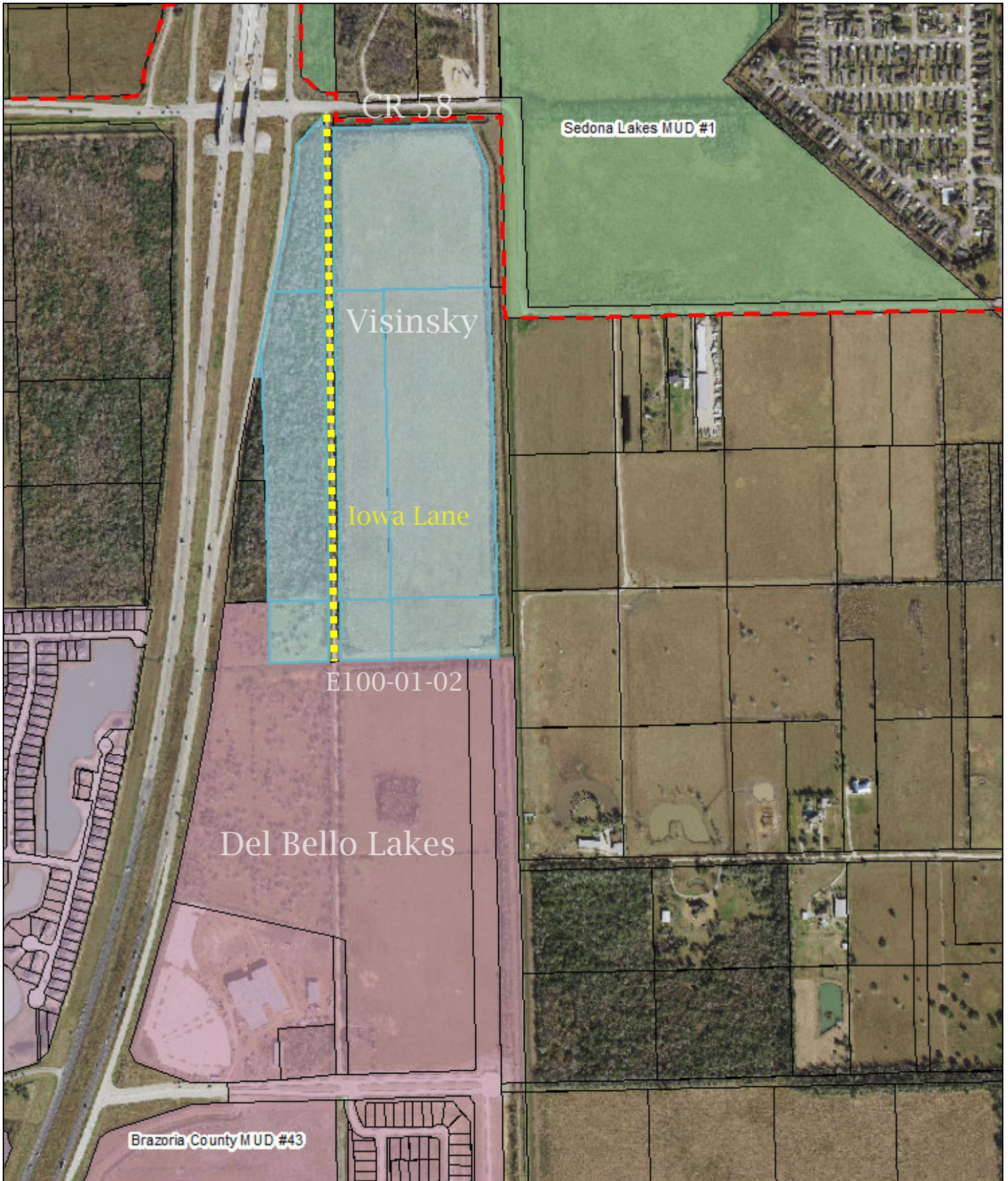
Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Manvel makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Manvel from any damage, loss, or liability arising from such use.



City of Manvel

20025 Hwy 6
Manvel, Texas 77578
(281) 489-0630

<http://www.cityofmanvel.com/cms/>

Manvel GIS Mapping



1" = 800'



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 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

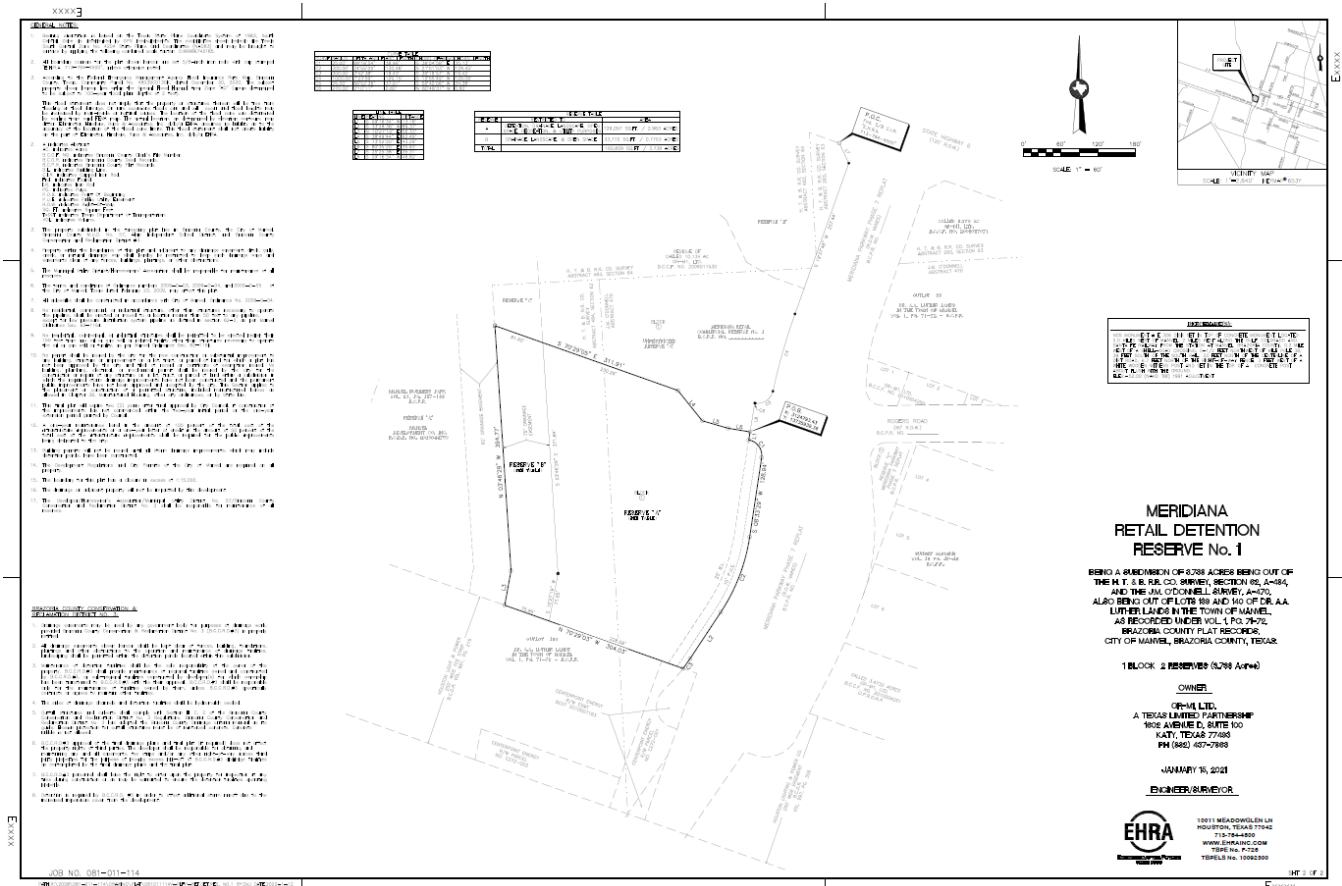
Plat Name	Meridiana Retail Detention Reserve No. 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 12, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

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.

Plat Exhibit



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

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

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.

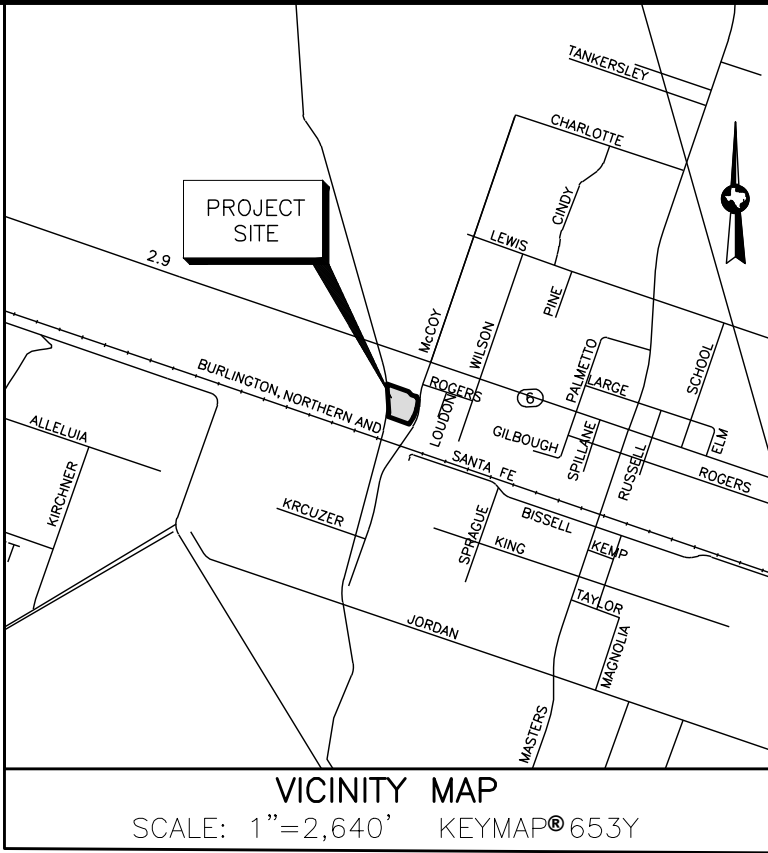
THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF Meridiana Retail Detention Reserve No. 1 AS SHOWN HEREON ON THE _____ DAY OF _____, 2021.

RICKY KUBECZKA DATE
COMMISSIONER

JODY SCHIBI DATE
COMMISSIONER

ALFRED FRÖBERG, JR. DATE
COMMISSIONER

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



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

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.

