December 9, 2024 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
December 9, 2024

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

A. Approve the Final Plat for Meridiana Section 10;
BEING A SUBDIVISION OF 31.28 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF LOTS 10 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF THE AMENDING PLAT OF LOT 15 OF LULLING STONE SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Approve the Final Plat for Meridiana Section 7 East;
BEING A SUBDIVISION OF 20.32 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 11 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve Final Plat for Brazoria County Municipal Utility District No. 57 Lift Station No. 2;
BEING A SUBDIVISION OF 0.0668 OF ONE ACRE OUT OF OUTLOTS 137 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, 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, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 12/06/2024 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: 11/12/2024 (12/09/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 10

Being a subdivision of 31.28 acres out of the Oliver Hall Survey, Abstract 203, also being a partial replat of a portion out of lots

10 through 14 of Lulling Stone Section One, as recorded in Vol. 21, pg. 267-270 of the Brazoria County

Plat Records; also being a partial replat of a portion out of the amending plat of Lot 15 of Lulling Stone Section One as recorded in Vol. 22,

pg. 165-166 of the Brazoria County Plat Records, in the City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final X

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

Kaitlin Gile
SIGNATURE

11/12/2024
DATE

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Section 10- Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	December 09, 2024
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	YES

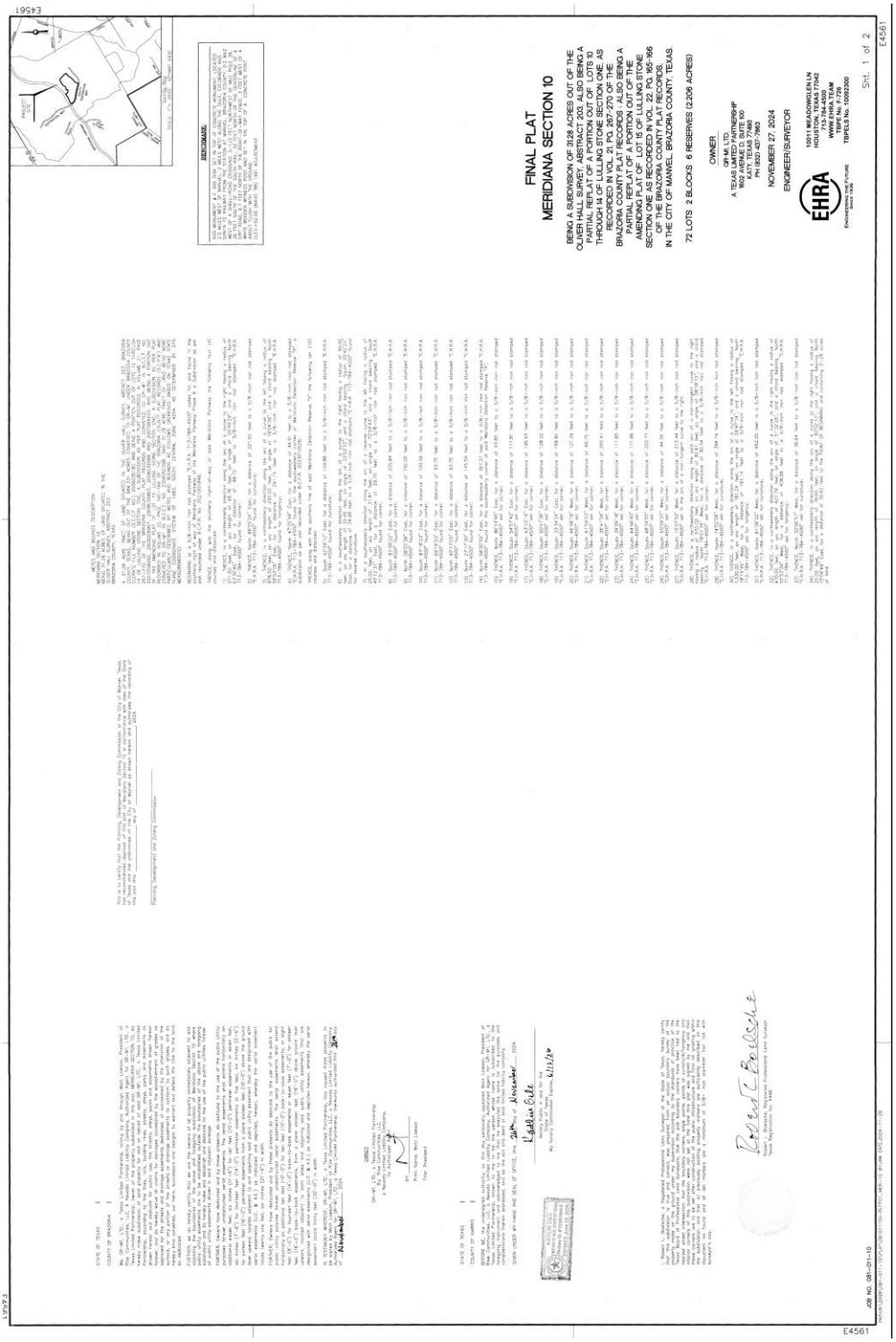
BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 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 subject site is situated along Meridiana Parkway, south of Inspiration Way.*
- *The proposed section includes single-family residential lots with a minimum 55 feet lot width.*
- *The proposed plat subdivides a 31.28-acre tract into 72 residential lots, 2 Blocks, and 6 reserves for landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat that was approved on July 22, 2024.*

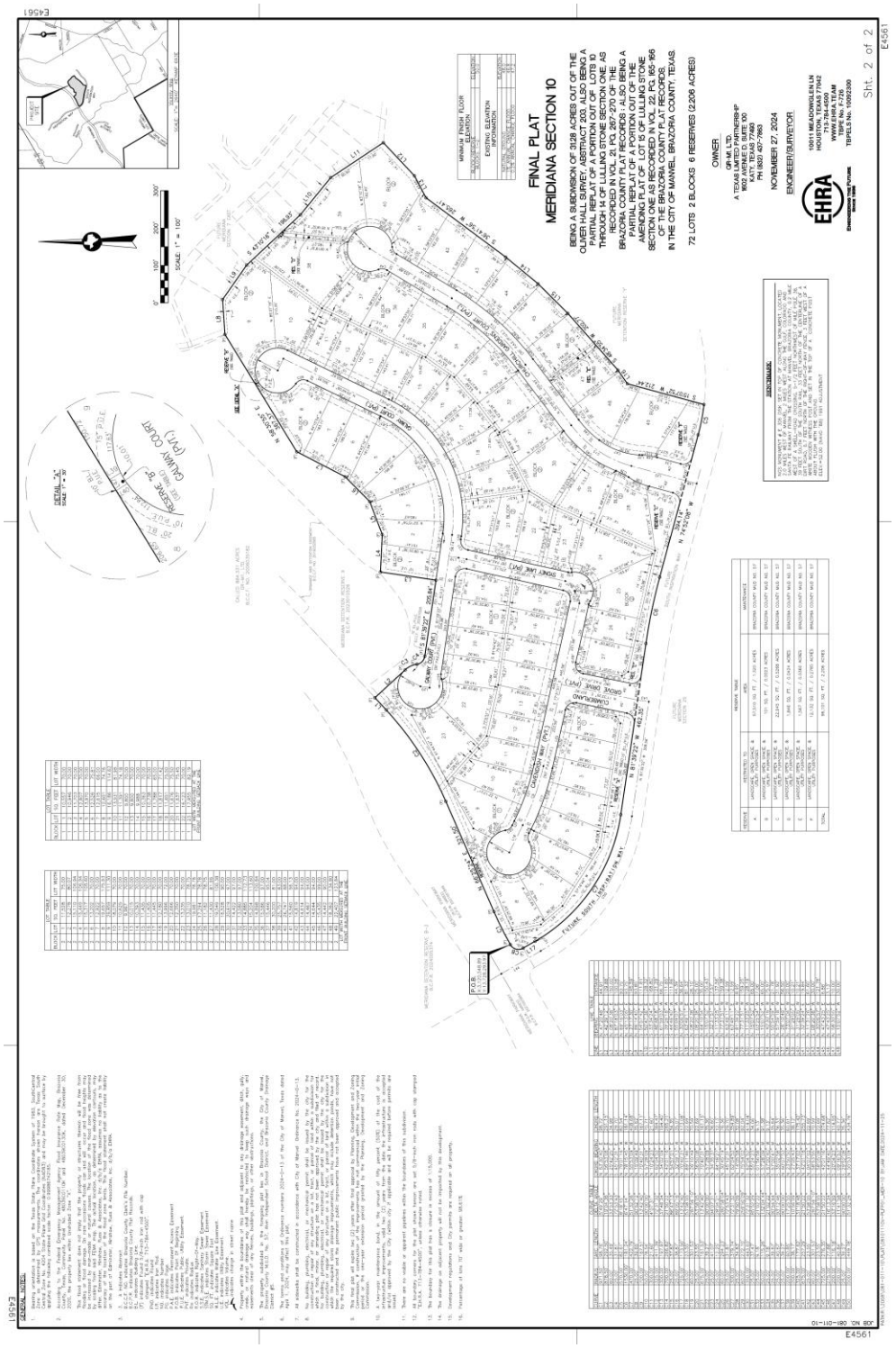
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 10 - Final Plat.

