

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 13, 2025

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.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 4B East; *BEING A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*

- B. Consideration and possible action to approve Final Plat for Meridiana Section 6 East; *BEING A SUBDIVISION OF 23.67 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 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. Consideration and possible action to approve a 30-day Extension for the Amending Plat for Sunset Gardens Amending Plat No. 1; *BEING A SUBDIVISION OF 1.5819 ACRES OUT OF THE J.M. O'DONNELL SURVEY, ABSTRACT 470; BEING AN AMENDING PLAT OF LOTS 9, 10, 11 AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*
- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMEND-ING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES";

January 13, 2025 PLANNING DEVELOPMENT AND ZONING MEETING

PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- F. Presentation of the Draft Strategic Plan by Kendig Keast Collaborative.
- G. 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 01/10/2025 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	☐
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Date of Request: 12/16/2024 (1/13/2024 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin 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 4B East
being a subdivision of 12.02 acres out of the Oliver Hall Survey, Abstract 203,
City of Manvel, Brazoria County, Texas

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

12/16/2024
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 4B East - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	January 13, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is 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 Briscoe Canal, adjoining the eastern boundary of recorded section 4A East.*
- *The proposed section includes single-family residential lots with a minimum 55 feet lot width.*
- *The proposed plat subdivides a 12.02-acre tract into 45 residential lots, 2 Blocks, and 2 reserves for landscaping, open space, and utility purposes.*
- *The proposed plat subdivides 12.02-acre tract into 45 residential lots, 2 blocks, and 2 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 the Meridiana Section 4B East - Final Plat with one (1) condition. The condition includes:

1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62-41(b)(18)).

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, 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-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 4B EAST, do hereby make subdivision of said property for and on behalf of said GR-MI, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, 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 4B 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 purposes 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-MI, 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-MI, LTD., a Texas Limited Partnership, thereunto authorized by this 11th day of December, 2024.

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

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

STATE OF TEXAS
COUNTY OF HARRIS

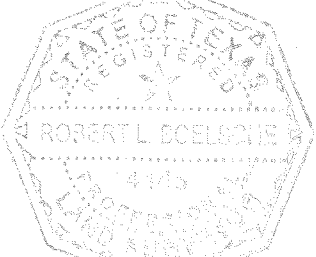
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of December, 2024.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/2/27

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/langency 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.



[Signature]
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4445

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has **approved** this plat of MERIDIANA SECTION 4B 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 _____, 2025.

Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 4B EAST
BEING 12.02 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 12.02 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 884.331 ACRES DESCRIBED IN DEED TO GR-MI, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 12.02 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 in the recognized survey line between said Oliver Hall survey and the H.T. & B. R.R. Co. Survey, Section 62, Abstract 484, for the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of Lot 1 of Lulling Stone Section One, a subdivision as per plot recorded in Volume 21, Pages 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, North 30°06'57" West, along the said recognized survey line same being the easterly line of said 884.331 acre tract for a distance of 345.75 feet to a point for corner;

THENCE, South 59°53'03" West, a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the westerly line of that certain tract of land called 8.479 acres described as "Tract Two" in deed to Gulf Coast Water Authority recorded under B.C.C.F. NO. 2010016893 marking the southeast corner and POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 59°52'55" West, for a distance of 296.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southeasterly corner of Meridiana Section 4A East, a subdivision as per plot recorded under B.C.C.F. NO. 202400944;

THENCE, with the easterly line of said Meridiana Section 4A East the following sixteen (16) courses and distances:

2) THENCE, North 30°07'05" West, for a distance of 108.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

3) 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 39.27 feet, an angle of 90°00'00", and a chord bearing North 14°52'55" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

4) THENCE, North 30°07'05" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

5) THENCE, South 59°52'55" West, for a distance of 38.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

6) THENCE, North 30°06'57" West, for a distance of 724.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

7) THENCE, North 43°27'31" West, for a distance of 71.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

8) THENCE, North 30°06'57" West, for a distance of 62.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

9) THENCE, North 59°53'03" East, for a distance of 69.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

10) THENCE, North 30°06'57" West, for a distance of 160.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

11) THENCE, North 59°53'03" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

12) THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, an angle of 90°00'00", and a chord bearing South 75°06'57" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

13) THENCE, North 59°53'03" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

14) THENCE, North 30°06'57" West, for a distance of 363.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

15) THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 225.00 feet, an arc length of 184.05 feet, an angle of 41°46'28", and a chord bearing North 51°00'11" West, for a distance of 160.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for reverse curvature;