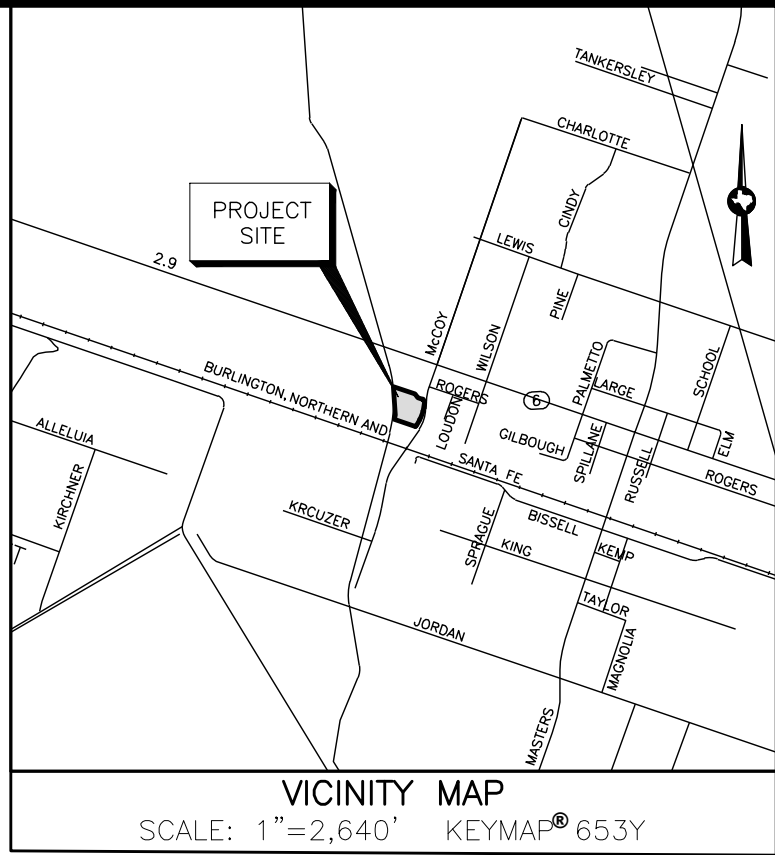
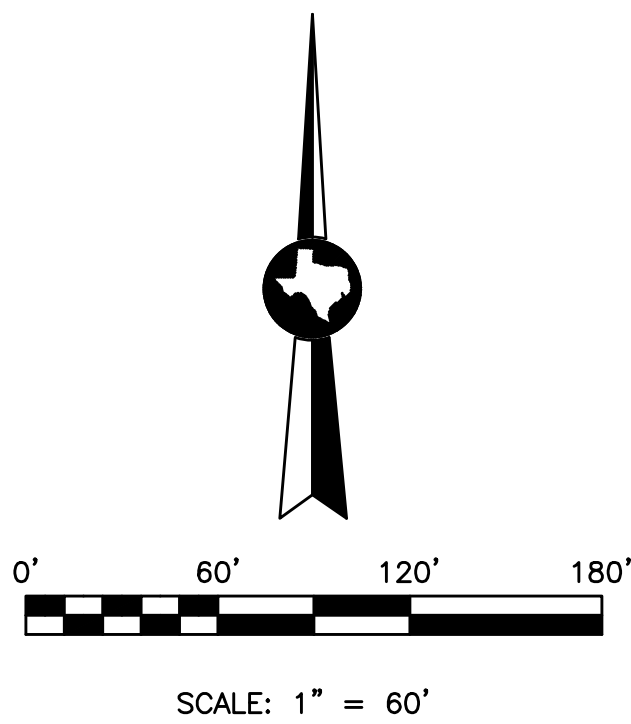
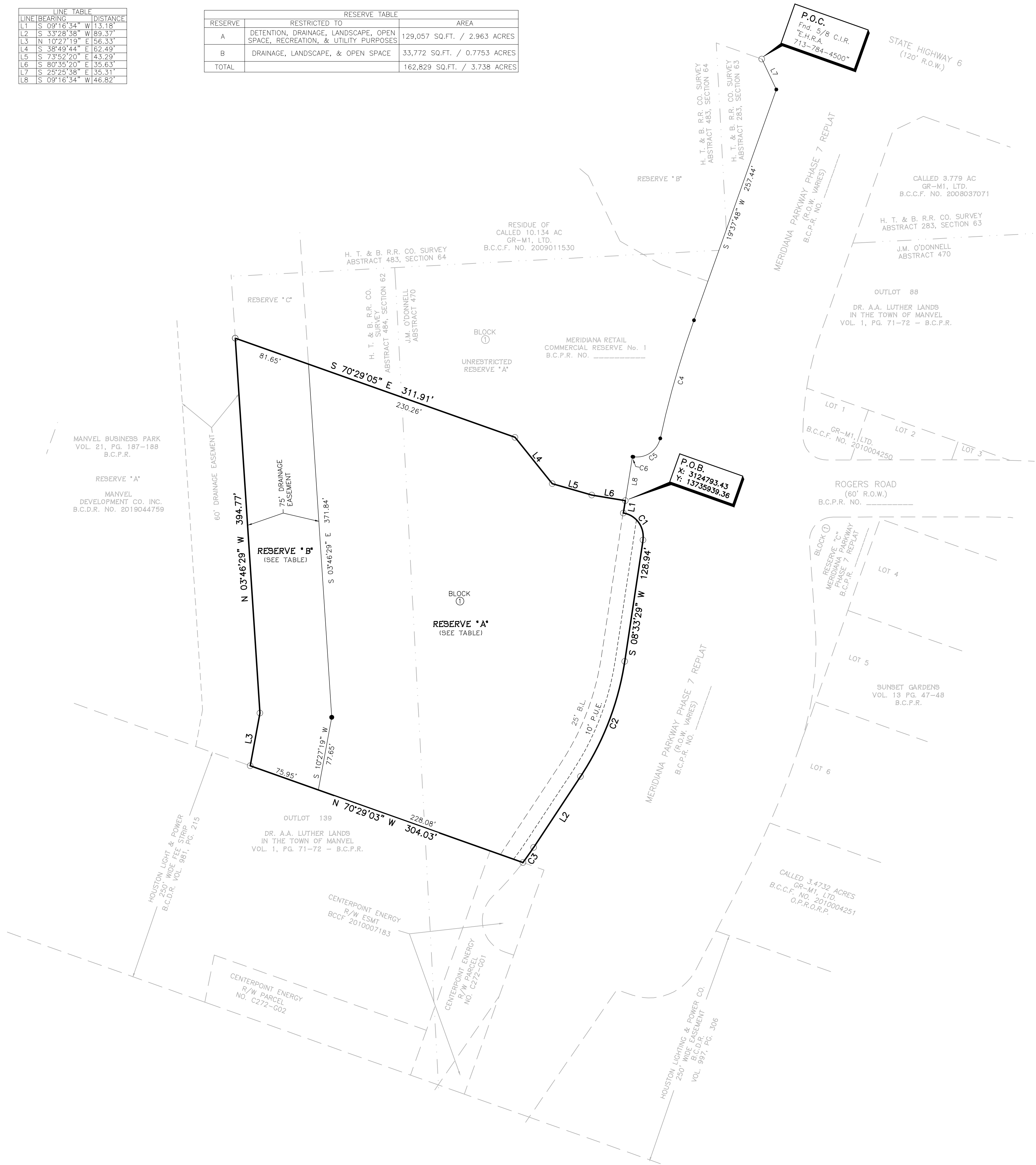
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- 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.



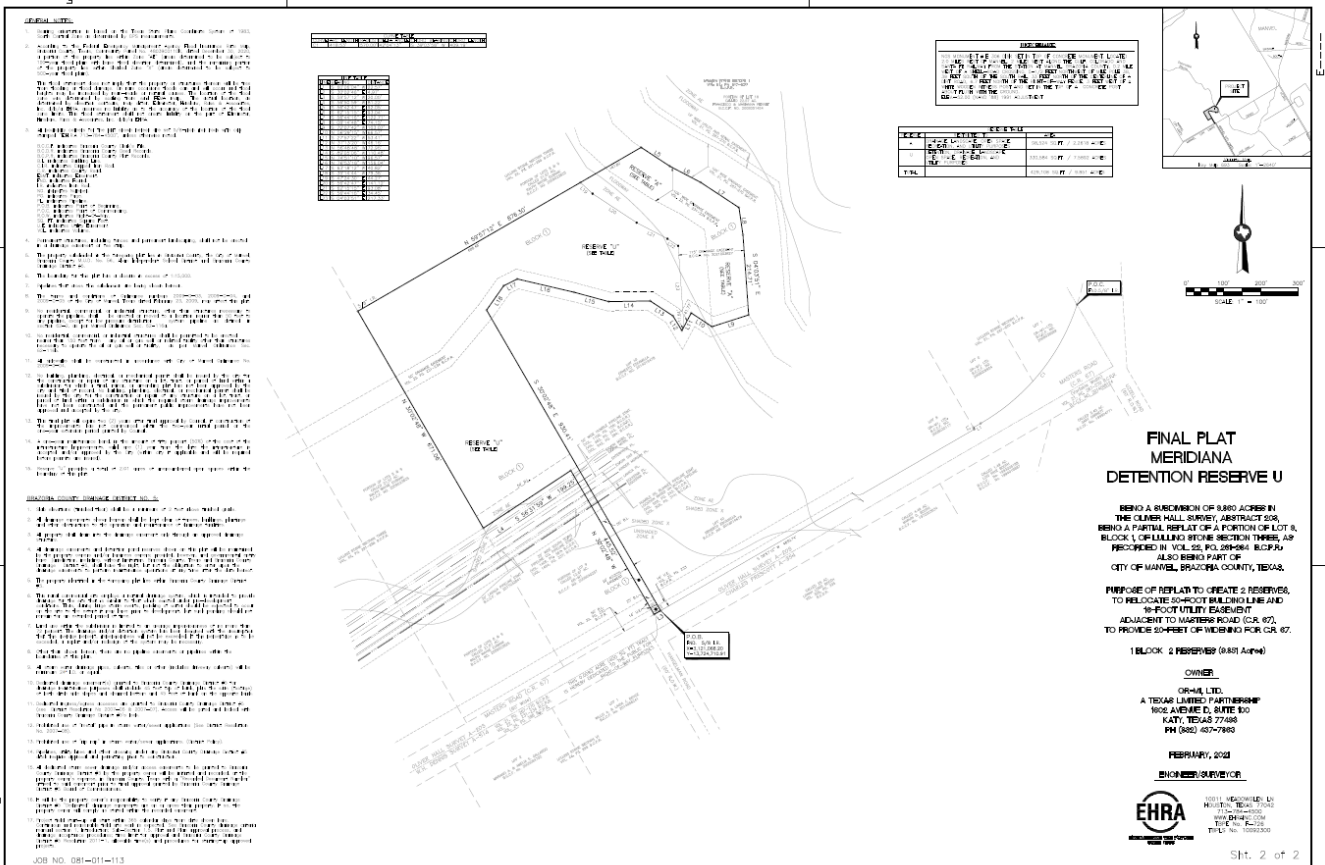
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

281-489-0630

Plat Exhibit





-----3

F-----

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 9.860 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 12.67 ACRE PORTION OF LOT 9, BLOCK ONE OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) VOLUME 22, PAGE. 231-234 OF THE B.C.P.R. AND THAT 12.67 ACRE PORTION OF LOT 9 CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS' FILE NUMBER (B.C.C.F. NO.) 2006040257, SAID 9.860 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 iron rod found at the intersection of the easterly line of Lot 1 of Lulling Stone Section One, a subdivision as per plat recorded in Volume 21, Page 267-270 of the B.C.P.R. and the arc of a curve in the northerly right-of-way line of County Road 67 (Variable width at this location) marking the northeasterly corner of that certain tract of land called 0.3484 acres described in the deed to the City of Manvel recorded under B.C.C.F. No. 2014048124;

THENCE, in a southwesterly direction along the northerly right-of -way line of County Road 67 as described in said deed with the arc of a non-tangent curve to the right having a radius of 570.00 feet, a central angle of 42°04'13", an arc length of 418.53 feet, and a chord bearing of South 39°03'58" West, for a distance of 409.19 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for tangency,

THENCE, South 60°06'04" West, continuing along the northerly right-of-way of County Road 67 described in said deed for a distance of 22.57 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner in the easterly line of Lot 3 of said Lulling Stone Section One and marking the northwesterly corner of the called 0.3484 acre tract of land;

THENCE, South 30°02'46" East, along the easterly line of said Lot 3 with the northerly right-of-way of County Road 67 described in said deed for a distance of 4.97 feet to the southeasterly corner of said lot being in the northerly right-of-way line of County Road 67 (80 feet in width) based on the said plat of Lulling Stone Section One;

THENCE, South 59°57'12" West, continuing along the northerly right-of-way of County Road 67 for a distance of 4,830.74 feet to a 5/8-inch iron rod marking the southerly common corner of lots 9 and 10 of said Lulling Stone Section 3 and the POINT OF BEGINNING of the herein described tract;

(1) THENCE, South 59°57'12" West, continuing along the northerly right-of-way of County Road 67 for a distance of 20.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(2) THENCE, North 30°02'48" West, for a distance of 445.52 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(3) THENCE, South 56°31'59" West, for a distance of 199.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, South 56°50'59" West, for a distance of 81.22 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set in the common line of lots 8 and 9 of said Lulling Stone Section 3;

(5) THENCE, North 30°02'48" West, along the common line between said lots 8 and 9 for a distance of 671.06 feet to a found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" marking the northwesterly corner of that called 12.67 acre portion of Lot 9;

(6) North 59°57'12" East, passing at 688.48 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northerly common corner of Reserve "A" and Reserve "U" of Meridiana Detention Reserve U and continuing for a distance of 876.30 feet to a point for corner in the centerline of Chocolate Bayou;

THENCE, meandering along the centerline of Chocolate Bayou following five (5) courses:

(7) South 56°42'47" East, for a distance of 92.05 feet to a point for corner in the centerline of Chocolate Bayou;

(8) South 62°15'15" East, for a distance of 93.04 feet to a point for corner in the centerline of Chocolate Bayou;

(9) South 56°44'16" East, for a distance of 122.71 feet to a point for corner in the centerline of Chocolate Bayou;

(10) South 08°14'48" East, for a distance of 74.15 feet to a point for corner in the centerline of Chocolate Bayou;

(11) South 04°03'51" East, for a distance of 214.71 feet to a point for corner in the centerline of Chocolate Bayou being the easterly common corner between lot 9 and lot 10 of said Lulling Stone Section 3;

THENCE, meandering along a ravine with the common lines between said lots 9 and 10 following ten (10) courses:

(12) South 72°07'42" West, for a distance of 103.07 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(13) North 56°29'15" West, for a distance of 66.57 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(14) South 27°57'22" West, for a distance of 53.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(15) North 31°13'20" West, for a distance of 46.16 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(16) North 56°48'48" West, for a distance of 72.96 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(17) South 89°05'06" West, for a distance of 110.48 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(18) North 74°51'10" West, for a distance of 96.57 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(19) North 76°53'16" West, for a distance of 156.04 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(20) South 63°18'12" West, for a distance of 40.82 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

(21) South 35°14'44" West, for a distance of 79.36 feet a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the northwesterly common corner of said lots 9 and 10;

(22) TENCE, South 30°02'48" East, with the common line between said lots 9 and 10 for a distance of 930.41 feet to the POINT OF BEGINNING and 9.860 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 U, 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 this day of , 2021.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Its 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
My Notary Commission Expires

I, Robert Boelsche, am registered 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; and that the plat boundary corners have been tied to the nearest street intersection.