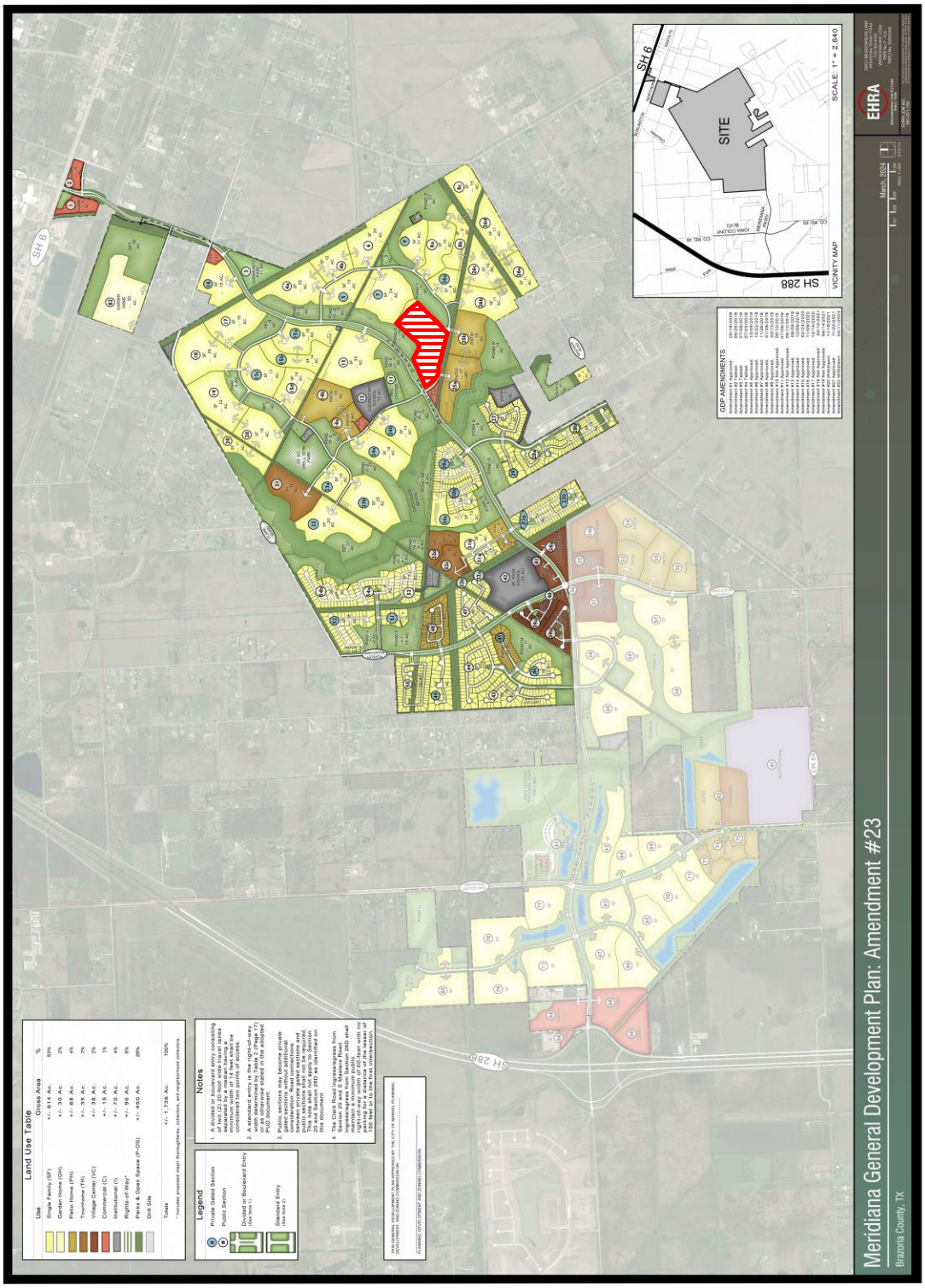
Plat Exhibit



Plat Exhibit



Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)



E4561

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 10, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Meridiana Section 10 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty 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 this 26th day of November, 2024.

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: 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 26th day of November, 2024.

Kaitlin Gile

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

KAITLIN GILE
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #133380984-2
EXPIRES June 13, 2026

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

Robert L Boelsche

Robert L. 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 10 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2024.

_____

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 10
BEING 31.28 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 31.28 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182 AND BEING A PORTION OUT OF LOTS 10 THROUGH 14 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2007058092, 2009006907, 2008035803, 2008039588 AND 2007066503, AND BEING A PORTION OUT OF THE AMENDING PLAT OF LOT 15 LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 IN B.C.C.F. NO. 2006050398, SAID 31.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" called for and found in the southerly right of way of Meridiana Parkway of the Meridiana Parkway Phase 6 a Subdivision as per plat recorded under B.C.P.R. No. 2021001846;

THENCE, along with the southerly right-of-way of said Meridiana Parkway the following four (4) courses and distances:

1) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 98.76 feet, an angle of 05°49'29", and a chord bearing North 63°30'40" East, for a distance of 98.72 feet to 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

2) THENCE, North 66°25'24" East, for a distance of 321.50 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

3) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 878.50 feet, an arc length of 292.50 feet, an angle of 19°04'36", and a chord bearing North 56°53'06" East, for a distance of 291.15 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

4) THENCE, North 47°20'48" East, for a distance of 44.91 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for the southwesterly corner of Meridiana Detention Reserve "X", a subdivision as per plat recorded under B.C.P.R. 2023010526;

THENCE, along with the southerly line of said Meridiana Detention Reserve "X" the following ten (10) courses and distances:

5) South 42°39'12" East, for a distance of 109.88 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

6) In a southeasterly direction along the arc of a curve to the right having a radius of 60.00 feet, an arc length of 35.49 feet, an angle of 33°53'33", and a chord bearing South 25°42'25" East, for a distance of 34.98 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for reverse curvature;

7) In a southeasterly direction along the arc of a reverse curve to the left having a radius of 25.00 feet, an arc length of 31.81 feet, an angle of 72°53'43", and a chord bearing South 45°12'31" East, for a distance of 29.70 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

8) South 81°39'22" East, for a distance of 205.84 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

9) North 08°20'38" East, for a distance of 150.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

10) South 87°18'03" East, for a distance of 100.56 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

11) North 69°16'03" East, for a distance of 93.75 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

12) North 45°13'05" East, for a distance of 93.75 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

13) North 27°17'30" East, for a distance of 145.59 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

14) North 58°30'55" East, for a distance of 367.37 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found for the southeasterly corner of said Meridiana Detention Reserve "X";

15) THENCE, North 86°14'45" East, for a distance of 93.85 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, South 54°57'42" East, for a distance of 111.81 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, South 43°10'16" East, for a distance of 196.93 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, South 50°47'36" East, for a distance of 128.32 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 33°34'24" East, for a distance of 168.80 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, South 46°48'18" West, for a distance of 121.29 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, South 61°59'03" West, for a distance of 66.75 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

22) THENCE, South 36°41'56" West, for a distance of 265.41 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

23) THENCE, South 39°26'18" West, for a distance of 111.85 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, South 44°46'40" West, for a distance of 111.86 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, South 48°34'55" West, for a distance of 202.77 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

26) THENCE, South 55°09'07" West, for a distance of 44.39 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

27) THENCE, South 15°07'52" West, for a distance of 212.44 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a non-tangent curve to the right;

28) THENCE, in a northwesterly direction along the said arc of a non-tangent curve to the right having a radius of 570.00 feet, an arc length of 82.61 feet, an angle of 08°18'15", and a chord bearing North 79°01'16" West, for a distance of 82.54 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

29) THENCE, North 74°52'08" West, for a distance of 394.14 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

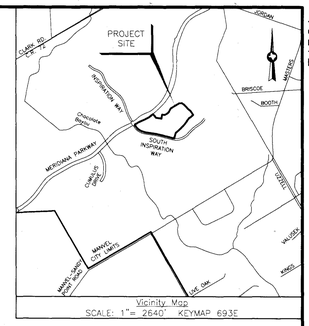
30) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 1,530.00 feet, an arc length of 181.24 feet, an angle of 06°47'14", and a chord bearing North 78°15'45" West, for a distance of 181.14 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

31) THENCE, North 81°39'22" West, for a distance of 462.35 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

32) THENCE, in a northwesterly direction along the arc of a curve to the right having a radius of 470.00 feet, an arc length of 422.79 feet, an angle of 51°32'26", and a chord bearing North 55°53'09" West, for a distance of 408.68 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

33) THENCE, North 30°06'57" West, for a distance of 36.64 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

34) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.65 feet, an angle of 90°52'12", and a chord bearing North 15°09'49" East, for a distance of 35.62 feet to the POINT OF BEGINNING and containing 31.28 acres of land.



Vicinity Map
SCALE: 1" = 2640' KEYMAP 693E

BENCHMARK:

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

FINAL PLAT
MERIDIANA SECTION 10

BEING A SUBDIVISION OF 31.28 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF LOTS 10 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS ; ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF THE AMENDING PLAT OF LOT 15 OF LULLING STONE SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

72 LOTS 2 BLOCKS 6 RESERVES (2.206 ACRES)

OWNER

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

NOVEMBER 27, 2024

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081-011-10

Sht. 1 of 2

PATH:R:\2008\081-011-10\PLAT\08101110V-PLFP01_MER-10 BY:JAM DATE:2024-11-26

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GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 48039C0130K, 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.

3. 3. A indicates Abstract
   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.
   (F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
   FND. indicates Found
   I.R. indicates Iron Rod.
   NO. indicates Number
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement
   P.O.B. indicates Point Of Beginning
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R= indicates Radius
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement
   STM.S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Foot
   W.L.E. indicates Water Line Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   ~ indicates change in street name

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.

6. The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat,

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.

8. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.

9. This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.

10. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.

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

12. 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.

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

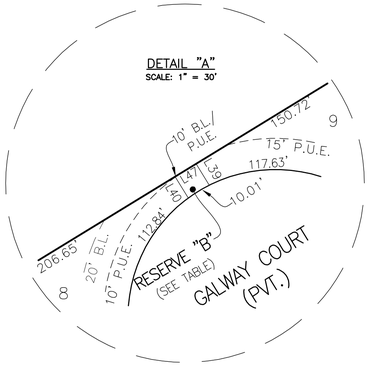
14. The drainage on adjacent property will not be impacted by this development.

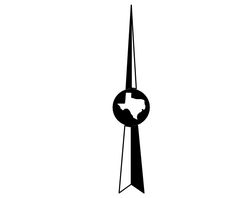
15. Development regulations and City permits are required on all property.

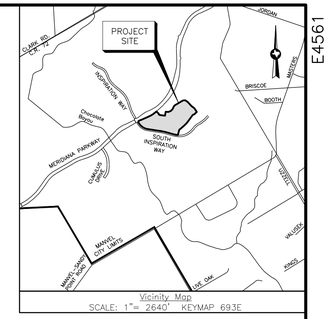
16. Percentage of lots 70' wide or greater: 98.61%

