

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
November 12, 2024**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

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

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

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Pledge

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

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Minor Plat for Meridiana Public Facilities Site No. 1;
BEING A SUBDIVISION OF 2.767 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 11/8/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 10/28/2024

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:03 p.m.

Those in attendance were:

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

Absent: Ryan Miller

Also Present: Bobby Gervais, City Attorney
Jose Abraham, Director of Development Services
Tammy Bell, City Secretary
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

None

Consent PDZ

- A. Approve the meeting minutes to date.
- B. Approve the Meridiana Section 32C Preliminary Plat;
BEING A SUBDIVISION OF 9.06 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203,
AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

PDZ Member Christy Kennard made the motion to approve the Consent Agenda. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/1

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

Regular Agenda

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

No action.

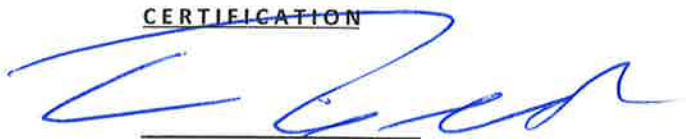
Adjourn

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

The motion carried with a vote: 6/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

Plats:

Preliminary _____

Final _____

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

Kaitlin Gile
SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Public Facilities Site No. 1 - Minor Plat
Applicant:	Kaitlin Gile - EHRA Engineering
PD&Z Meeting Date:	November 12, 2024
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is designated for institutional use within the Meridiana Master Planned Development. As background, the Meridiana development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 23rd amendment to Meridiana General Plan Development (GDP) was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The third amendment to Meridiana O-PUD was approved by the City Council on April 1, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The proposed plat subdivides 1.085-acre tract into 1 reserve for public facilities.*
- *The proposed plat generally conforms to the most recent approved GDP Amendment (No.23).*
- *The City's Major Thoroughfare Plan indicates the ultimate ROW width for Jordan Road is 80 feet. Future Meridiana Section 18 will dedicate 6 feet of additional ROW for the proposed Jordan Road that is required by TxDOT.*

STAFF RECOMMENDATION

The City staff recommends approval of the *Meridiana Public Facilities Site No. 1 - Minor Plat* with two (2) conditions. The conditions include:

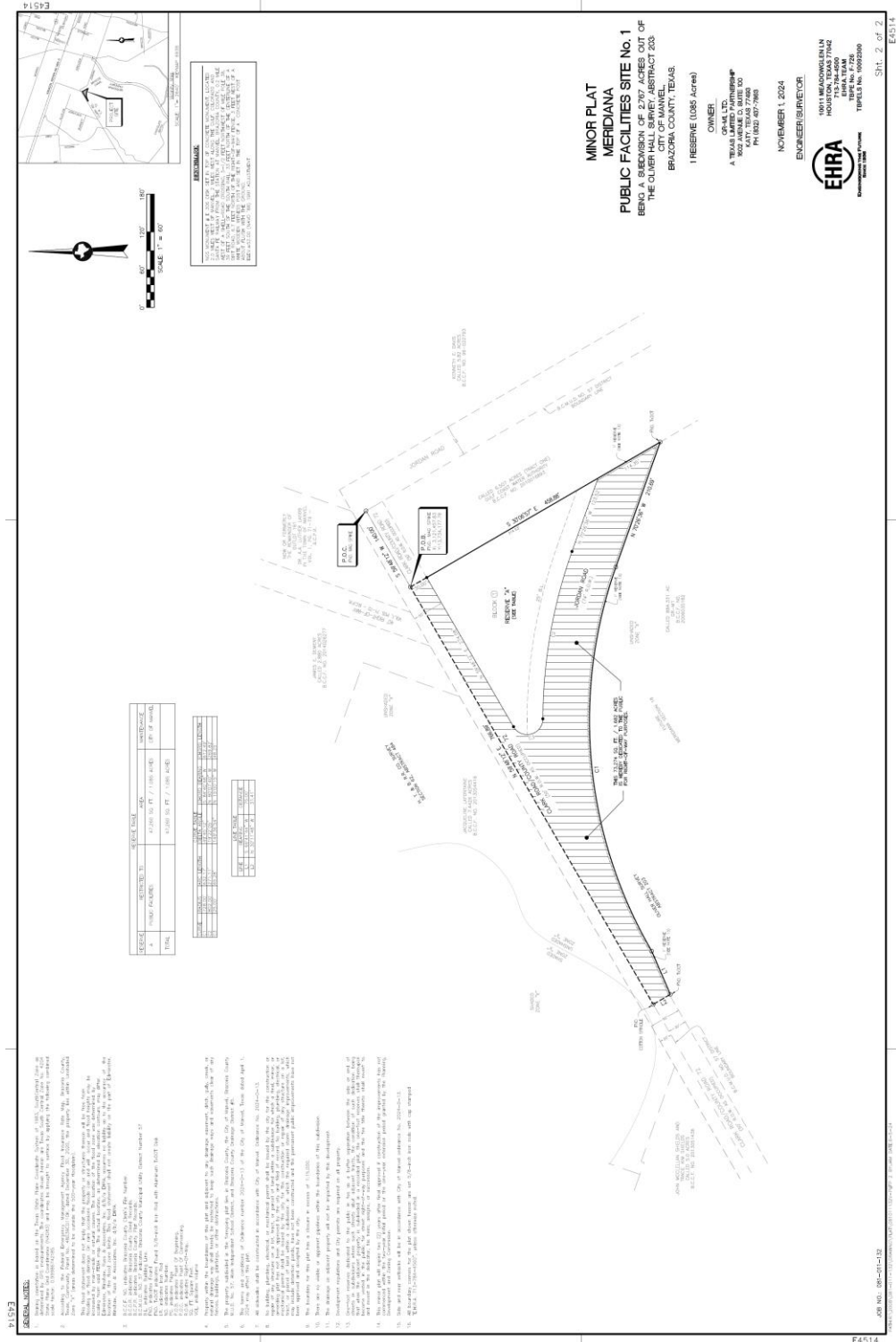
1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62-41 (b) (18)).
2. Please revise to add a note "An approved drainage plan will be required for any development at the time of construction" (Section 62-41 (b) (19)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA PUBLIC FACILITIES SITE 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 PUBLIC FACILITIES SITE 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 29th day of October, 2024.