"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

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 DETENTION RESERVE U 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 DETENTION RESERVE U 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

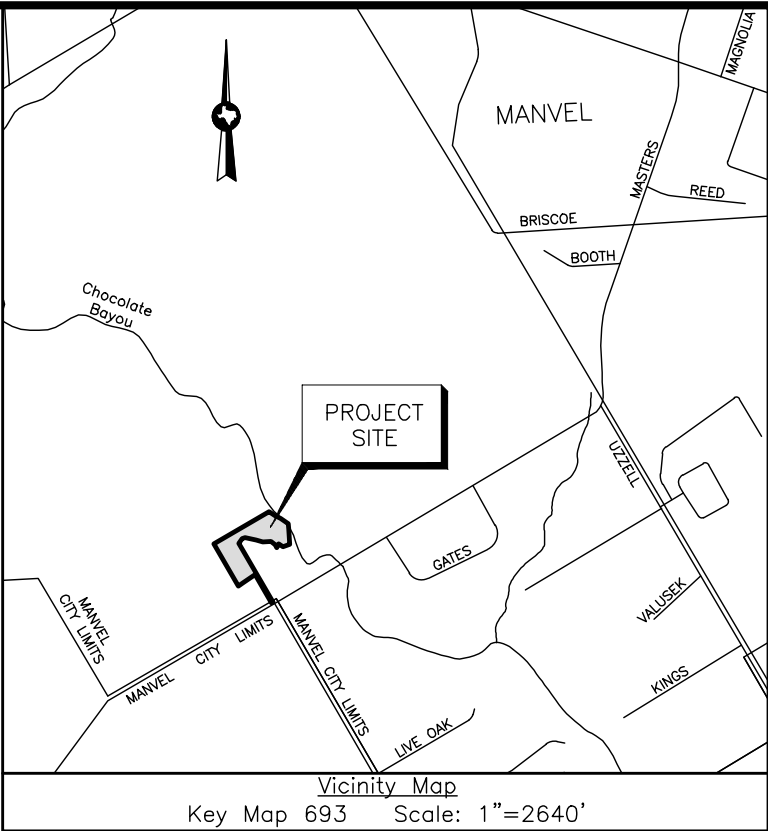
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President

Brandon Middleton Date Jarrod D. Aden, P.E., C.F.M. Date
Secretary/Treasurer District Engineer

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

BCCDD 5 ID# B200058



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.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300

GENERAL NOTES:

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983. South Central Zone as determined by GPS measurements.
 2. According to the Federal Emergency Management Agency Hazard Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900C110K, 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 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. (EHRHA) does not warrant the accuracy or 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 EHRHA.

3. 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.

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.

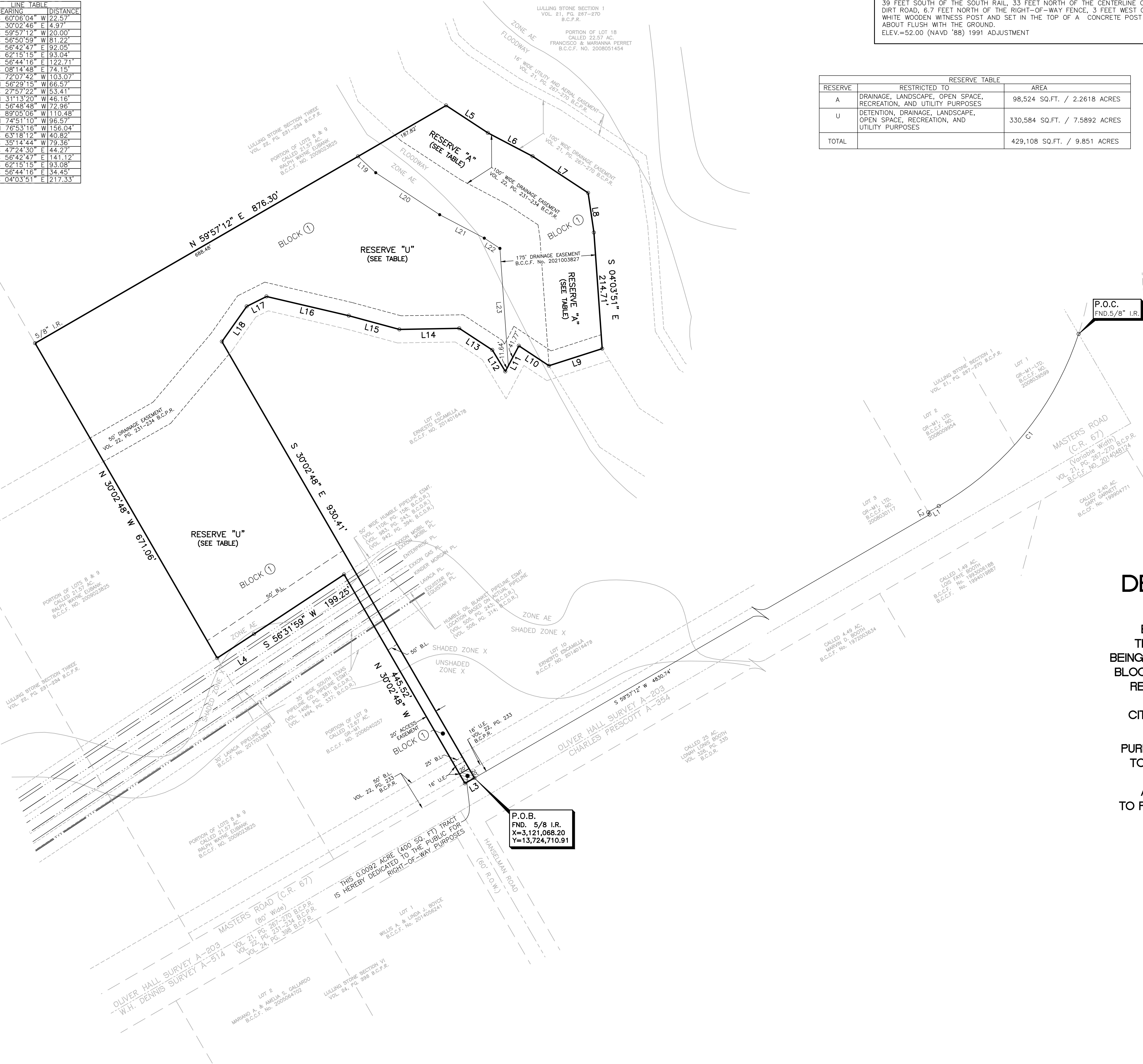
4. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
5. The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District and Brazoria County Drainage District #5.
6. The boundary for this plot has a closure in excess of 1:15,000.
7. Pipelines that cross this subdivision are being shown herein.
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. 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.
10. 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.
11. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
12. 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 plan has not been approved by the city and 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.
13. This final plan 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.
14. 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).
15. Reserve "U" provides a total of 2.01 acres of unencumbered open spaces within the boundary of this plot.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	418.53'	570.00'	42°04'13"	S 39°03'58" W	409.19'

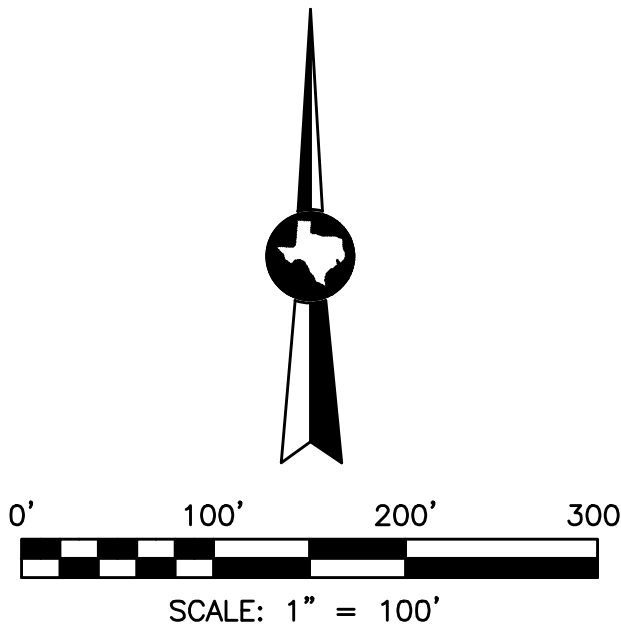
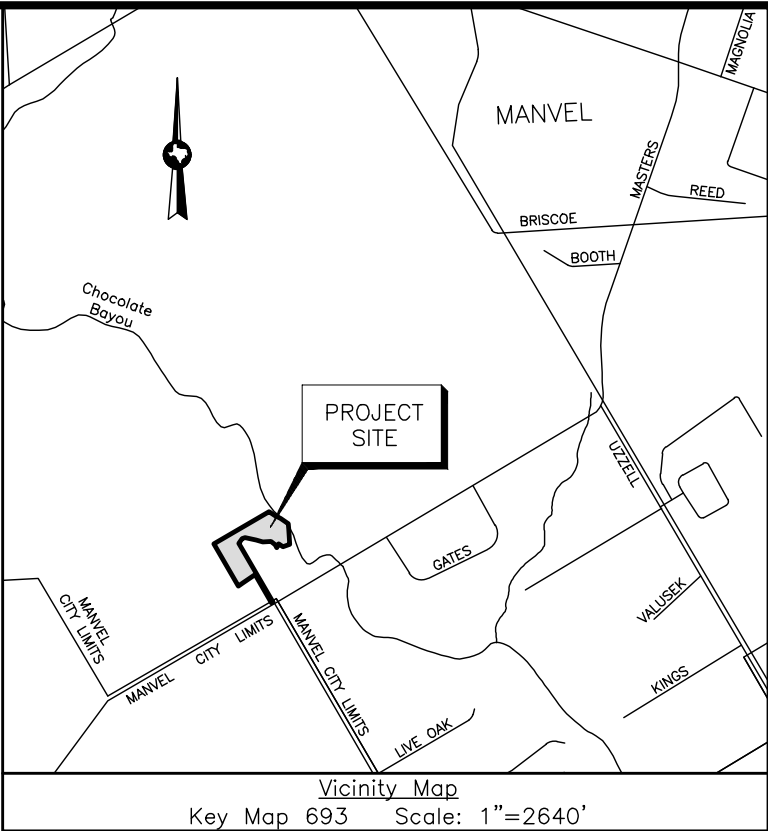
LINE TABLE		
LINE	BEARING	DISTANCE
L7	S 60°06'44" E	22.57
L8	S 30°03'46" E	22.00
L9	S 45°57'17" E	20.00
L4	S 56°50'59" E	81.22
L5	S 56°42'47" E	92.05
L6	S 62°15'15" E	93.04
L7	S 56°44'16" E	122.71
L8	S 08°14'48" E	74.15
L9	S 72°07'42" E	103.07
L10	S 72°07'42" E	56.57
L11	S 75°57'22" E	55.51
L12	N 31°13'20" W	46.16
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 76°53'16" W	156.04
L17	S 63°58'12" W	50.62
L18	S 63°58'12" W	46.86
L19	S 47°24'30" W	44.27
L20	S 56°42'47" E	141.12
L21	S 62°15'15" E	93.08
L22	S 56°44'16" E	34.45
L23	S 04°03'51" E	217.33



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

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, 3 FEET SOUTH OF THE SOUTH RAIL, 14 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
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'

April 5, 2021

SIGNATURE

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.