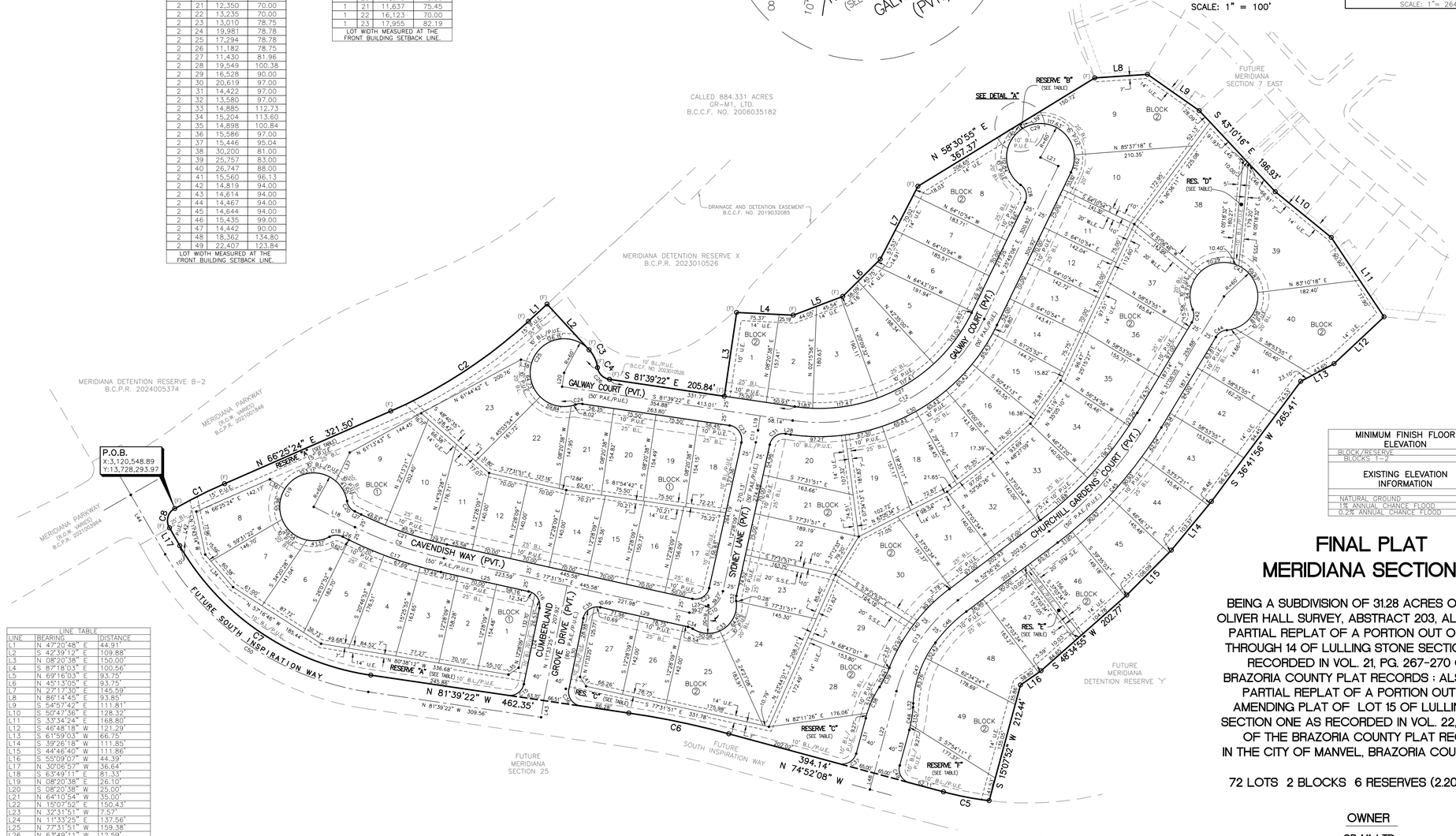
LOT TABLE			
BLOCK	LOT	SQ. FEET	LOT WIDTH
2	1	11,528	75.00
2	2	12,278	80.07
2	3	15,110	106.94
2	4	15,449	106.94
2	5	15,317	105.60
2	6	13,202	70.00
2	7	12,922	70.00
2	8	19,657	175.93
2	9	29,859	111.30
2	10	18,079	70.00
2	11	10,625	70.00
2	12	9,967	70.00
2	13	10,015	70.00
2	14	10,393	70.00
2	15	11,435	70.00
2	16	11,405	70.00
2	17	11,445	70.00
2	18	12,180	70.00
2	19	13,996	72.00
2	20	12,666	70.00
2	21	12,350	70.00
2	22	13,235	70.00
2	23	13,010	78.75
2	24	19,981	78.78
2	25	17,294	78.78
2	26	11,182	78.75
2	27	11,430	81.96
2	28	19,549	100.38
2	29	16,528	90.00
2	30	20,619	97.00
2	31	14,422	97.00
2	32	13,580	97.00
2	33	14,885	112.73
2	34	15,204	113.60
2	35	14,898	100.84
2	36	15,586	97.00
2	37	15,446	95.04
2	38	30,200	81.00
2	39	25,757	83.00
2	40	26,747	88.00
2	41	15,560	96.13
2	42	14,819	94.00
2	43	14,614	94.00
2	44	14,467	94.00
2	45	14,644	94.00
2	46	15,435	99.00
2	47	14,442	90.00
2	48	18,362	134.80
2	49	22,407	123.84
LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.			

LOT TABLE			
BLOCK	LOT	SQ. FEET	LOT WIDTH
1	1	10,557	70.00
1	2	10,946	70.00
1	3	11,703	70.00
1	4	12,807	70.00
1	5	13,970	70.00
1	6	12,526	75.81
1	7	12,615	66.00
1	8	12,601	74.76
1	9	16,186	114.62
1	10	13,931	81.98
1	11	11,391	74.18
1	12	9,800	70.00
1	13	9,800	70.00
1	14	9,988	70.00
1	15	10,363	70.00
1	16	10,738	70.00
1	17	11,788	65.00
1	18	11,817	71.42
1	19	11,651	75.50
1	20	11,676	75.50
1	21	11,637	75.45
1	22	16,123	70.00
1	23	17,955	82.19
LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.			









CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	971.50'	98.76'	5°49'29"	N 63°30'40" E	98.72'
C2	878.50'	292.50'	19°04'36"	N 56°53'06" E	291.15'
C3	60.00'	35.49'	33°53'33"	S 25°42'25" E	34.98'
C4	25.00'	31.81'	72°53'43"	S 45°12'31" E	29.70'
C5	570.00'	82.61'	8°18'15"	N 79°01'16" W	82.54'
C6	1530.00'	181.24'	6°47'14"	N 78°15'45" W	181.14'
C7	470.00'	422.79'	51°32'26"	N 55°53'09" W	408.68'
C8	25.00'	39.65'	90°52'12"	N 15°09'49" E	35.62'
C9	700.00'	167.51'	13°42'40"	S 70°40'31" E	167.11'
C10	50.00'	78.54'	90°00'00"	N 57°28'09" E	70.71'
C11	300.00'	21.60'	4°07'31"	N 10°24'23" E	21.60'
C12	325.00'	411.39'	72°31'32"	N 62°04'52" E	384.49'
C13	300.00'	197.97'	37°48'34"	N 34°02'09" E	194.40'
C14	700.00'	266.82'	21°50'22"	N 42°01'16" E	265.21'
C15	25.00'	37.87'	86°47'13"	N 54°57'01" E	34.35'
C16	25.00'	38.87'	89°05'16"	N 32°59'13" W	35.07'
C17	725.00'	173.50'	13°42'40"	N 70°40'31" W	173.08'
C18	25.00'	23.55'	53°58'05"	S 89°11'46" W	22.69'
C19	60.00'	301.53'	287°56'10"	N 26°10'49" E	70.59'
C20	25.00'	23.55'	53°58'05"	S 36°50'08" E	22.69'
C21	675.00'	161.53'	13°42'40"	S 70°40'31" E	161.15'
C22	25.00'	39.27'	90°00'00"	N 57°28'09" E	35.36'
C23	25.00'	41.07'	94°07'31"	N 34°35'37" W	36.60'
C24	25.00'	12.25'	28°04'21"	S 84°18'27" W	12.13'
C25	60.00'	294.23'	280°58'04"	N 30°45'19" E	76.36'
C26	25.00'	31.81'	72°53'43"	S 45°12'31" E	29.70'
C27	300.00'	379.74'	72°31'32"	N 62°04'52" E	354.89'
C28	25.00'	34.83'	79°50'09"	N 41°05'58" W	32.08'
C29	60.00'	272.10'	259°50'09"	S 79°54'02" E	92.04'
C30	350.00'	443.03'	72°31'32"	S 62°04'52" W	414.04'
C31	25.00'	37.47'	85°52'29"	S 35°24'23" W	34.06'
C32	25.00'	9.18'	21°02'22"	S 01°25'58" W	9.13'
C33	50.00'	115.26'	132°04'44"	S 57°28'09" W	91.38'
C34	25.00'	9.18'	21°02'22"	N 67°00'40" W	9.13'
C35	25.00'	39.67'	90°54'44"	S 57°28'09" W	35.64'
C36	25.00'	40.67'	93°12'46"	S 35°02'58" E	36.33'
C37	25.00'	39.27'	90°00'00"	N 60°07'52" E	35.36'
C38	200.00'	60.85'	17°25'50"	N 23°50'07" W	60.61'
C39	200.00'	38.17'	10°56'09"	N 27°05'43" E	38.12'
C40	325.00'	177.62'	31°18'48"	N 37°17'02" E	175.42'
C41	675.00'	257.29'	21°50'22"	N 42°01'16" E	255.73'
C42	25.00'	23.55'	53°58'05"	N 04°07'02" E	22.69'
C43	60.00'	301.53'	287°56'10"	S 58°53'55" E	70.59'
C44	25.00'	23.55'	53°58'05"	S 58°05'08" W	22.69'
C45	725.00'	276.35'	21°50'22"	S 42°01'16" W	274.68'
C46	275.00'	77.88'	16°13'34"	S 44°49'40" W	77.62'
C47	200.00'	116.18'	33°16'59"	S 20°04'23" W	114.55'
C48	200.00'	40.84'	11°41'58"	S 09°16'53" W	40.77'
C49	25.00'	39.27'	90°00'00"	S 29°52'08" E	35.36'
C50	500.00'	449.78'	51°32'26"	N 55°53'09" W	434.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°20'48" E	44.91'
L2	S 42°39'12" E	109.88'
L3	N 08°20'38" E	150.00'
L4	S 81°18'03" E	100.56'
L5	N 69°16'03" E	93.75'
L6	N 45°13'05" E	93.75'
L7	N 27°17'30" E	145.59'
L8	N 86°14'45" E	93.85'
L9	S 54°57'42" E	111.81'
L10	S 50°47'36" E	128.32'
L11	S 33°34'24" E	168.80'
L12	S 46°48'18" W	121.29'
L13	S 61°59'03" W	66.75'
L14	S 39°26'18" W	111.85'
L15	S 44°46'40" W	111.86'
L16	S 55°09'07" W	44.39'
L17	N 30°06'57" W	36.64'
L18	S 63°49'11" E	81.33'
L19	N 08°20'38" E	26.10'
L20	S 08°20'38" W	25.00'
L21	N 64°10'54" W	35.00'
L22	N 15°07'52" E	150.43'
L23	N 32°31'51" W	7.57'
L24	N 11°33'25" E	137.56'
L25	N 77°31'51" W	159.38'
L26	N 63°49'11" E	12.59'
L27	S 63°49'11" E	12.59'
L28	N 81°39'22" W	8.95'
L29	N 77°31'51" W	159.25'
L30	S 11°33'25" W	128.19'
L31	N 15°07'52" E	65.00'
L32	S 03°25'54" W	17.06'
L33	S 15°07'52" W	65.00'
L34	N 40°30'16" W	75.97'
L35	S 55°54'59" E	21.78'
L36	N 57°59'18" W	31.92'
L37	N 26°10'49" E	56.50'
L38	N 73°07'04" W	20.00'
L39	S 31°29'05" E	10.21'
L40	N 31°29'05" W	10.21'
L41	S 32°39'24" E	19.84'
L42	N 11°31'26" E	61.60'
L43	S 08°20'38" W	30.00'
L44	N 30°06'57" W	121.78'
L45	N 47°43'25" E	6.86'
L46	N 47°43'25" E	3.13'
L47	N 58°30'55" E	10.00'
L48	S 15°07'52" W	30.00'