OWNER

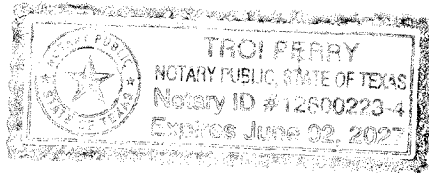
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company, Authorized Agent

BY: *nt*
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

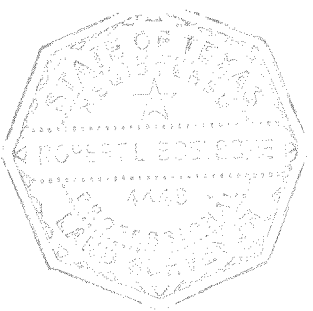
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of October, 2024.



Cheri Henry
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/22/27

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA PUBLIC FACILITIES SITE 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 ____ 2024.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA PUBLIC FACILITIES SITE No. 1
BEING A 2.767 ACRE TRACT OF LAND SITUATED IN
THE OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 2.767 ACRE TRACT OF LAND IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-M1, LTD, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, THE SAID 2.767 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a magnetized spike stamped "MAG SPIKE SURVEY MARK" found at the northerly common corner of said Oliver Hall Survey and the H. T. & B. R.R. Co. Survey, Section 62, Abstract 484, the same being the northeasterly corner of that certain tract of land called 6.507 acres described by deed recorded under Brazoria County Clerks File number (B.C.C.F. No.) 2010016893;

THENCE, South 59°48'12" West, along the northerly line of said 6.507 acre tract for a distance of 140.00 feet to a magnetized spike stamped "MAG SPIKE SURVEY MARK" set marking the northwesterly corner of said 6.507 acre tract and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 30°06'57" East, along the westerly common line of said 6.507 acre tract, at a distance of 353.80 feet pass a 5/8-inch iron rod with TxDOT aluminum cap called for and found marking the northeasterly corner of that certain tract of land called Clark Road Parcel 1 (called 1.2727 acres), and continue for a total distance of 458.88 feet to a 5/8-inch iron rod with TxDOT aluminum cap called for and found marking the southeasterly corner of said Clark Road Parcel 1;

THENCE, along the southerly line of said Clark Road Parcel 1, the following three (3) courses and distances;