FINAL PLAT
MERIDIANA
NORTHEAST VILLAGE CENTER
 BEING A SUBDIVISION OF 6.98 ACRES OUT OF
 THE H.T.B. PLAT CO. SURVEY,
 SECTION 04, RANGE
 CITY OF MANUEL, BRAZOS COUNTY, TEXAS.

1 BLOCK 2 RESERVES (5.98 ACRES)

OWNER:
 CH2M LTD.
 A TEXAS LIMITED PARTNERSHIP
 7010 ANGLIN CO. RD. SUITE 100
 KATY, TEXAS 77626
 PH (282) 437-7868

NOVEMBER, 2020

ENGINEER/SURVEYOR:
 EHRA

10111 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-244-4800
 WWW.EHRAINC.COM
 TEXE No. K-728
 TSPS No. 10023300

Table of Bearings and Distances:

LINE	BEARING	DISTANCE
1	S 89° 10' 00" E	100.00 FT
2	S 89° 10' 00" E	100.00 FT
3	S 89° 10' 00" E	100.00 FT
4	S 89° 10' 00" E	100.00 FT
5	S 89° 10' 00" E	100.00 FT
6	S 89° 10' 00" E	100.00 FT
7	S 89° 10' 00" E	100.00 FT
8	S 89° 10' 00" E	100.00 FT
9	S 89° 10' 00" E	100.00 FT
10	S 89° 10' 00" E	100.00 FT
11	S 89° 10' 00" E	100.00 FT
12	S 89° 10' 00" E	100.00 FT
13	S 89° 10' 00" E	100.00 FT
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27	S 89° 10' 00" E	100.00 FT
28	S 89° 10' 00" E	100.00 FT
29	S 89° 10' 00" E	100.00 FT
30	S 89° 10' 00" E	100.00 FT
31	S 89° 10' 00" E	100.00 FT
32	S 89° 10' 00" E	100.00 FT
33	S 89° 10' 00" E	100.00 FT
34	S 89° 10' 00" E	100.00 FT
35	S 89° 10' 00" E	100.00 FT
36	S 89° 10' 00" E	100.00 FT
37	S 89° 10' 00" E	100.00 FT
38	S 89° 10' 00" E	100.00 FT
39	S 89° 10' 00" E	100.00 FT
40	S 89° 10' 00" E	100.00 FT
41	S 89° 10' 00" E	100.00 FT
42	S 89° 10' 00" E	100.00 FT
43	S 89° 10' 00" E	100.00 FT
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51	S 89° 10' 00" E	100.00 FT
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72	S 89° 10' 00" E	100.00 FT
73	S 89° 10' 00" E	100.00 FT
74	S 89° 10' 00" E	100.00 FT
75	S 89° 10' 00" E	100.00 FT
76	S 89° 10' 00" E	100.00 FT



E4164

E4164

GENERAL NOTES:

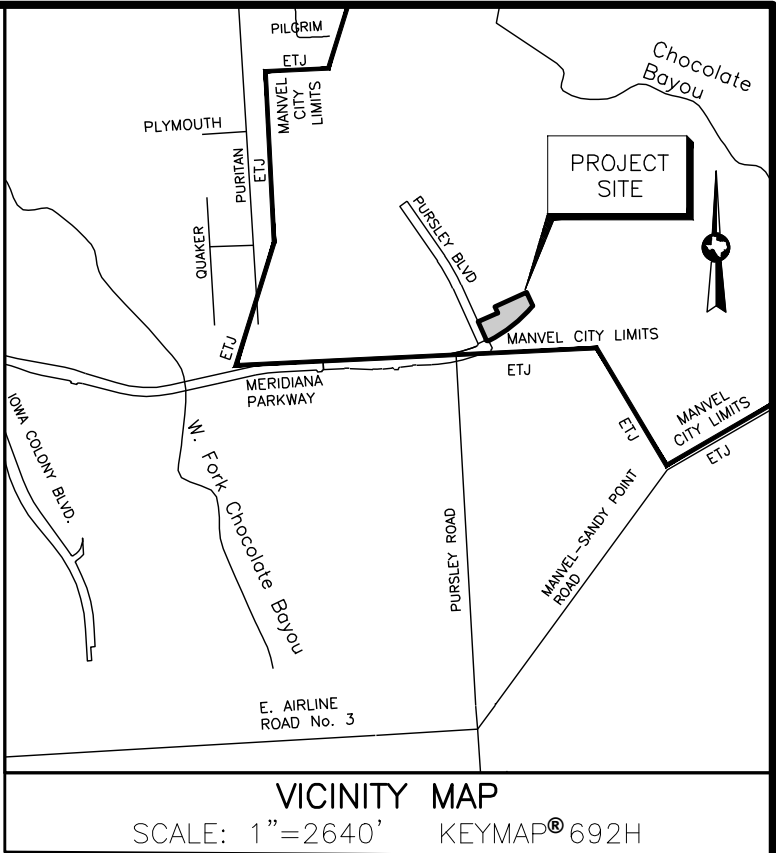
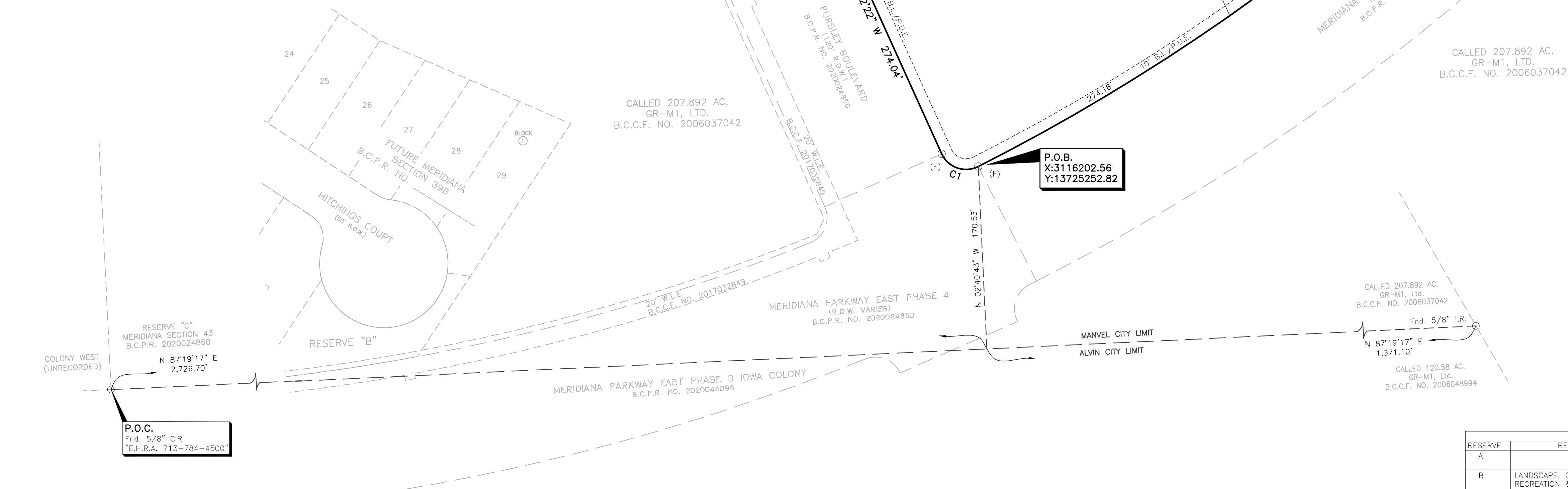
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined 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 TABLE		DISTANCE	
L1	N 24°22'11" W	90.00'	





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]

Robert C. Borscher
Robert Borscher, Registered Professional Land Surveyor
Texas Registration No. 4445

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM V. FREED, Vice President of Hispanics United, LLC, a Nevada Limited Liability Company, Authorized Agent for GU-M, LTD., 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 consideration therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of February, 2007.


Rosalyn E. Overton
Notary Public for the State of Nevada
My Notary Commission Expires April 11, 2008




 BROCKWAY D. OVERTON
 Notary ID #12837204-E
 My Commission Expires
 April 11, 2022

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO.

	3/1/24		3/1/24
Lee Nelson, P.E. President	Date	Kerry L. Olsby Vice President	Date
	3/1/24		3/1/24
Brandon Widdison Secretary/Treasurer	Date	Jarrod D. Azen, P.E., C.F.M. District Engineer	Date

Note: Project field startup will start within 305 calendar days from date here shown. Continual and responsible field site work is expected.

8020 95 FEB 10 8 520005

Planning, Development and Design Considerations

City Center

JOS. NO. 081-011-113

Received: 2020-08-11; Accepted: 2020-09-11; Published online: 2020-11-11. DOI: 10.1002/for.25071. © 2020 The Author(s). J. Forecast. 2020, 39, 11–23.

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, L.T.D.
A TEXAS LIMITED PARTNERSHIP
1502 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
TSPE No. F-726
TSPELS 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.

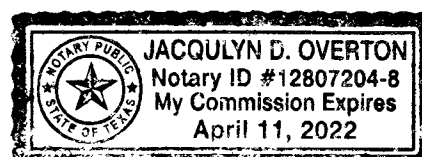
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS I
COUNTY OF HARRIS I

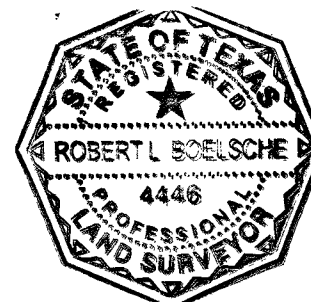
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument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

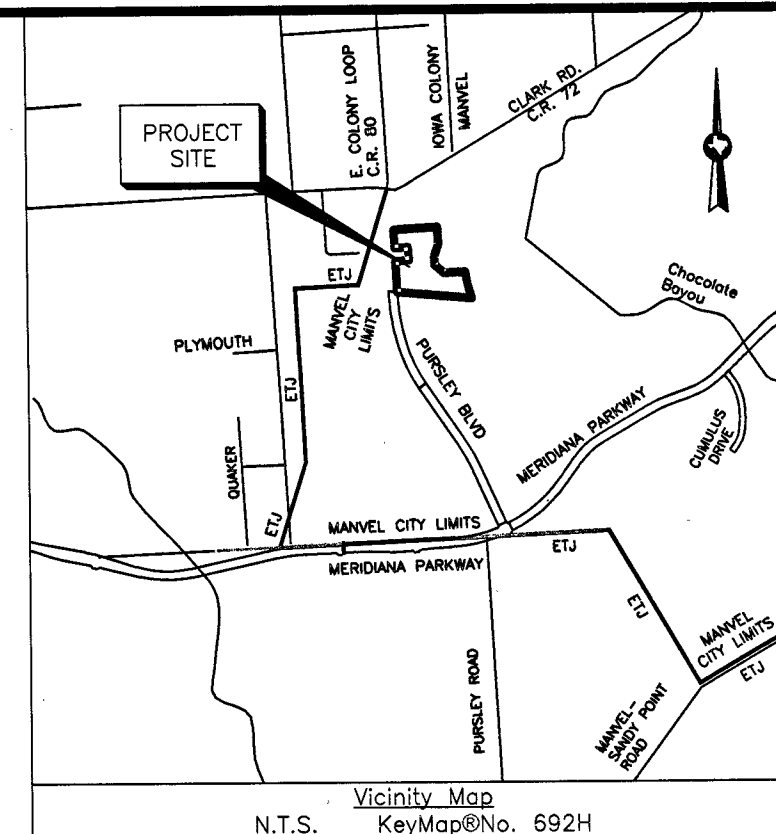
Kerry L. Osburn 3/1/21 Date
Vice President

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
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300