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	57,510 SQ. FT. / 1.320 ACRES	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	101 SQ. FT. / 0.0023 ACRES	BRAZORIA COUNTY MUD NO. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,945 SQ. FT. / 0.5268 ACRES	BRAZORIA COUNTY MUD NO. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,846 SQ. FT. / 0.0424 ACRES	BRAZORIA COUNTY MUD NO. 57
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,567 SQ. FT. / 0.0360 ACRES	BRAZORIA COUNTY MUD NO. 57
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	12,132 SQ. FT. / 0.2785 ACRES	BRAZORIA COUNTY MUD NO. 57
TOTAL		96,101 SQ. FT. / 2.206 ACRES	

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-2	50.0
EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	48.0
1% ANNUAL CHANCE FLOOD	46.8
0.2% ANNUAL CHANCE FLOOD	47.2

FINAL PLAT
MERIDIANA SECTION 10

BEING A SUBDIVISION OF 31.28 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF LOTS 10 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS ; ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF THE AMENDING PLAT OF LOT 15 OF LULLING STONE SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

72 LOTS 2 BLOCKS 6 RESERVES (2.206 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, 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

OWNER

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

NOVEMBER 27, 2024

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1935
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-10

E4561

PATH:R:\2008\081-011-10\PLAT\08101110V-PLFP01_MER-10 BY:JAM DATE:2024-11-25

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

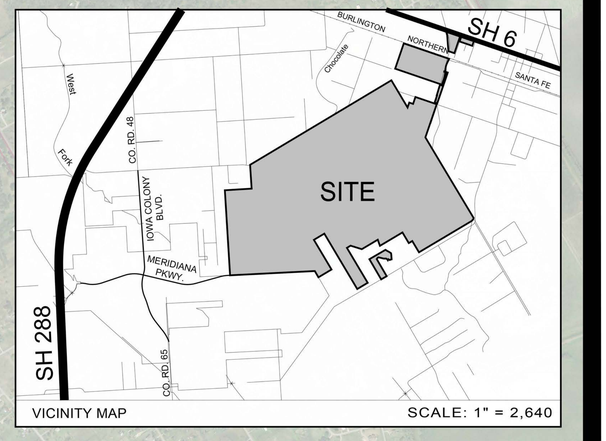
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or professional services is made herein. All plans for land or premises 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: 11/12/2024 (12/09/2024 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 7 East Being a subdivision of 20.32 acres out of the Oliver Hall Survey, Abstract 203; Also being a partial replat of a portion of lots 6 through 11 of Lulling Stone Section One, as recorded in Vol. 21, Pgs. 267-270, of the 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.

Kaitlin Gile
SIGNATURE

11/12/2024
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Section 7 East - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	December 09, 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:	YES

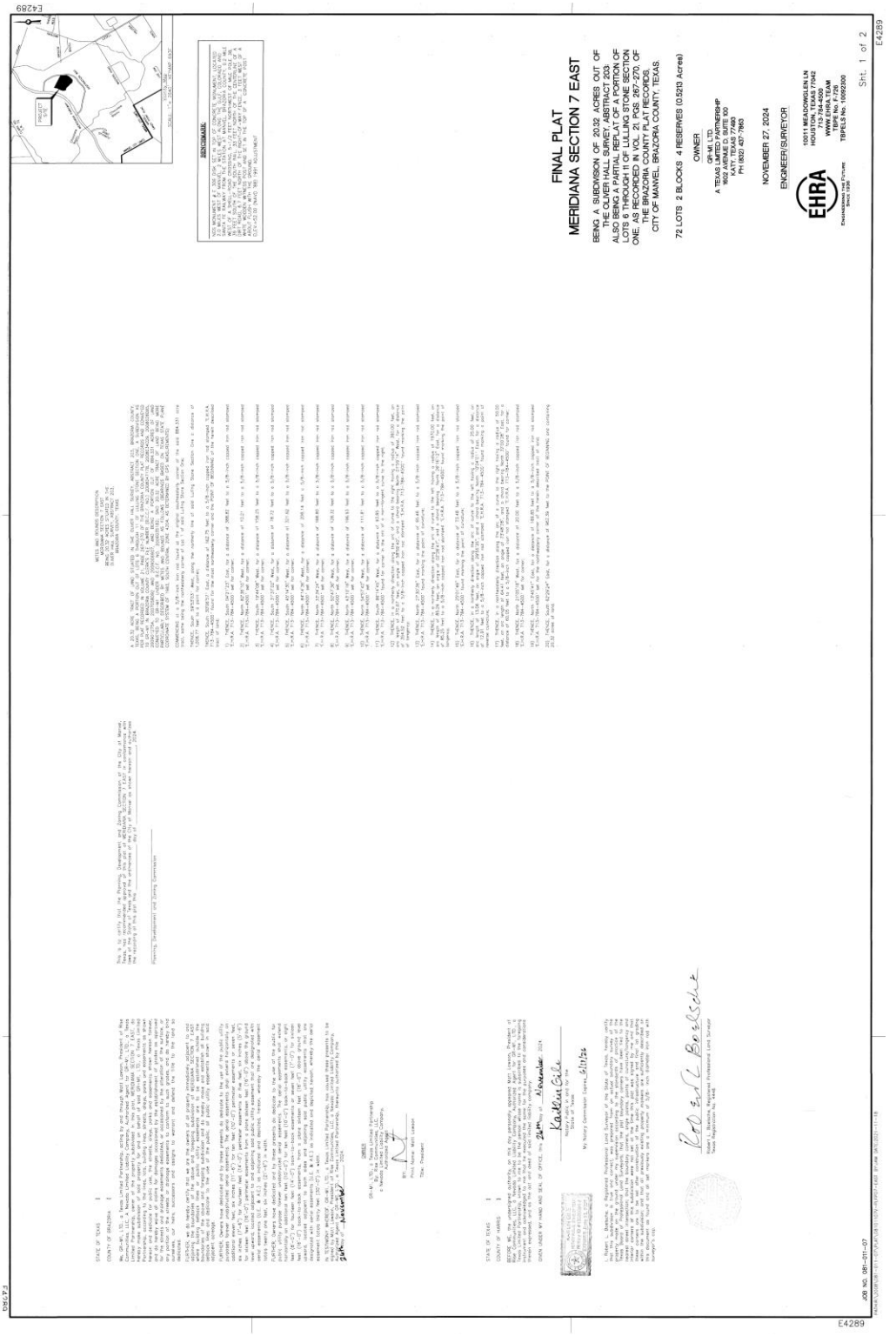
BACKGROUND/ REVIEW NOTES

- *This proposed plat is a new residential section within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 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 subject site is located on the eastern side of the Meridian Parkway along the western side of South Inspiration Way, adjoining the southern boundary of recorded section 5.*
- *The proposed section includes single-family residential lots with a minimum 55 feet lot width.*
- *The proposed plat subdivides a 20.32-acre tract into 72 residential lots, 2 Blocks, and 4 reserves for landscaping, open space, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat that was approved on April 8, 2024.*

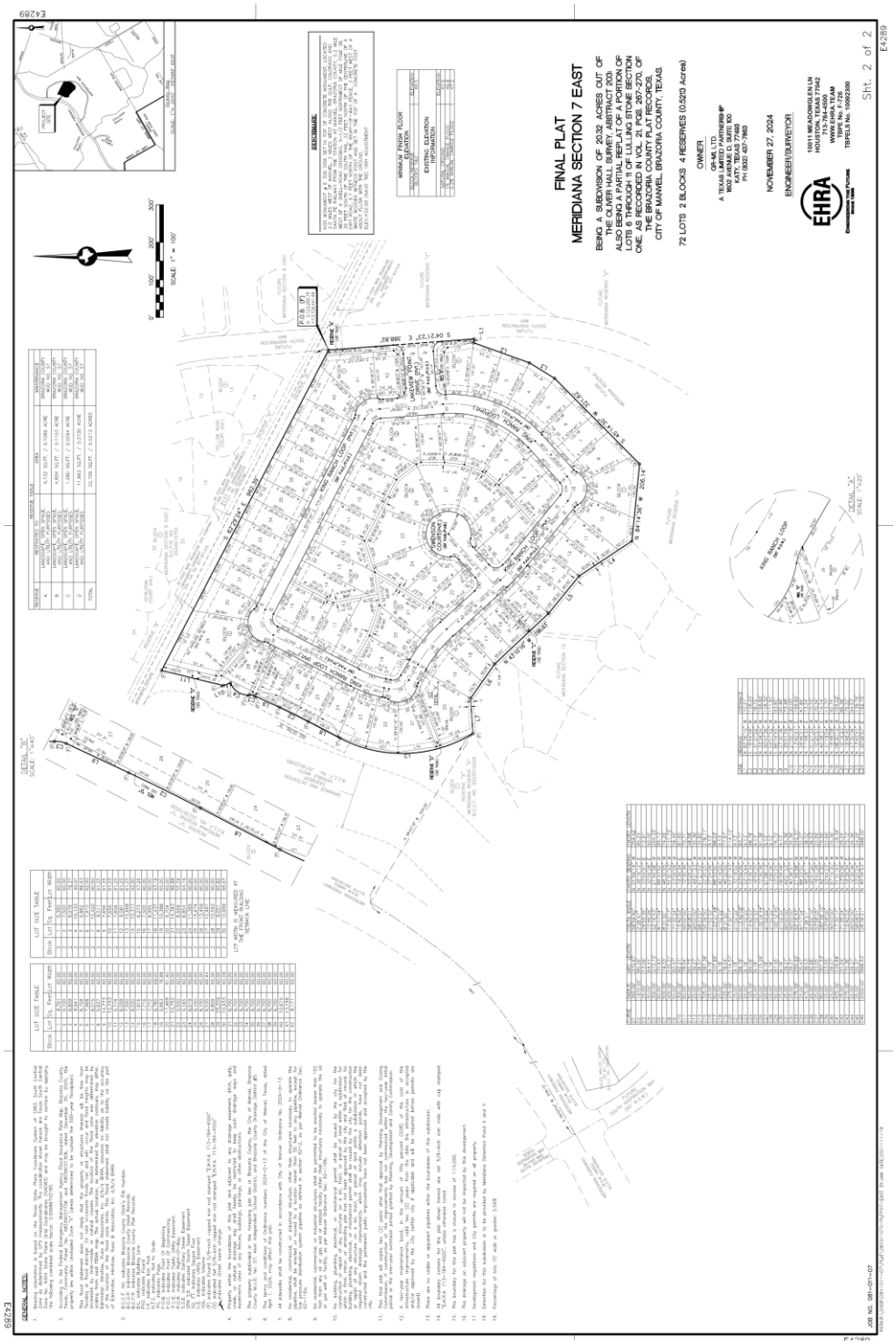
STAFF RECOMMENDATION

The City staff recommends approval of this proposed plat - Meridiana Section 7 East - Final Plat.