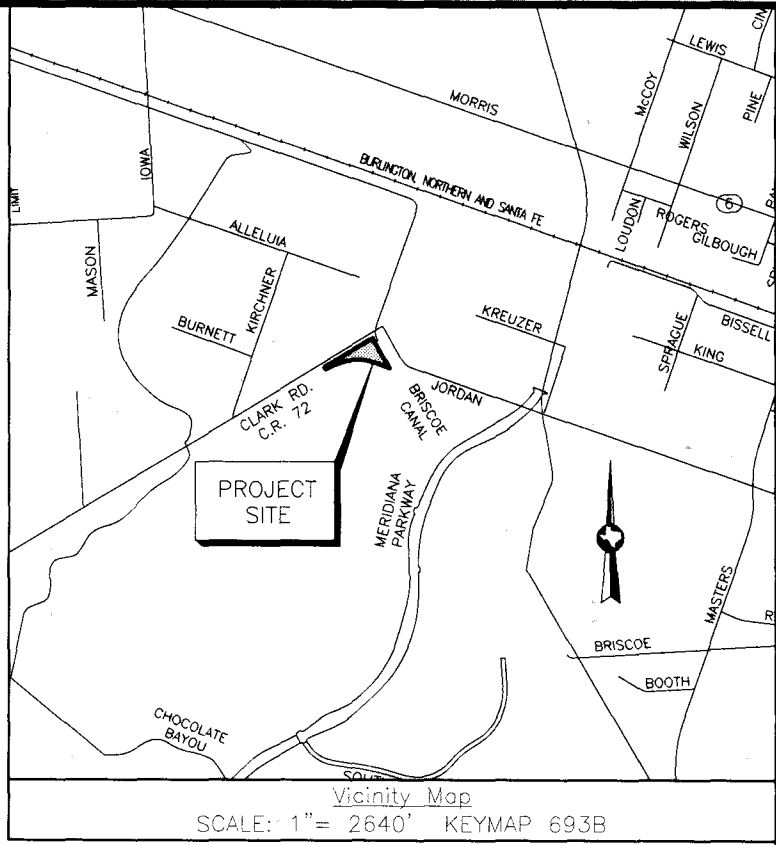
2) North 70°26'36" West, for a distance of 210.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

3) Continuing along in a westerly direction along the arc of said curve to the left having a radius of 728.00 feet, a central angle of 49°45'12", an arc length of 632.17 feet, and a chord bearing of South 84°40'48" West, for a distance of 612.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) South 66°41'44" West, for a distance of 75.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap called for and found marking the southwest corner of said Clark Road Parcel 1;

5) THENCE, North 30°11'48" West, along the southwesterly line of said Clark Road Parcel 1 for a distance of 31.41 feet to a cotton spindle called for and found for corner in the northerly line of the aforementioned 884.331 acre tract;

6) THENCE, North 59°48'12" East, along the northerly line of said 884.331 acre tract, at a distance of 282.22 feet pass a cotton spindle called for and found marking the northwesterly corner of said Clark Road Parcel 1, and continue, for a total distance of 766.89 feet to the POINT OF BEGINNING and containing 2.767 acres of land.



BENCHMARK:

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

MINOR PLAT
MERIDIANA
PUBLIC FACILITIES SITE No. 1
BEING A SUBDIVISION OF 2.767 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203:
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 RESERVE (1.085 Acres)

OWNER

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

NOVEMBER 1, 2024

ENGINEER/SURVEYOR



ENGINEERING THE FUTURE
SINCE 1936

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

GENERAL NOTES:

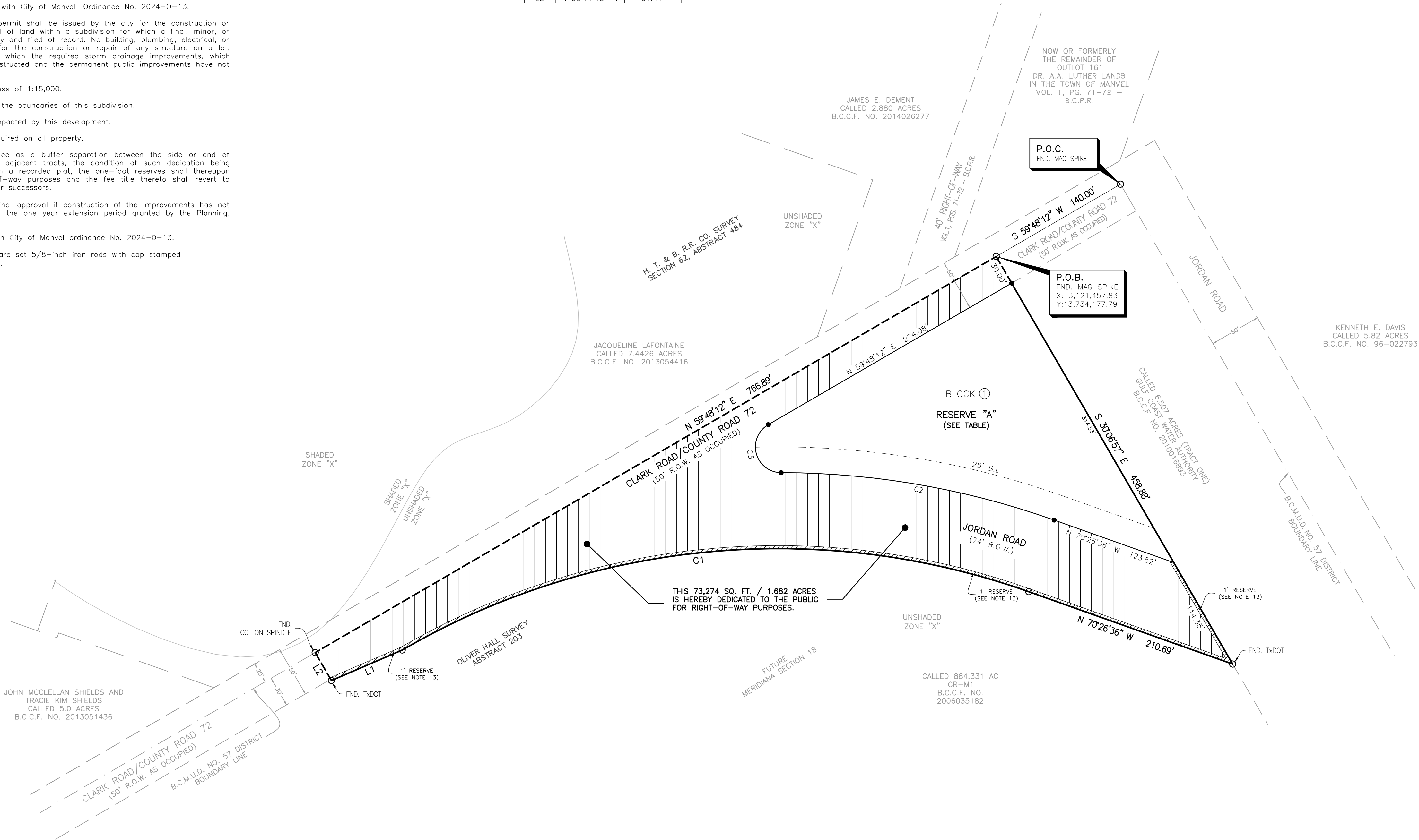
1. Bearing information is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown herein are Texas South Central Zone No. 4204, Texas State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C00110K, dated December 30, 2020, the property lies within Unshaded Zone "X" (area determined to be outside the 500-year floodplain).
3. 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.
3. B.C.C.P. 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.C.M.U.D. NO. 57 indicates Brazoria County Municipal Utility District Number 57
L.I. indicates Building Line.
FND. indicates Found
FND, TxDOT indicates Found 5/8-inch Iron Rod with Aluminum TxDOT Disk
I.R. indicates Iron Rod
NO. indicates Number.
PG. indicates Page
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
R.O.W. indicates Right-Of-Way.
SQ. FT. Square Feet.
VOL. indicates Volume

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	PUBLIC FACILITIES	47,260 SQ. FT. / 1.085 ACRES	CITY OF MANVEL
TOTAL		47,260 SQ. FT. / 1.085 ACRES	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	728.00'	632.17'	49°45'12"	S 84°40'48" W	612.49'
C2	802.00'	271.11'	19°22'05"	N 80°07'40" W	269.82'
C3	25.00'	65.28'	149°36'54"	N 15°00'15" W	48.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°41'44" W	75.00'
L2	N 30°11'48" W	31.41'

4. Properly 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.
5. The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 2024 may affect this plot.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
8. 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 plot has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
9. The boundary for this plot has a closure in excess of 1:15,000.
10. There are no visible or apparent pipelines within the boundaries of this subdivision.
11. The drainage on adjacent property will not be impacted by this development.
12. Development regulations and City permits are required on all property.
13. 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 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.
14. This minor plat will expire two (2) years after final approval if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
15. Side and rear setbacks will be in accordance with City of Manvel ordinance No. 2024-0-13.
16. 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.



MINOR PLAT
MERIDIANA
PUBLIC FACILITIES SITE No. 1

BEING A SUBDIVISION OF 2.767 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203;
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

1 RESERVE (1.085 Acres)

OWNER

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

NOVEMBER 1, 2024

ENGINEER/SURVEYOR



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