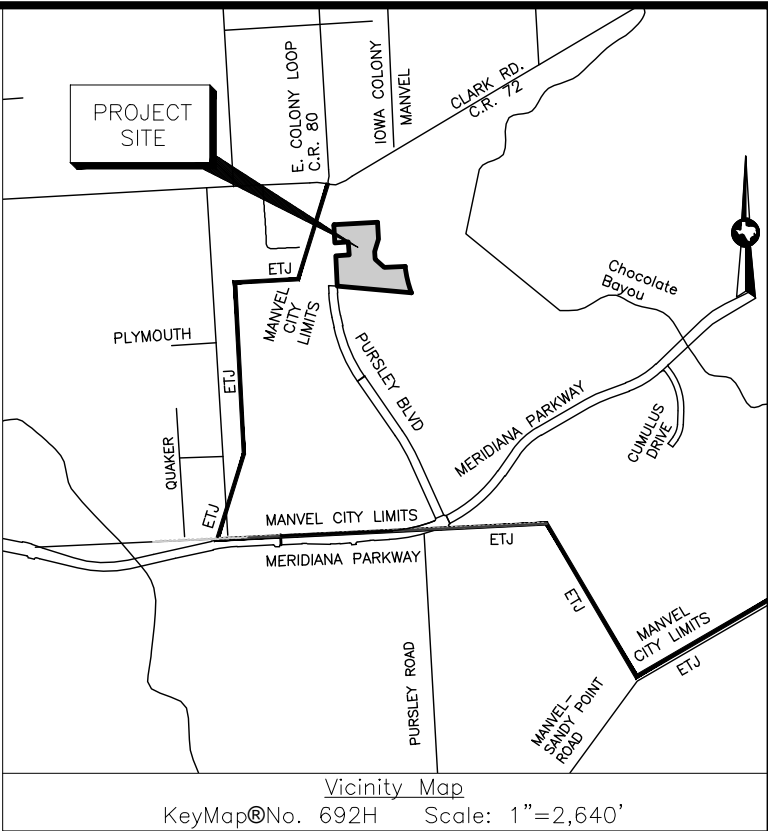
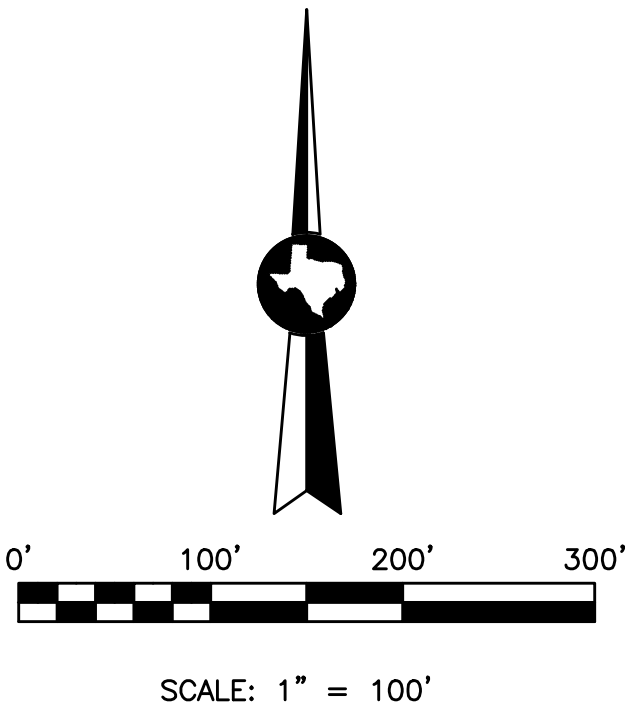
1. Bearing orientation based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas State Plane Coordinate No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to the surface by applying the following 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.I.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/Homewoods' 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, Homewoods' 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:

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

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	☒
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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:

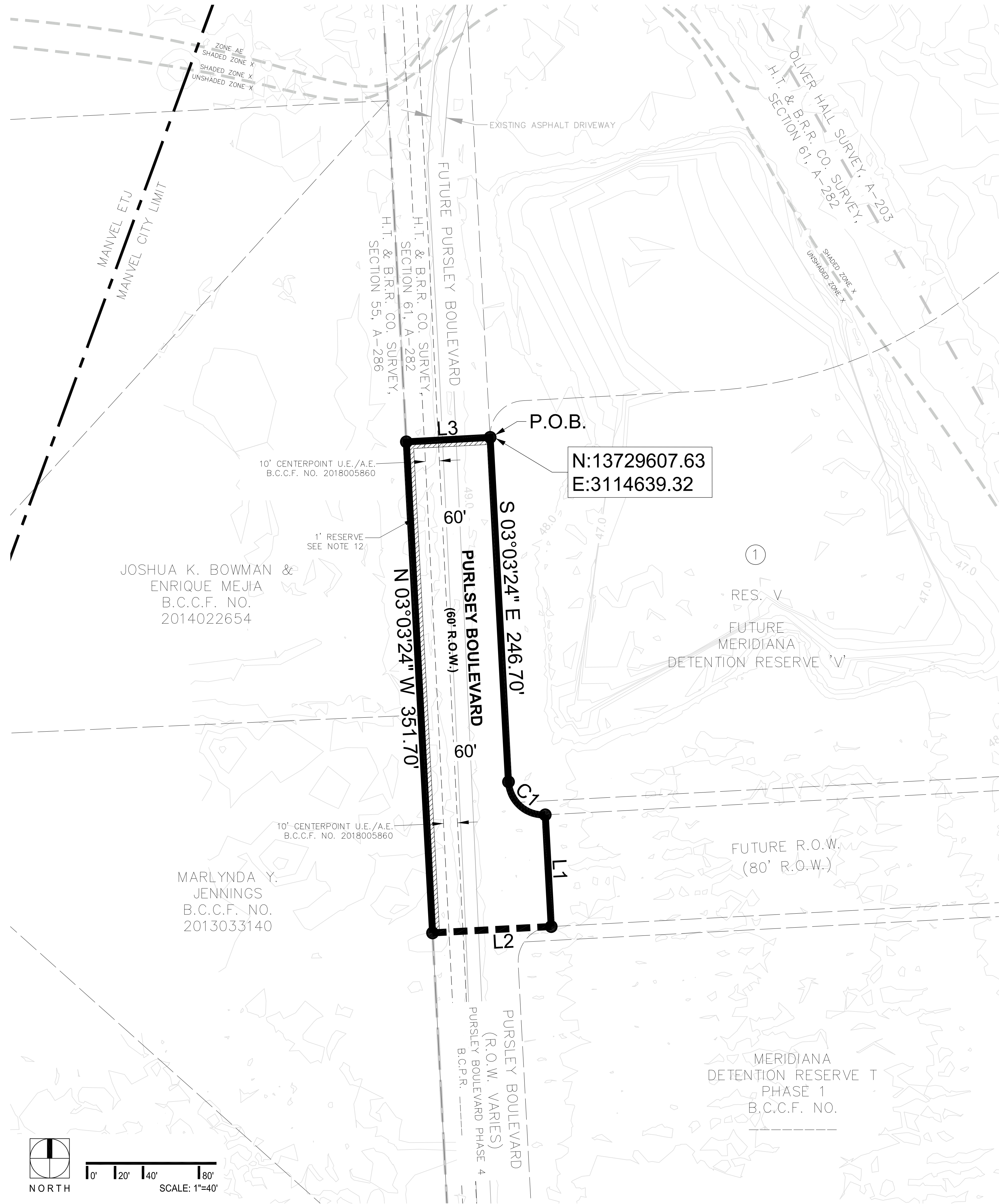
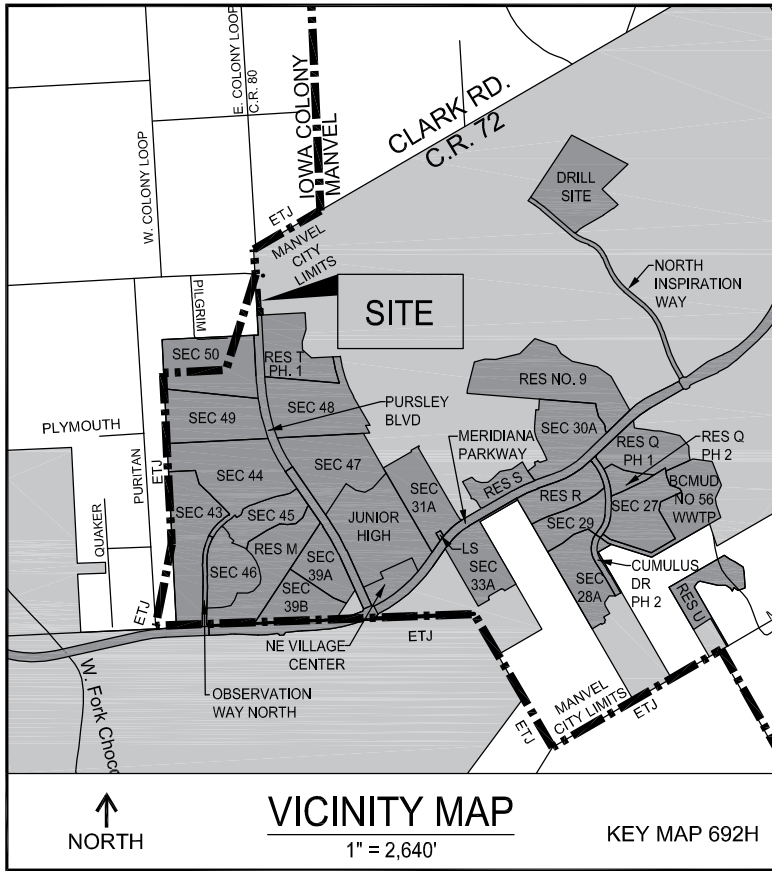
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage 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, 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 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



ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081-011-119

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

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	☒
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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

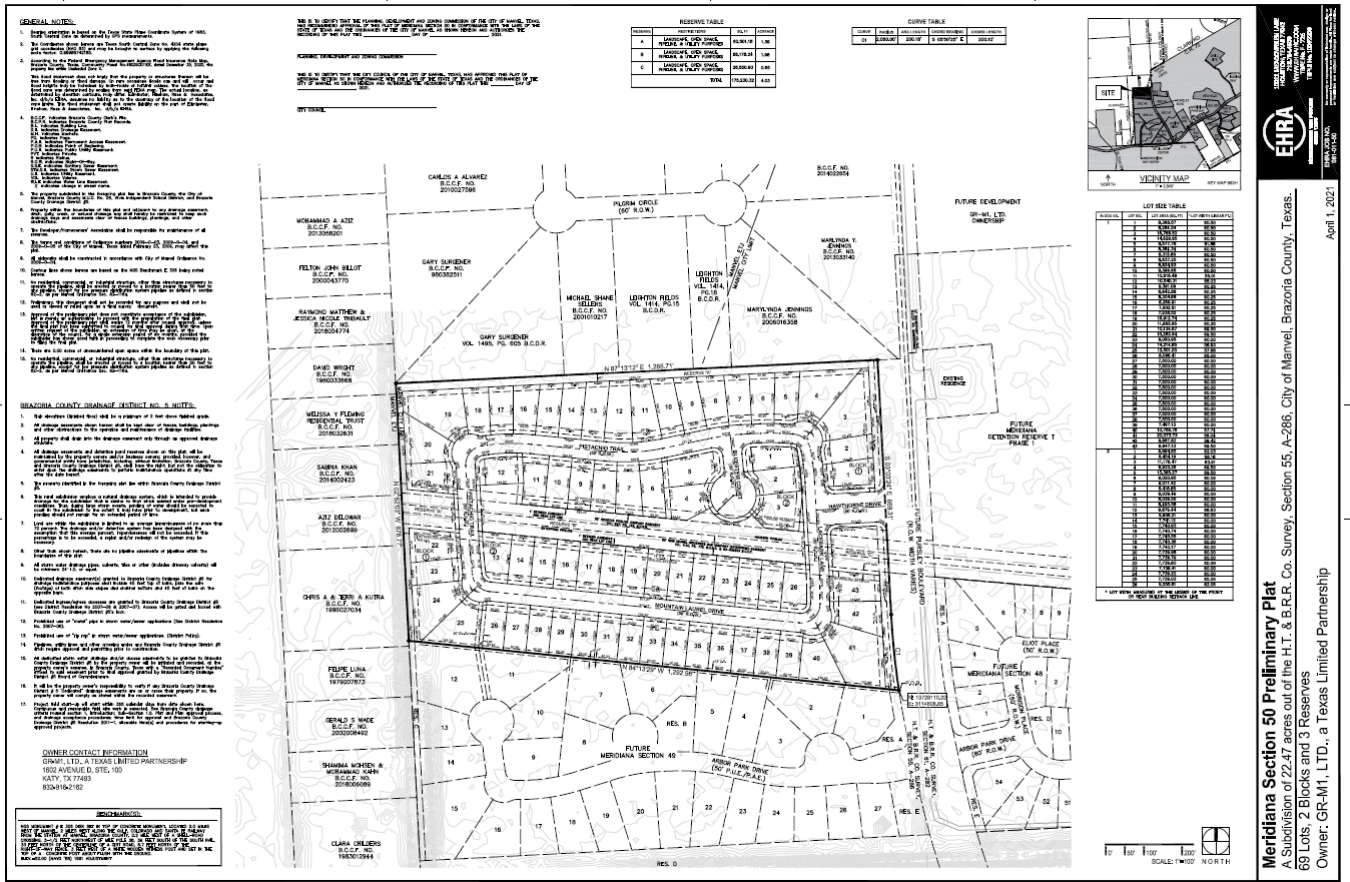
Planning, Development and Zoning Commission Plat Report