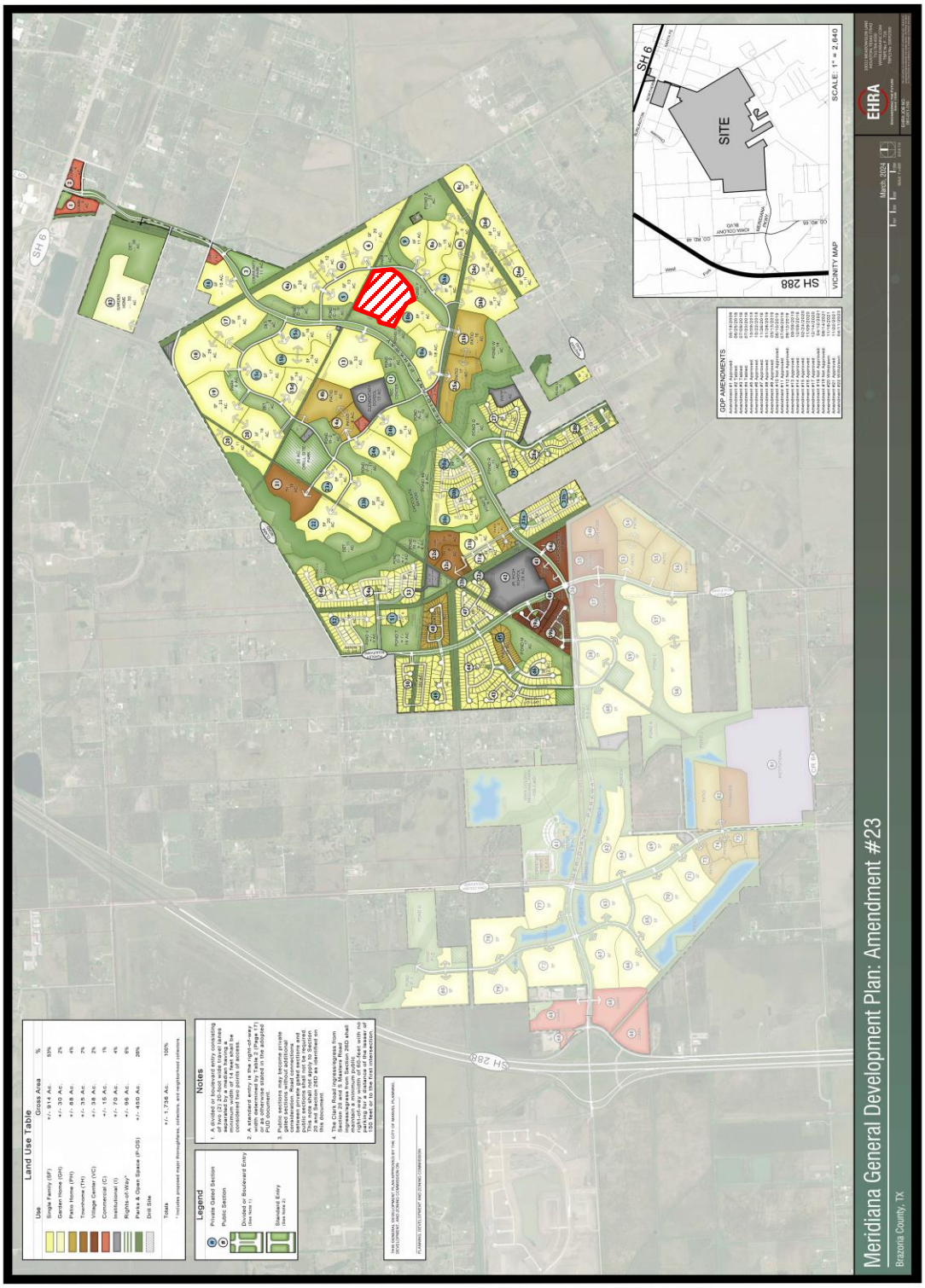
Plat Exhibit



Plat Exhibit



Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)



E4289

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 7 EAST, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 7 EAST 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 26th day of November, 2024.

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: 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 26th day of November, 2024.

KAITLIN GILE
NOTARY PUBLIC STATE OF TEXAS
Notary ID #133503384-2
EXPIRES June 13, 2026

Kaitlin Gile
Notary Public in and for the
State of Texas

My Notary Commission Expires 6/13/26

I, Robert L. 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.

STATE OF TEXAS
ROBERT L. BOELSCHE
4446
REGISTERED PROFESSIONAL LAND SURVEYOR

Robert L Boelsche

Robert L. 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 7 EAST in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2024.

_____
Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 7 EAST
BEING 20.32 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 20.32 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 THROUGH 11 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS AND CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047178, 2008034029, 2008028085, 2009012754, 2007058092 AND 2009006907, AND BEING A PORTION OUT OF 884.331 ACRES OF LAND CONVEYED TO GR-M1 UNDER B.C.C.F. NO. 2006035182; SAID 20.32 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 iron rod found at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of said Lulling Stone Section One;

THENCE, South 59°53'03" West, along the northerly line of said Lulling Stone Section One a distance of 1,008.77 feet to a point for corner;

THENCE, South 30°06'57" East, a distance of 162.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the most northeasterly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 04°21'23" East, for a distance of 388.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 82°36'10" West, for a distance of 10.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 19°44'08" West, for a distance of 158.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 31°37'02" West, for a distance of 78.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 45°14'30" West, for a distance of 321.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, North 84°14'36" West, for a distance of 206.14 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 33°34'24" West, for a distance of 168.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, North 50°47'36" West, for a distance of 128.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 43°10'16" West, for a distance of 196.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 54°57'42" West, for a distance of 111.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 86°14'45" West, for a distance of 93.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve to the right;

12) THENCE, in a northerly direction along the arc of curve to the right having a radius of 360.00 feet, an arc length of 370.67 feet, an angle of 58°59'40", and a chord bearing North 01°59'14" West, for a distance of 354.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the point of tangency;

13) THENCE, North 27°30'36" East, for a distance of 95.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the point of curvature;

14) THENCE, in a northerly direction along the arc of curve to the left having a radius of 1970.00 feet, an arc length of 85.26 feet, an angle of 02°28'47", and a chord bearing North 26°16'12" East, for a distance of 85.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the point of tangency;

15) THENCE, North 25°01'49" East, for a distance of 73.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the point of curvature;

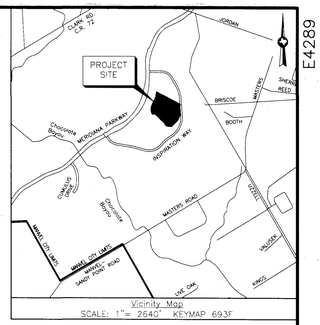
16) THENCE, in a northerly direction along the arc of curve to the left having a radius of 25.00 feet, an arc length of 13.06 feet, an angle of 29°55'35", and a chord bearing North 10°04'01" East, for a distance of 12.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature;

17) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 50.00 feet, an arc length of 64.41 feet, an angle of 73°48'28", and a chord bearing North 32°00'28" East, for a distance of 60.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

18) THENCE, North 21°05'18" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, North 13°45'41" East, for a distance of 169.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner of the herein described tract of land;

20) THENCE, South 62°29'24" East, for a distance of 962.39 feet to the POINT OF BEGINNING and containing 20.32 acres of land.



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693F

BENCHMARK:

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

FINAL PLAT
MERIDIANA SECTION 7 EAST

BEING A SUBDIVISION OF 20.32 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203: ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 11 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

72 LOTS 2 BLOCKS 4 RESERVES (0.5213 Acres)

OWNER

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

NOVEMBER 27, 2024

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

Sht. 1 of 2

JOB NO. 081-011-07

PATH:R:\2008\081-011-07\PLAT\08101107V-PLFP07-EAST BY:JAM DATE:2021-11-18

E4289

E4289

GENERAL NOTES:

1. 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.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 48039C0130K, dated December 30, 2020, the property lies within Unshaded Zone "X" (areas determined to be outside the 500-year floodplain).

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

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.

6. The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plat.

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.

8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipelines as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

9. No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.

10. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.

11. This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development and Zoning Commission.

12. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).

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

14. 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.

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

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

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

18. Detention for this subdivision is to be provided by Meridiana Detention Pond X and Y.

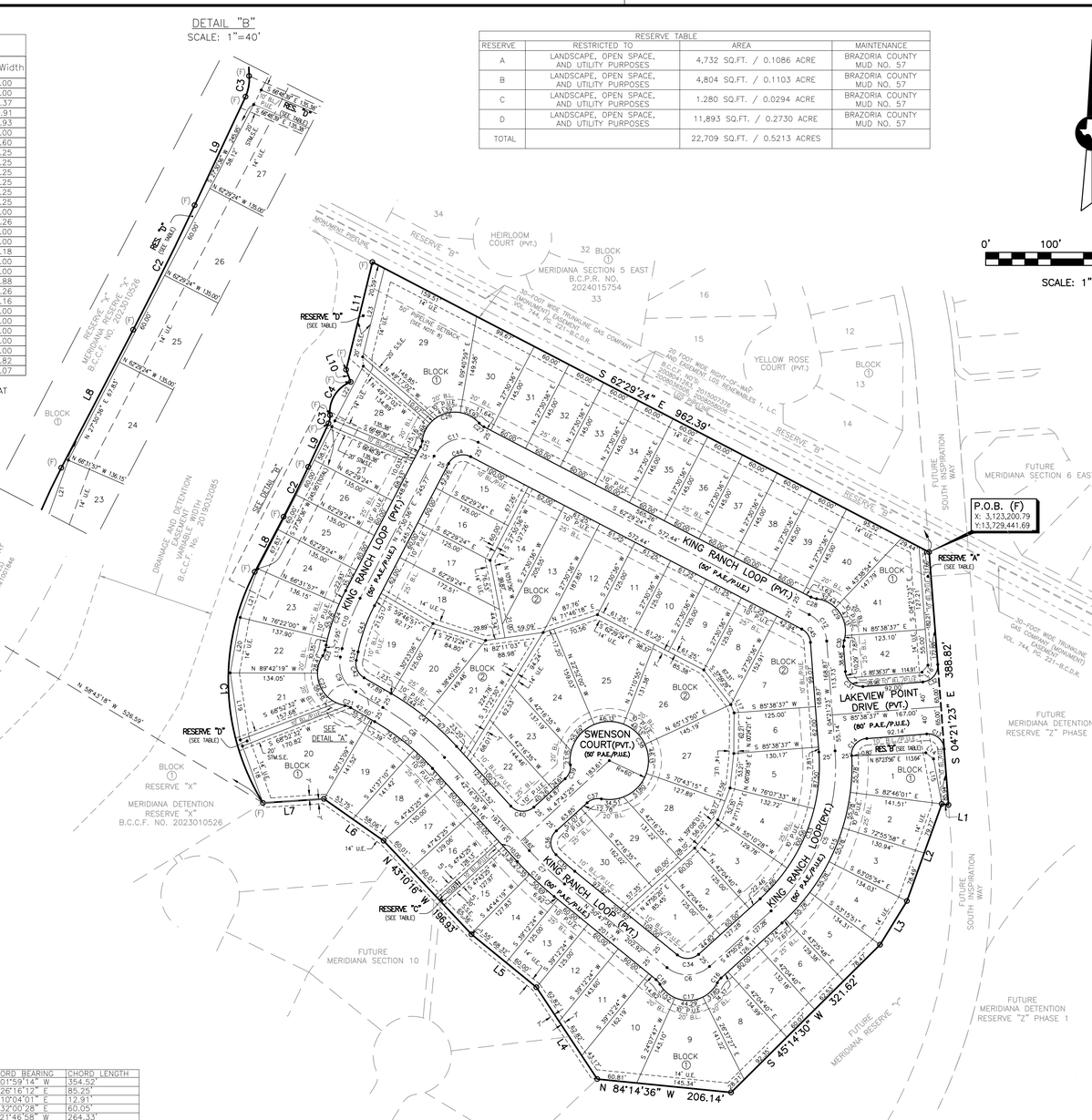
19. Percentage of lots 70' wide or greater: 5.56%

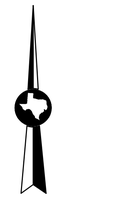
LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
1	1	8,761	60.00
1	2	9,100	60.00
1	3	8,809	60.00
1	4	8,941	60.00
1	5	8,758	60.00
1	6	7,968	60.00
1	7	8,015	60.00
1	8	9,837	60.00
1	9	14,773	60.00
1	10	12,153	60.00
1	11	9,174	60.00
1	12	8,058	60.00
1	13	7,500	60.00
1	14	8,020	60.00
1	15	7,916	60.00
1	16	7,716	60.00
1	17	7,772	60.00
1	18	8,785	69.05
1	19	9,663	76.88
1	20	17,499	61.40
1	21	10,752	60.00
1	22	9,500	60.00
1	23	9,165	60.00
1	24	8,519	60.00
1	25	8,100	60.00
1	26	8,100	60.00
1	27	8,535	66.44
1	28	9,809	60.00
1	29	25,209	60.00
1	30	10,933	60.09
1	31	8,700	60.00
1	32	8,700	60.00
1	33	8,700	60.00
1	34	8,700	60.00
1	35	8,700	60.00
1	36	8,700	60.00
1	37	8,700	60.00
1	38	8,700	60.00
1	39	8,700	60.00
1	40	10,675	60.06
1	41	13,198	60.00
1	42	8,171	65.00

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Lot Width
2	1	9,390	60.00
2	2	7,500	60.00
2	3	9,079	79.37
2	4	10,133	90.91
2	5	9,862	86.93
2	6	7,910	62.00
2	7	12,420	60.60
2	8	8,511	61.25
2	9	7,656	61.25
2	10	7,656	61.25
2	11	7,656	61.25
2	12	9,581	61.25
2	13	12,668	61.25
2	14	10,317	62.00
2	15	8,273	57.26
2	16	7,500	60.00
2	17	8,995	60.00
2	18	11,437	63.18
2	19	10,388	65.00
2	20	9,704	65.00
2	21	14,343	86.88
2	22	8,669	55.26
2	23	8,854	64.16
2	24	11,395	60.00
2	25	15,674	60.00
2	26	13,459	60.00
2	27	12,997	60.00
2	28	10,593	60.00
2	29	9,051	65.82
2	30	10,999	66.07

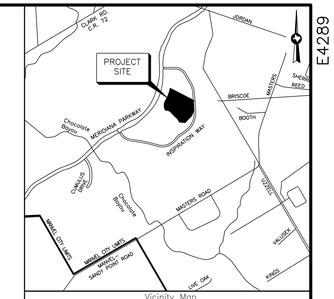
LOT WIDTH IS MEASURED AT THE FRONT BUILDING SETBACK LINE

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,732 SQ.FT. / 0.1086 ACRE	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	4,804 SQ.FT. / 0.1103 ACRE	BRAZORIA COUNTY MUD NO. 57
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1.280 SQ.FT. / 0.0294 ACRE	BRAZORIA COUNTY MUD NO. 57
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,893 SQ.FT. / 0.2730 ACRE	BRAZORIA COUNTY MUD NO. 57
TOTAL		22,709 SQ.FT. / 0.5213 ACRES	





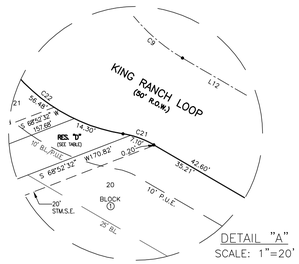
0' 100' 200' 300'
SCALE: 1" = 100'



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693F

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	360.00'	370.67'	58°59'40"	N 01°59'14" W	354.52'
C2	1970.00'	85.26'	2°28'47"	N 26°16'12" E	85.25'
C3	25.00'	13.06'	29°55'35"	N 10°04'01" E	12.91'
C4	50.00'	64.41'	73°48'28"	N 32°00'28" E	60.05'
C5	300.00'	273.73'	52°16'43"	S 21°46'58" W	264.33'
C6	50.00'	70.93'	81°17'04"	S 88°33'52" W	65.13'
C7	500.00'	74.33'	8°31'02"	N 46°32'05" W	74.26'
C8	400.00'	122.21'	17°30'17"	N 51°01'43" W	121.73'
C9	50.00'	62.47'	71°35'24"	N 23°59'09" W	58.49'
C10	300.00'	82.21'	15°42'03"	N 19°39'34" E	81.95'
C11	50.00'	78.54'	90°00'00"	N 72°30'36" E	70.71'
C12	50.00'	50.73'	58°08'01"	S 33°25'24" E	48.58'
C13	25.00'	39.27'	90°00'00"	N 49°21'23" W	35.36'
C14	25.00'	38.57'	88°23'07"	S 41°27'03" W	34.85'
C15	325.00'	287.38'	50°39'50"	S 22°35'25" W	278.11'
C16	25.00'	9.18'	21°02'22"	S 37°24'09" W	9.13'
C17	50.00'	107.65'	123°21'48"	S 88°33'52" W	88.03'
C18	25.00'	9.18'	21°02'22"	N 40°16'25" W	9.13'
C19	525.00'	78.04'	8°31'02"	N 46°32'05" W	77.97'
C20	375.00'	114.57'	17°30'17"	N 51°01'43" W	114.12'
C21	25.00'	9.18'	21°02'22"	N 70°18'02" W	9.13'
C22	50.00'	99.19'	113°40'08"	N 23°59'09" W	83.71'
C23	25.00'	9.18'	21°02'22"	N 22°19'44" E	9.13'
C24	325.00'	89.06'	15°42'03"	N 19°39'34" E	88.78'
C25	25.00'	9.18'	21°02'22"	N 16°59'25" E	9.13'
C26	50.00'	115.26'	132°04'44"	N 72°30'36" E	91.38'
C27	25.00'	9.18'	21°02'22"	S 51°58'13" E	9.13'
C28	25.00'	9.18'	21°02'22"	S 73°00'35" E	9.13'
C29	50.00'	87.45'	100°12'45"	S 33°25'24" E	76.72'
C30	25.00'	9.18'	21°02'22"	S 06°09'48" W	9.13'
C31	25.00'	39.27'	90°00'00"	S 49°21'23" E	35.36'
C32	25.00'	39.27'	90°00'00"	N 40°38'37" E	35.36'
C33	275.00'	250.92'	52°16'43"	S 21°46'58" W	242.31'
C34	25.00'	35.47'	81°17'04"	S 88°33'52" W	32.57'
C35	475.00'	38.53'	4°38'51"	N 48°28'11" W	38.52'
C36	25.00'	40.96'	93°52'10"	N 00°47'20" E	36.53'
C37	25.00'	23.55'	53°58'05"	N 74°42'28" E	22.69'
C38	60.00'	301.53'	287°56'10"	N 42°16'35" W	70.59'
C39	25.00'	23.55'	53°58'05"	S 20°44'23" W	22.69'
C40	25.00'	39.27'	90°00'00"	N 87°16'35" W	35.36'
C41	425.00'	129.84'	17°30'17"	N 51°01'43" W	129.34'
C42	25.00'	31.24'	71°35'24"	N 23°59'09" W	29.24'
C43	275.00'	76.36'	15°42'03"	N 19°39'34" E	76.12'
C44	25.00'	39.27'	90°00'00"	N 72°30'36" E	35.36'
C45	25.00'	25.37'	58°08'01"	S 33°25'24" E	24.29'
C46	2000.00'	998.53'	28°36'21"	N 45°34'53" E	988.20'

LINE	BEARING	DISTANCE
L1	N 82°36'10" W	10.21'
L2	S 19°44'08" W	158.25'
L3	S 31°37'02" W	78.72'
L4	N 33°34'24" W	168.80'
L5	N 50°47'36" W	128.32'
L6	N 54°57'42" W	111.81'
L7	S 86°14'45" W	93.85'
L8	N 27°30'36" E	95.46'
L9	N 25°01'49" E	73.48'
L10	N 21°05'18" W	20.00'
L11	N 13°45'41" E	169.85'
L12	N 59°46'51" W	47.89'
L13	N 11°48'33" E	13.24'
L14	N 51°27'33" W	15.19'
L15	N 10°25'51" W	70.34'
L16	N 40°38'37" E	14.14'
L17	N 21°19'04" W	13.70'
L18	N 19°48'58" W	92.74'
L19	N 08°30'12" W	104.02'
L20	N 10°16'23" E	86.38'
L21	N 19°48'45" E	79.22'
L22	N 27°30'36" E	94.53'
L23	N 13°45'41" E	139.76'
L24	S 30°06'57" E	162.75'



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, 3.3 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
BLOCKS 1&2	49.5

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	47.5
1% ANNUAL CHANCE FLOOD	46.8
0.2% ANNUAL CHANCE FLOOD	47.2

FINAL PLAT
MERIDIANA SECTION 7 EAST

BEING A SUBDIVISION OF 20.32 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 11 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

72 LOTS 2 BLOCKS 4 RESERVES (0.5213 Acres)

OWNER

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

NOVEMBER 27, 2024

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

JOB NO. 081-011-07

PATH:R:\2008\081-011-07\PLAT\08101107V-PLFP07-EAST BY:JAM DATE:2021-11-18

E4289

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

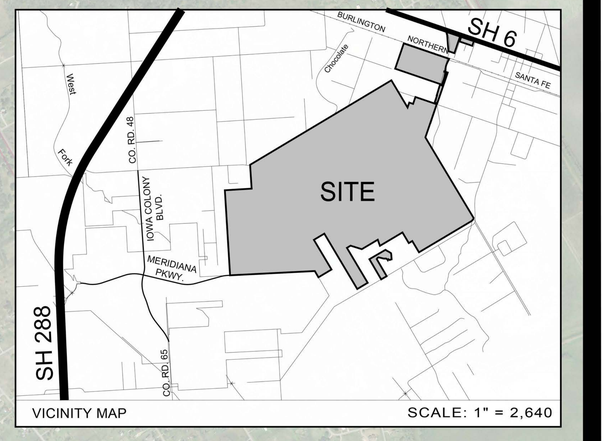
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or professional services is made herein. All plans for land or premises are subject to change without notice.

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 11/12/2024

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:	Jose Abraham, Director of Development Services
	Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Mary Ann Atkinson 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

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.

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

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.