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 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 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

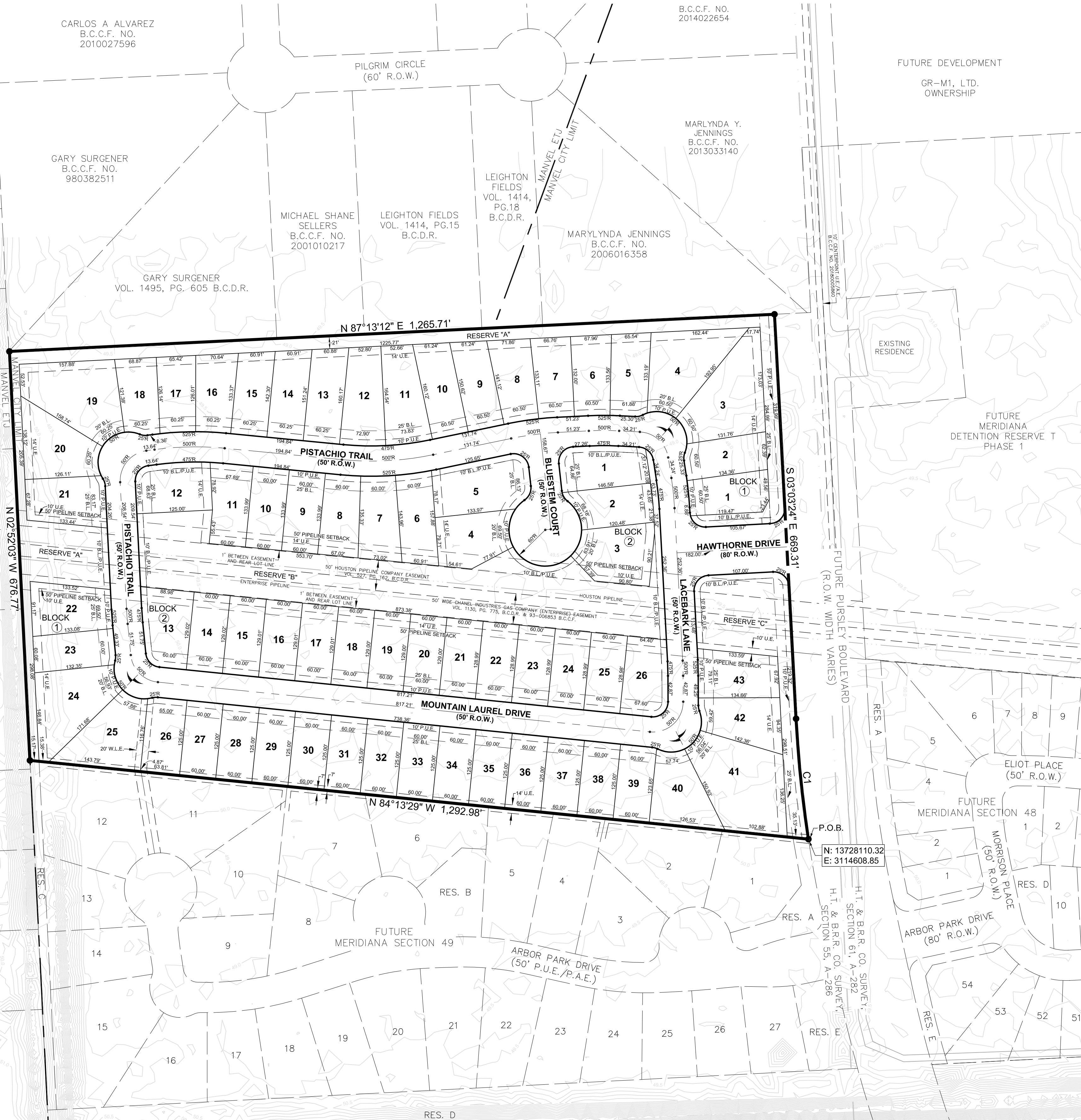
LEIGHTON FIELDS
VOL. 1414, PG.15
B.C.D.R.

B.C.C.F. NO.
2014022654

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

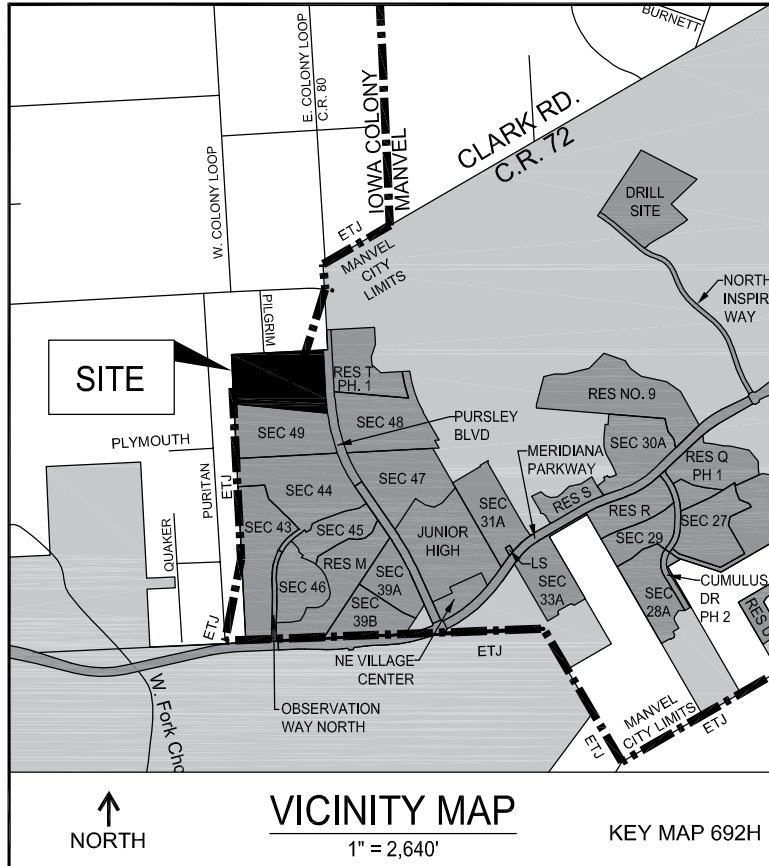
MARYLYNDA JENNINGS
B.C.C.F. NO.
2006016358

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	9,381.69	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	60.25
	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
3	8	8,418.85	60.00
	9	8,039.49	60.00
	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
4	18	7,740.36	60.00
	19	7,740.17	60.00
	20	7,739.98	60.00
	21	7,739.79	60.00
	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.

[illegible]

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480392010K, dated December 30, 2020, the property lies within Unshaded Zone X, Shaded Zone X, and Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. B.C.C.F. indicates Brazoria County Clerk's File.
B.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.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of oil 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 plat.
9. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
10. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
11. 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.
12. 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.
13. 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.
14. Reserve "V" provides a total of 0.90 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural 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.
7. 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.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm 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.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

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

BENCHMARK(S):

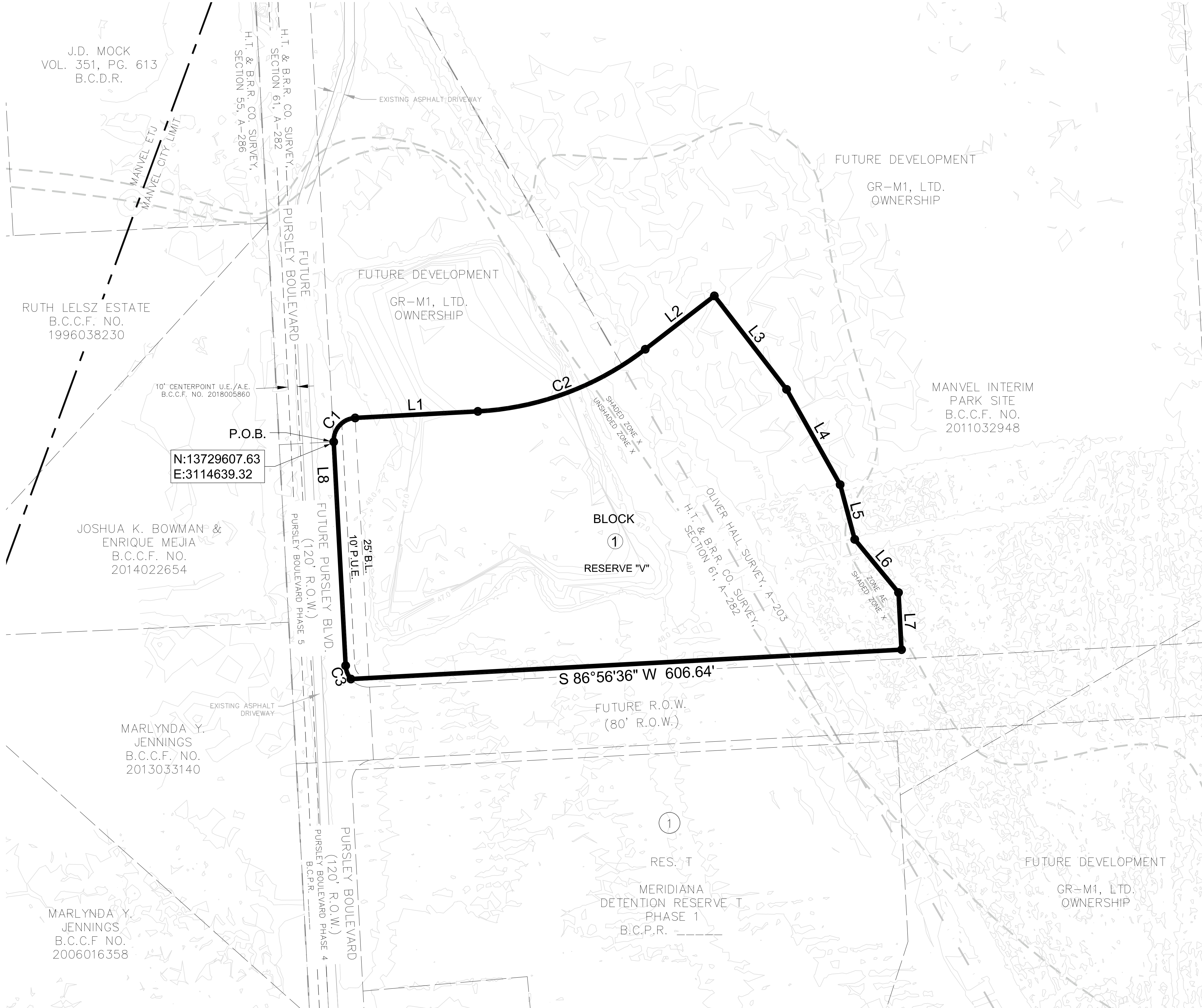
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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

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 DETENTION RESERVE "V" 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 DETENTION RESERVE "V" 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.