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

Adjourn

PDZ Member Mary Ann Atkinson made the motion to adjourn the meeting at 6:06 p.m. PDZ Member Kenneth Haynes 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	☐

Date of Request: 11/12/2024 (12/09/24 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Brazoria County Municipal Utility District No. 57 Lift Station No. 2

Being a subdivision of 0.0668 of one acre out of Outlots 137 and 162 of the Dr. A.A. Luther Lands in the

Town of Manvel located in the H.T. & B. R.R. Co. Survey, Section 62, A-484, City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final X

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

Kaitlin Gile
SIGNATURE

11/12/2024
DATE

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Brazoria County Mud #57 Lift Station No.2 - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	December 09, 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:	Conditional Approval

BACKGROUND/ REVIEW NOTES

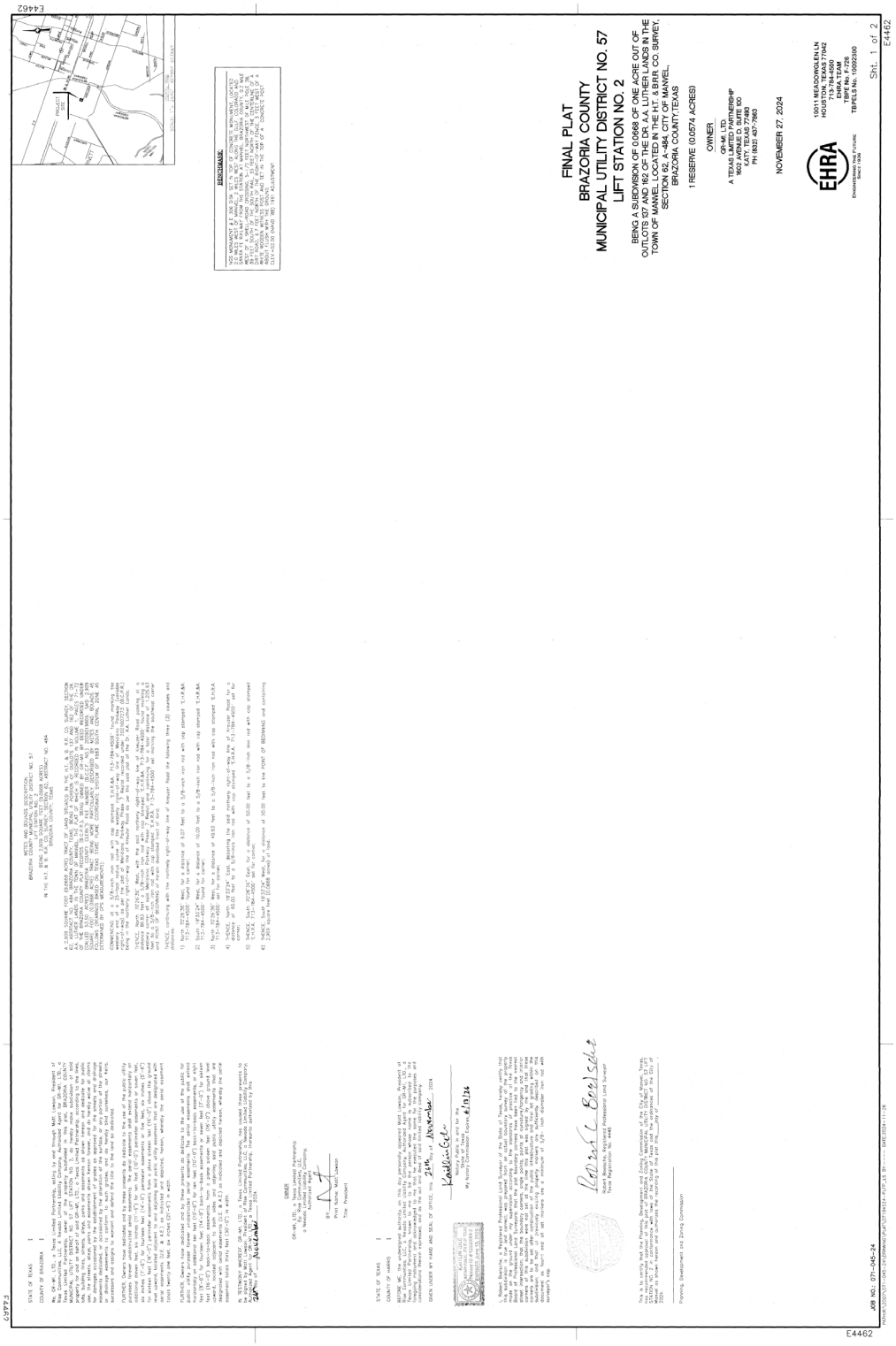
- *This proposed plat creates a 0.0574-acre reserve for a lift station site within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The Planning Development and Zoning Commission approved the 23rd amendment to Meridiana General Plan Development (GDP) on March 25, 2024.*
- *The City Council approved the third amendment to Meridiana O-PUD on April 1, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Conservation and Reclamation District No. 3 and Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed site is located along the north side of Kreuzer Road.*
- *The proposed plat subdivides a 0.0668-acre tract into 1 reserve for a Lift Station.*
- *The associated drainage plan and construction plan for Kreuzer Road are under review.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2023.*

STAFF RECOMMENDATION

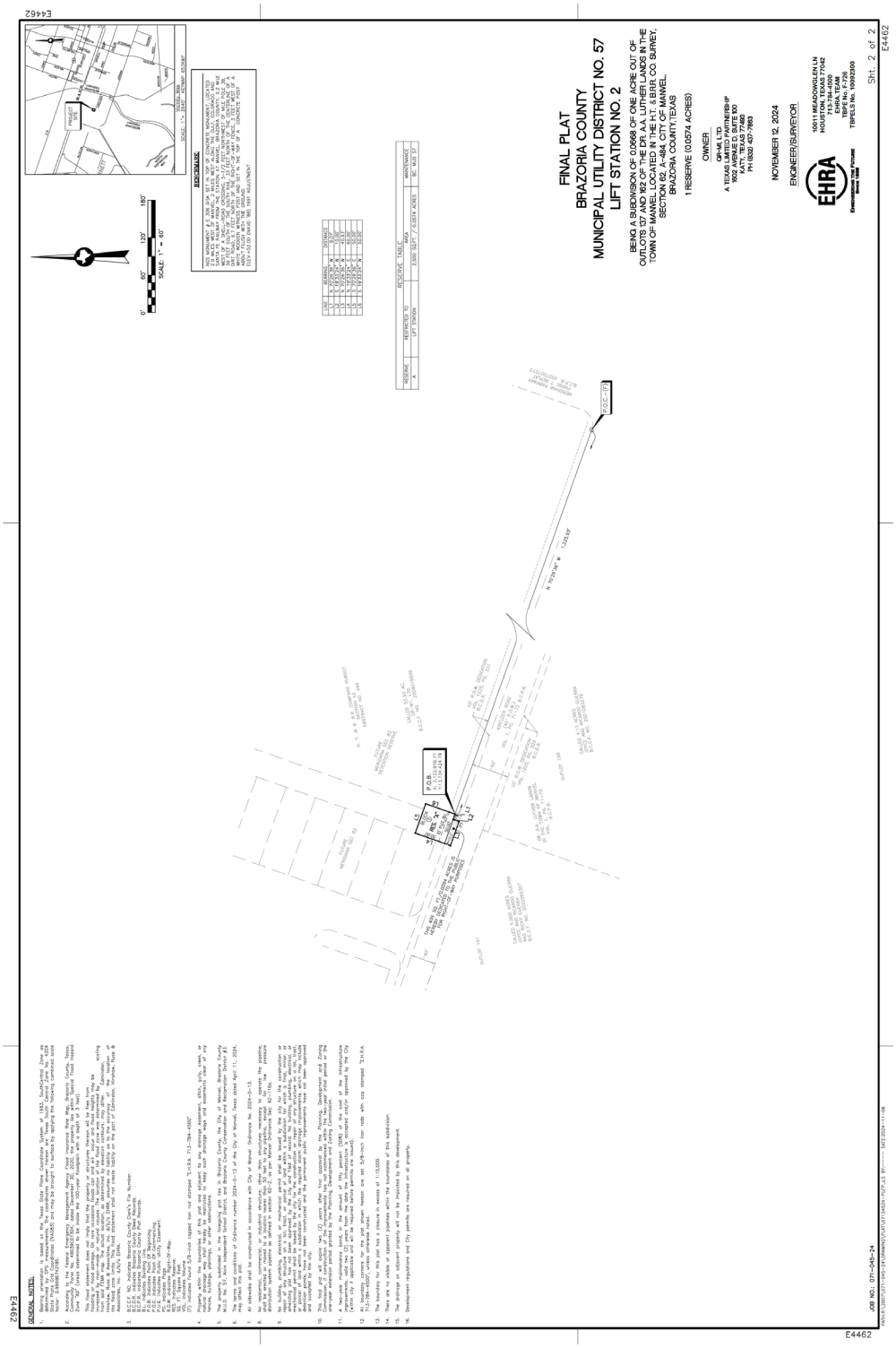
The City staff recommends approval of the Brazoria County Mud #57 Lift Station No.2 - Final Plat with two (2) conditions. The condition includes:

1. Please provide an approved Drainage Plan by the applicable Drainage District (Sec. 62-41 (b)(19)).
2. Please provide approved plans for the construction of Kreuzer Road per City ordinance (Sec. 62-41 (b)(25) & (b)(26) & (b)(28) & Sec 62-111).