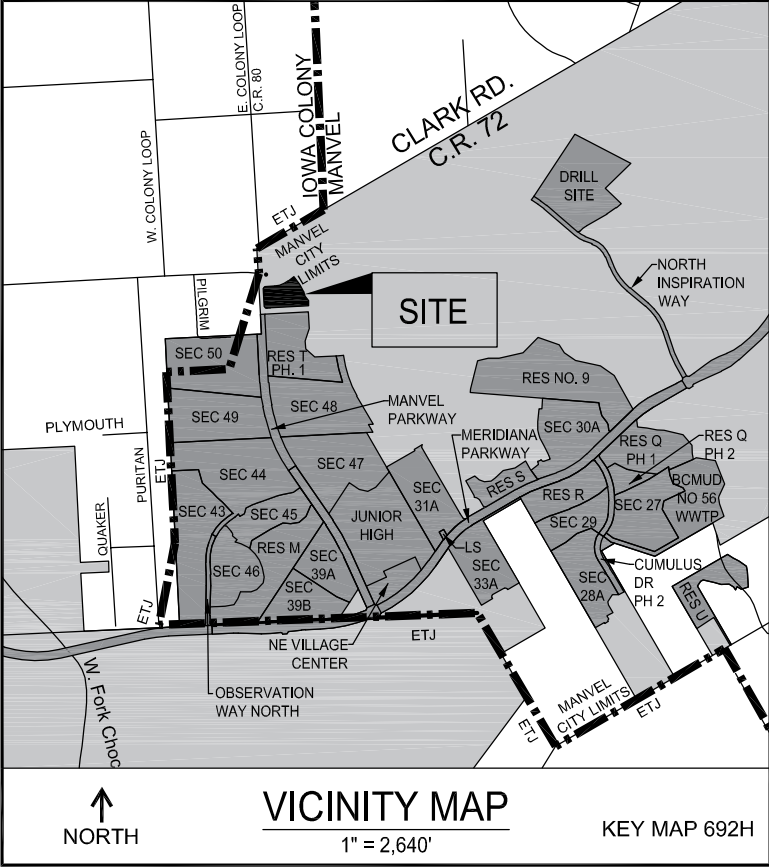
CITY COUNCIL



RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	
"V"	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	176,958.24	4.06	

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	N 86°56'36" E	135.18'
L2	N 52°18'51" E	96.07'
L3	S 31°47'09" E	130.00'
L4	S 29°20'20" E	120.30'
L5	S 14°53'27" E	62.32'
L6	S 39°27'07" E	75.78'
L7	S 03°03'24" E	62.92'
L8	N 03°03'24" W	246.70'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N 41°56'36" E	35.56'
C2	330.00'	199.45'	N 69°37'44" E	196.43'
C3	25.00'	16.09'	N 21°29'55" W	15.61'



Meridiana Detention Reserve "V" Preliminary Plat

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.

1 Block and 1 Reserve

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

April 1, 2021



ENGINEERING THE FUTURE
SINCE 1935

EHRA JOB NO.
081-011-120

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

No warranty or representation of intended use, design or construction is made by EHRA. The user of the plat and/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 & 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

E4163

[illegible]



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]



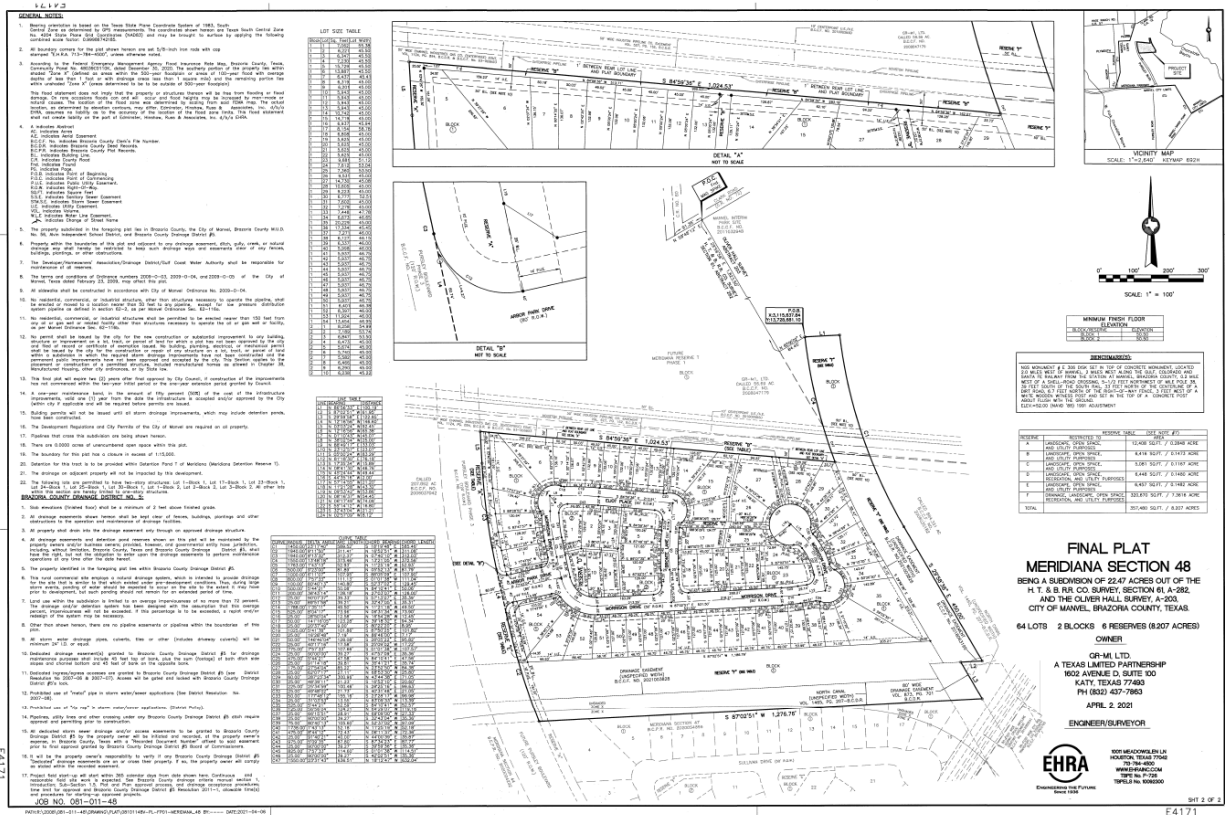
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6

MANVEL, TX 77578

281-489-0630

Plat Exhibit



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

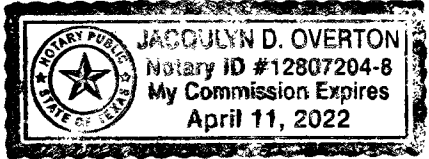
GR-MI, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

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.,
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. 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.

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 perimeter boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; 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.



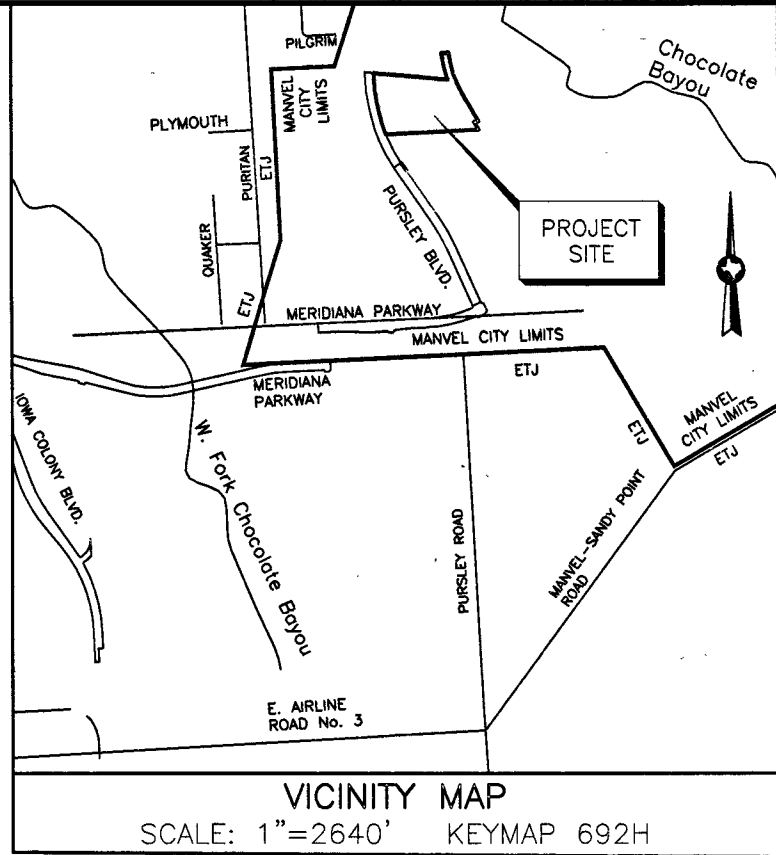
[Signature]
Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

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



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



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.S.F. indicates Sanitary Sewer Easement
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, 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.
 - 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" W	46.18
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	21.21
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	511.730	311.44	N 10°12'51" W	311.08			
C3	1940.00	511.730	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" W	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	804.17	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	1411.05	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	1464.04	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°43'04" W	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	509.35	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	231.740	636.51	N 18°12'47" W	632.04			



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



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.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 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.

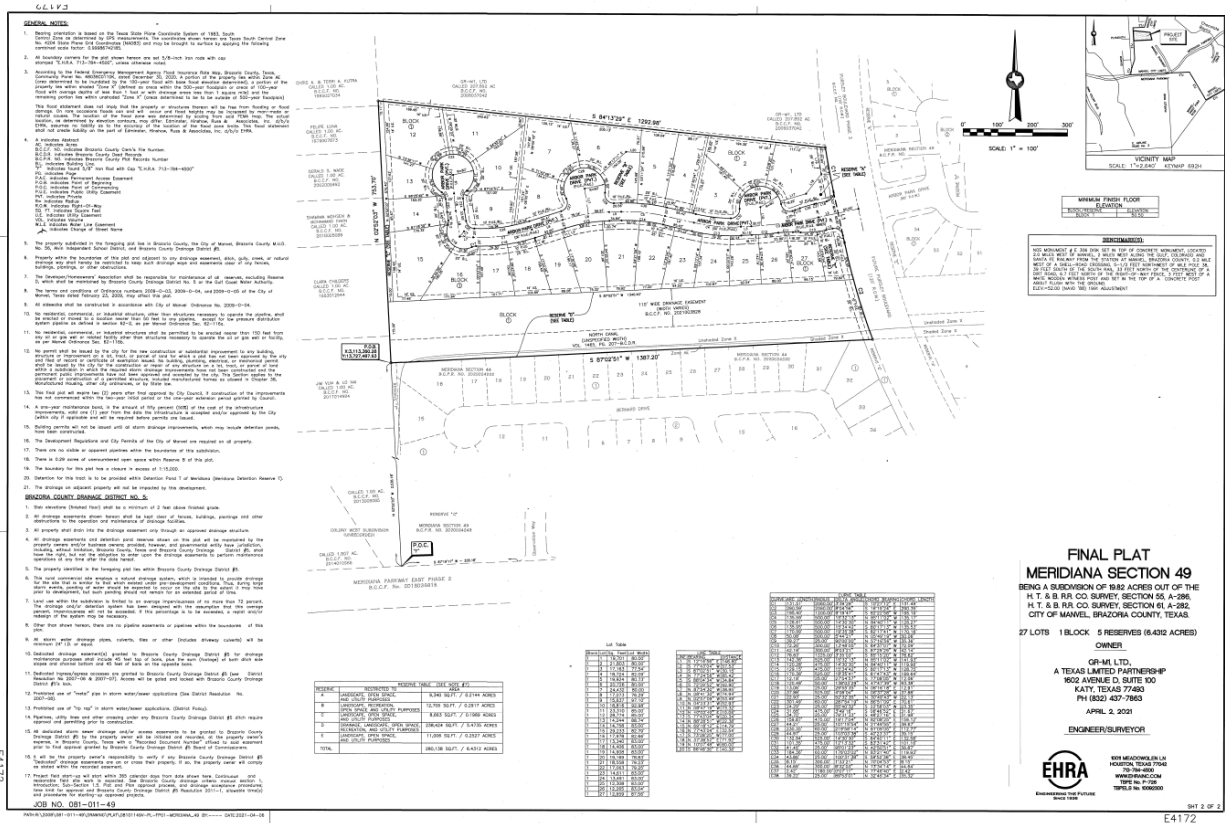
The condition is as follows:

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.

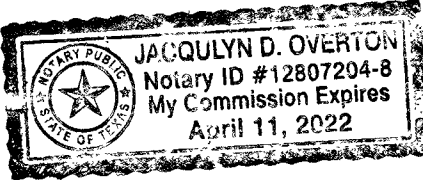
OWNER
GR-M1, LTD., A Texas Limited Partnership
By: Rise Communities, LLC,
A Nevada Limited Liability Company,
Authorized Agent

BY:
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.



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

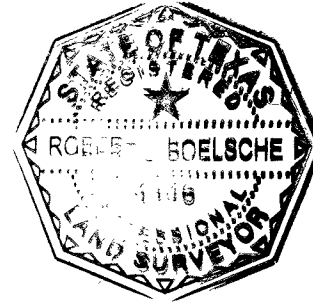
Kerry L. Osburn
Vice President
Date 3/1/21

Brandon Middleton
Secretary/Treasurer
Date 3/1/21

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

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



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

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

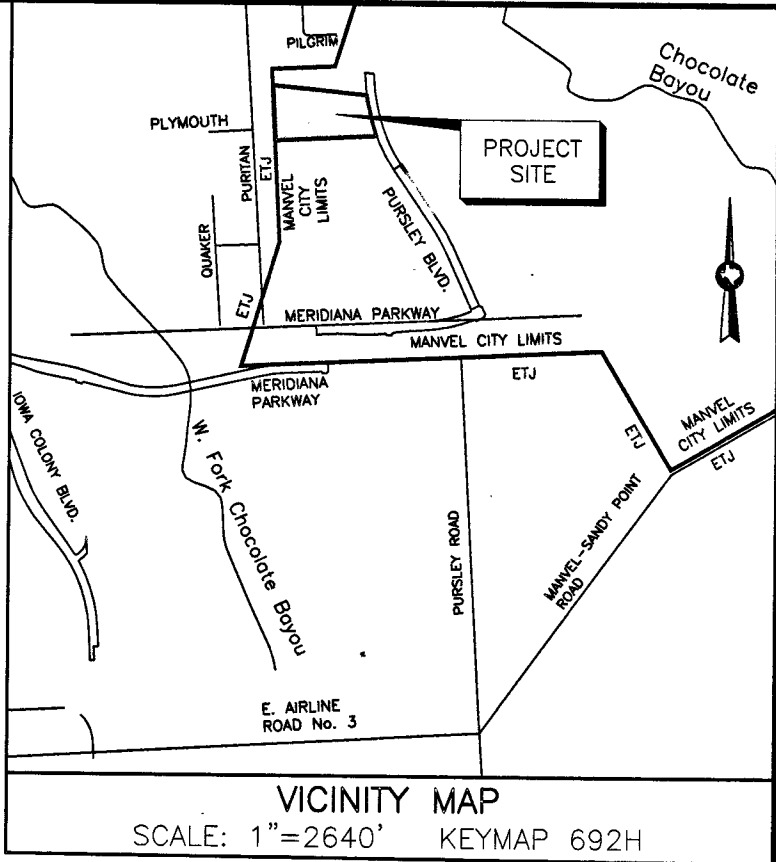
A 19.82 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 55, ABSTRACT 286 AND THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 207.892 ACRE TRACT CONVEYED TO GR-M1, LTD. AS DESCRIBED UNDER BRAZORIA COUNTY CLERK FILE NO. 2006037042, 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.

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



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



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.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 Unit
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.

JOB NO. 081-011-49

PATH:R:\2008\081-011-49\DRAWING\PLAT\08101149V-PL-FP01-MERIDIANA_49 BY:---- DATE:2021-04-06

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

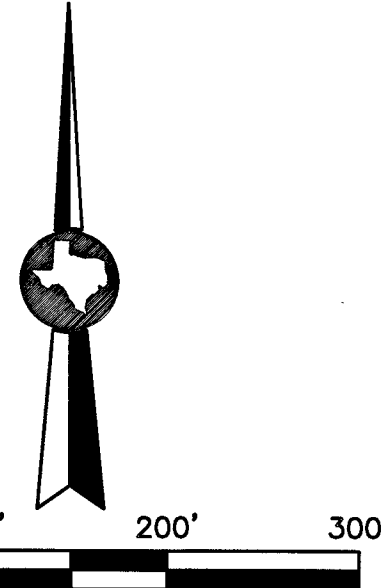
MERIDIANA PARKWAY EAST PHASE 2
B.C.C.F. No. 2018039816

RESERVE TABLE (SEE NOTE #7)			
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	

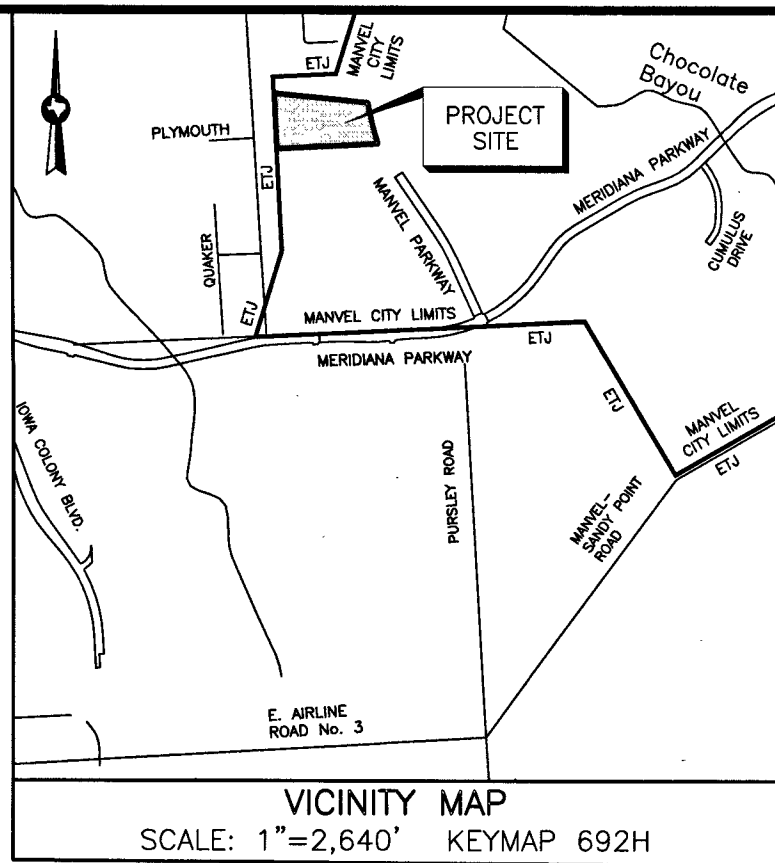
Lot Table			
Block	Lot	Sq. Feet	Lot Width
1	1	19,701	80.00'
1	2	21,803	80.00'
1	3	17,163	77.54'
1	4	18,724	82.09'
1	5	18,924	80.73'
1	6	20,726	80.00'
1	7	24,432	80.00'
1	8	17,073	76.29'
1	9	15,637	97.10'
1	10	18,816	82.98'
1	11	23,310	85.00'
1	12	26,774	85.00'
1	13	14,244	88.74'
1	14	14,758	83.00'
1	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	92.50'
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°23'31" 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	14.79'
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 TABLE					
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'



SCALE: 1" = 100'



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

APRIL 2, 2021

ENGINEER/SURVEYOR



1001 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TYPE No. F-728
TBPELS No. 10092300

ORDINANCE NO. 2021-O-15

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FORMALLY ESTABLISHING AND RATIFYING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY; APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 5.01 of The City Charter provides that the administrative departments of the City of Manvel are as established by the Charter and as may be established by ordinance; and

WHEREAS, additionally, section 5.01 states that the city council has the power to discontinue, re-designate, or combine any of the departments and/or administrative offices, by ordinance; and

WHEREAS, traditionally the city has adopted the Organizational Chart by resolution, which in the past has included re-designation and creation of departments; and

WHEREAS, consistent with section 5.01, the city seeks to formally establish and ratify the current administrative departments of the city, by ordinance, and to adopt and approve the current proposed Organizational Chart; and

NOW THEREFORE, BE IT ORDAINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Consistent with section 5.01 of The City Charter, the administrative departments of the city are formally established and ratified as the following:

- (1) Officers/departments established by the Charter:

City Manager

City Attorney

City Secretary

Municipal Court Judge

- (2) Administrative departments established by Charter:

Municipal Court (Admin); and

- (3) Administrative departments established/ratified by ordinance herein:

Department of Development Services

Department of Community Services

Department of Administrative Services

Police Department

Department of Fire Safety and Code Enforcement

Section 3. Except as provided by the Charter, the city manager is authorized to appoint, suspend, and/or remove all or any one of the directors of departments, with the concurrence of the city council. As provided by section 5.02 of The City Charter, the city manager has the authority to appoint, suspend, and/or remove all other employees of the city

Section 4. The Organizational Chart for officers and employees of the City of Manvel, a copy of which is attached hereto as Exhibit A, and for all things made a part hereof, is hereby adopted and approved as the Organizational Chart for the City of Manvel.

Section 5. All ordinances, resolutions, official or unofficial policies, or practices inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

Attest:

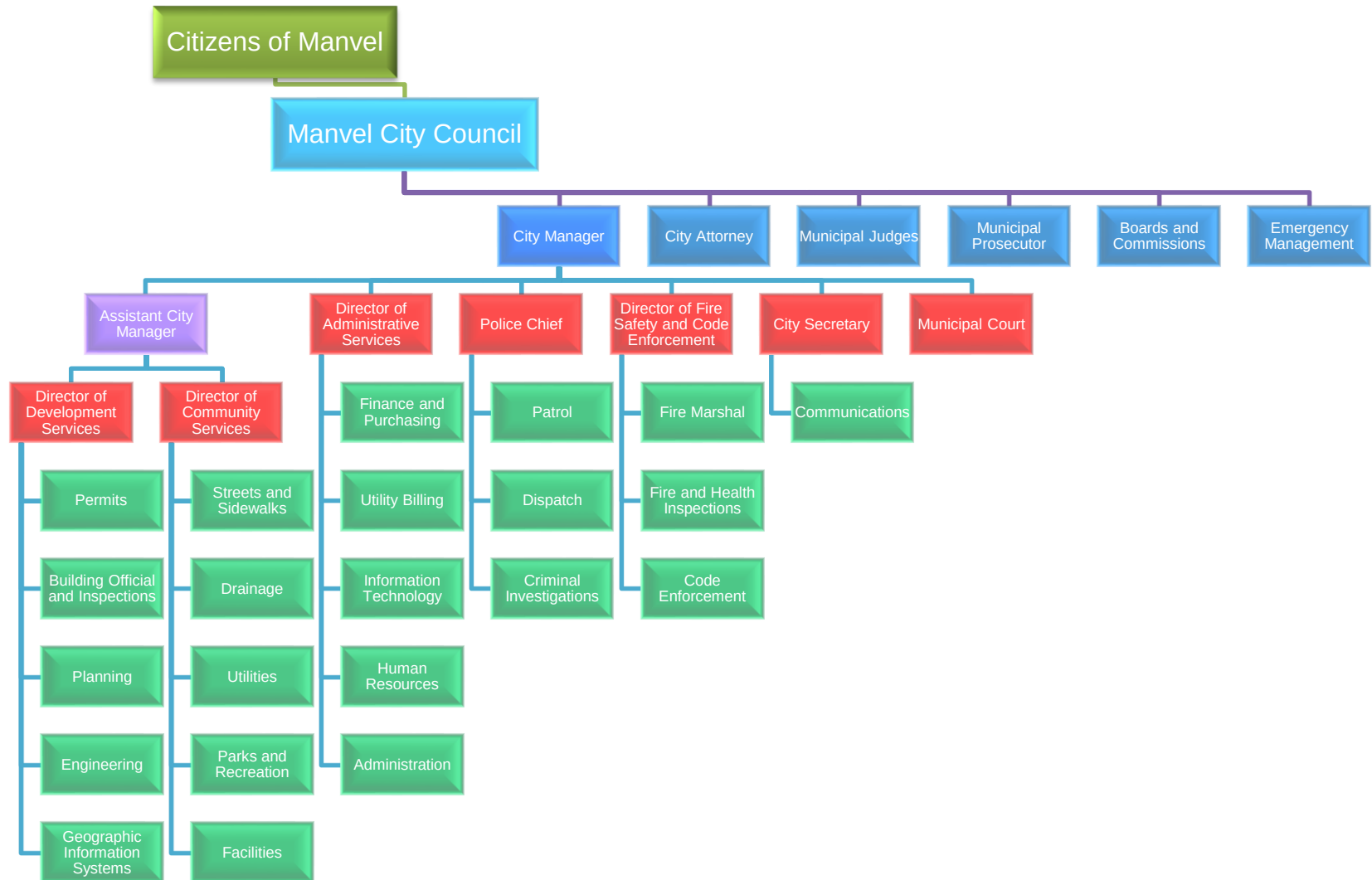
Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

City of Manvel Organizational Chart

4/19/2021



Legend

Council appointments/State Law appointments

Departments

Divisions