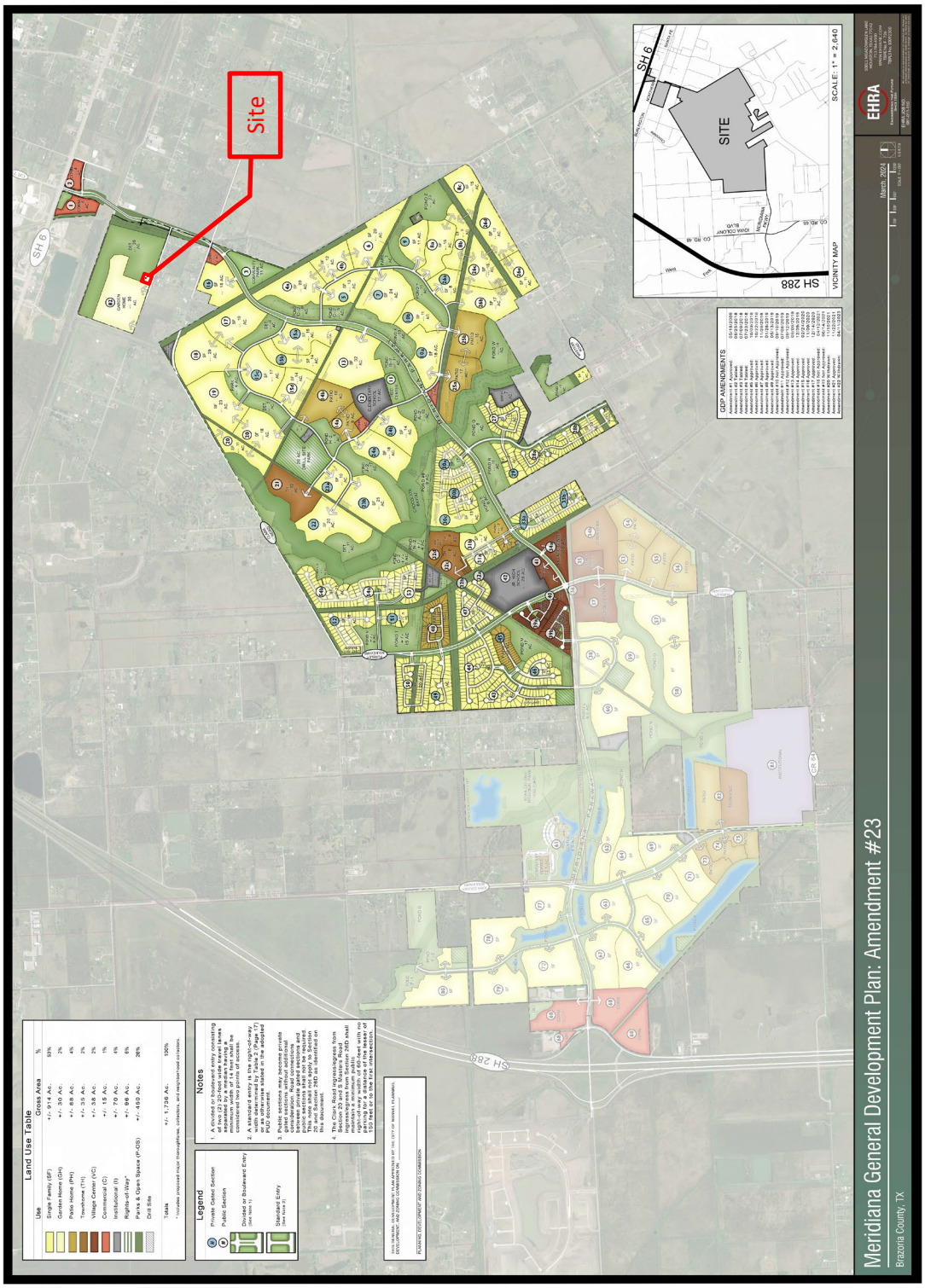
Plat Exhibit



Plat Exhibit



Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)



F4467

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, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

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

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 26th day of November, 2024.

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: 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 26th day of November, 2024.

Kaitlin Gile

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

KAITLIN GILE
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #133606884-2
EXPIRES June 13, 2026

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 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 LIFT STATION NO. 2 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
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57
LIFT STATION NO. 2
BEING 2,909 SQUARE FEET (0.0668 ACRES)
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484
BRAZORIA COUNTY, TEXAS

A 2,909 SQUARE FOOT (0.0668 ACRE) TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF OUTLOTS 137 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, THE PLAT OF WHICH IS RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING OWNED BY GR-M1 BY DEED RECORDED UNDER (CALLED 53.50 ACRES) BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2009019609; SAID 2,909 SQUARE FOOT (0.0668 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 iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking the westerly end of a 25-foot radius curve of the westerly right-of-way line of Meridiana Parkway (variable right-of-way) as per the plat of Meridiana Parkway Phase 7 Replat recorded under 2021007273 (B.C.P.R.) being in the northerly right-of-way line of Kreuzer Road as per the said plat of the Dr. A.A. Luther Lands;

THENCE, North 70°26'36" West, with the said northerly right-of-way line of Kreuzer Road passing at a distance 86.83 feet a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found marking a westerly corner of said Meridiana Parkway Phase 7 Replat and continuing for a total distance of 1,225.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking the southeast corner and POINT OF BEGINNING of herein described tract of land;

THENCE, continuing with the northerly right-of-way line of Kreuzer Road the following three (3) courses and distances:

1) North 70°26'36" West, for a distance of 9.07 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found for corner;

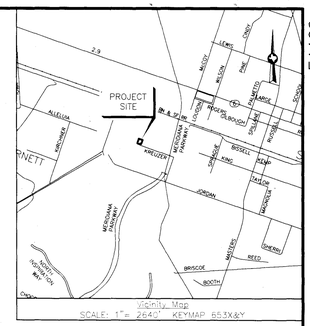
2) South 19°33'24" West, for a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" found for corner;

3) North 70°26'36" West, for a distance of 40.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 19°33'24" East, departing the said northerly right-of-way line of Kreuzer Road for a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 70°26'36" East, for a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 19°33'24" West, for a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,909 square feet (0.0668 acres) of land.



E4462

BENCHMARK:

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

FINAL PLAT
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57
LIFT STATION NO. 2

BEING A SUBDIVISION OF 0.0668 OF ONE ACRE OUT OF OUTLOTS 137 AND 162 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY,TEXAS

1 RESERVE (0.0574 ACRES)

OWNER

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

NOVEMBER 27, 2024

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO.: 071-045-24

PATH:R:\2007\071-045-24\DRAWING\PLAT\07104524-PLFP_LS BY:---- DATE:2024-11-26

E4462

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within Special Flood Hazard Zone "AO" (areas determined to be inside the 100-year floodplain with a depth of 3 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.

3. B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Records.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   P.O.B. indicates Point Of Beginning.
   P.O.C. indicates Point Of Commencing.
   P.U.E. indicates Public Utility Easement.
   PG. indicates Page
   R.O.W. indicates Right-Of-Way.
   RES. indicates Reserve.
   SQ. FT. Square Feet.
   VOL. indicates Volume
   (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.

6. The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 11, 2024, may affect this plat.

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.

8. No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

9. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.

10. This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.

11. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).

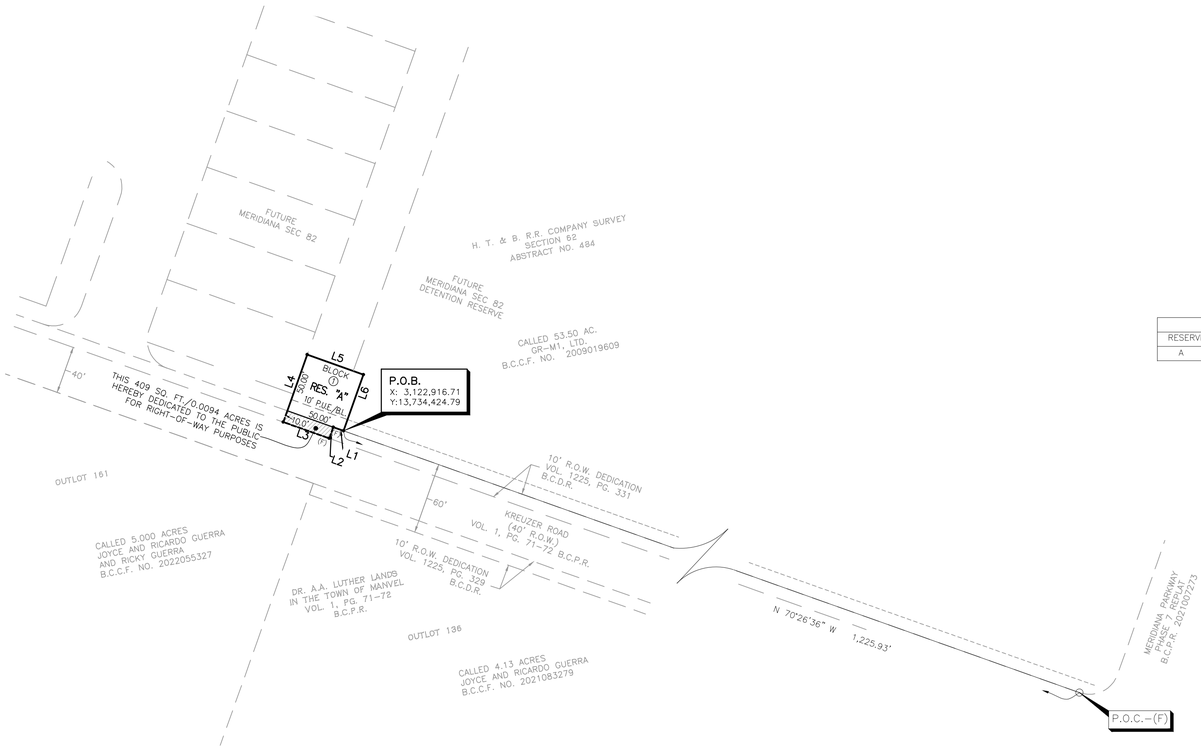
12. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

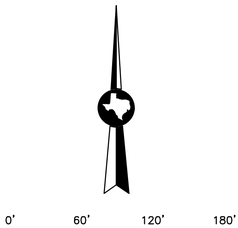
13. The boundary for this plat has a closure in excess of 1:15,000.

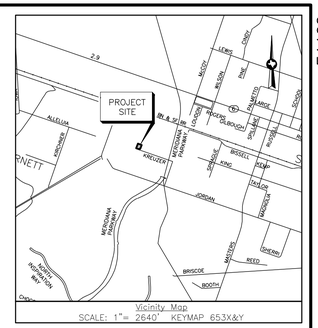
14. There are no visible or apparent pipelines within the boundaries of this subdivision.

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

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







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

LINE	BEARING	DISTANCE
L1	N 70°26'36" W	9.07'
L2	S 19°33'24" W	10.00'
L3	N 70°26'36" W	40.93'
L4	N 19°33'24" E	60.00'
L5	S 70°26'36" E	50.00'
L6	S 19°33'24" W	50.00'

RESERVE TABLE

RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LIFT STATION	2,500 SQ.FT. / 0.0574 ACRES	BC. MUD 57

FINAL PLAT
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 57
LIFT STATION NO. 2

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1 RESERVE (0.0574 ACRES)

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

NOVEMBER 12, 2024

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 914 Ac.	53%
Garden Home (GH)	+/- 30 Ac.	2%
Patio Home (PH)	+/- 88 Ac.	4%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	6%
Parks & Open Space (P-OS)	+/- 450 Ac.	26%
Drill Site		
Totals	+/- 1,736 Ac.	100%

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

- (#) Private Gated Section
- (#) Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

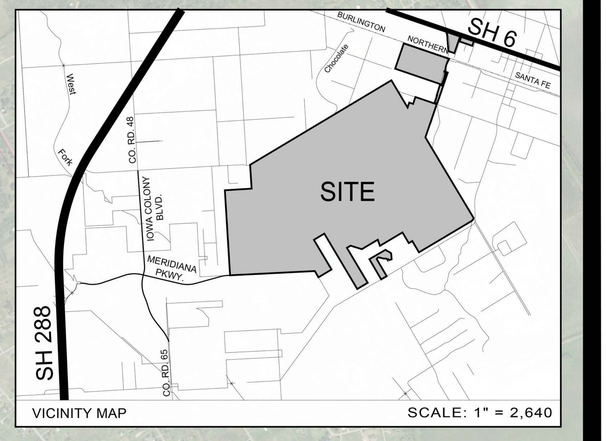
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

SCALE: 1"=600' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or professional services is made herein. All plans for land or premises are subject to change without notice.