16) THENCE, in a northwesterly direction along the arc of a reverse curve to the right having a radius of 25.00 feet, an arc length of 33.14 feet, an angle of 75°57'50", and a chord bearing North 33°54'40" West, for a distance of 30.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

17) THENCE, North 85°55'55" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northerly corner of the aforementioned Meridiana Section 4A East;

18) THENCE, in a northwesterly direction along the arc of a non-tangent curve to the left having a radius of 275.00 feet, an arc length of 140.69 feet, an angle of 29°18'43", and a chord bearing North 10°35'16" West, for a distance of 139.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

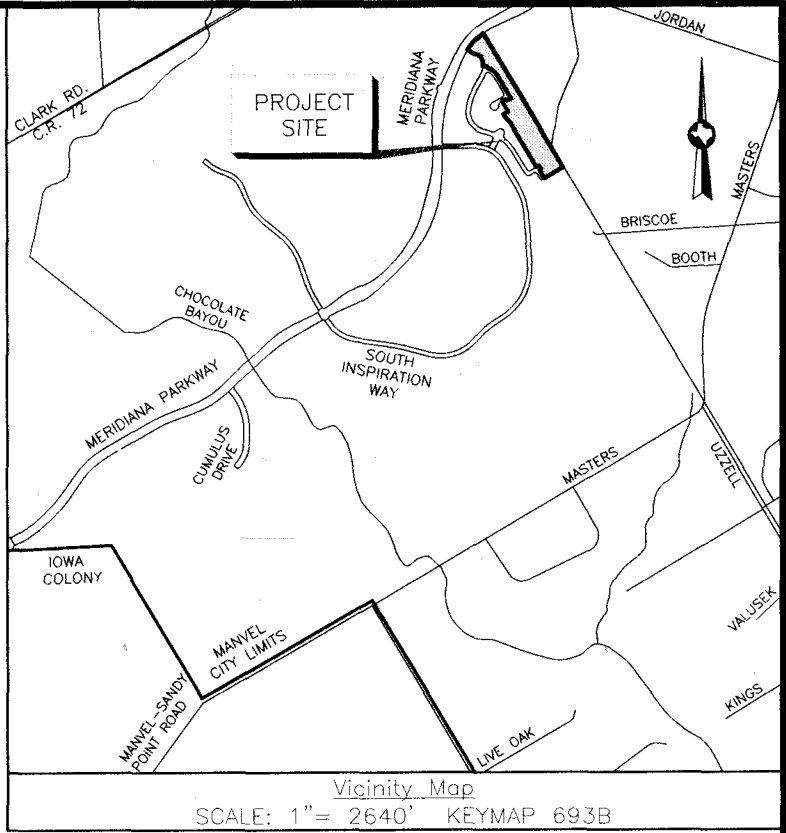
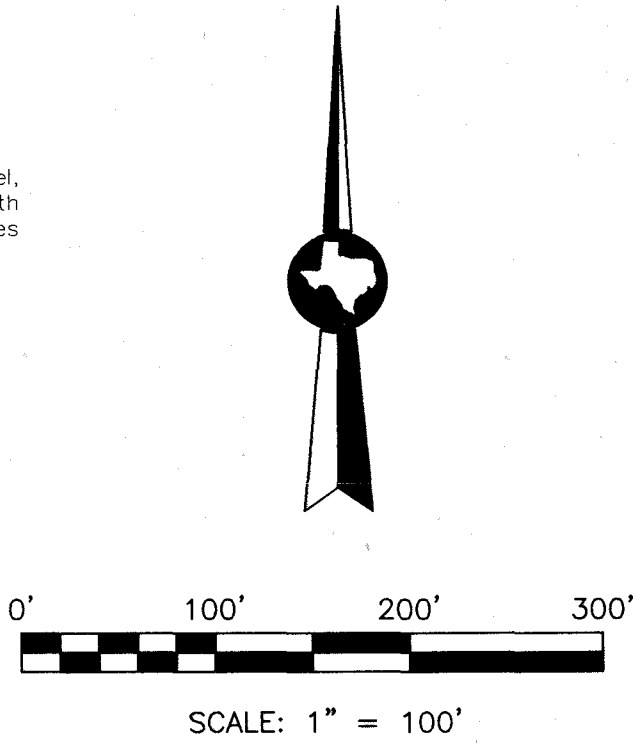
19) THENCE, in a northwesterly direction along the arc of a compound curve to the left having a radius of 25.00 feet, an arc length of 35.79 feet, an angle of 82°01'10", and a chord bearing North 66°15'13" West, for a distance of 32.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;

20) THENCE, in a northwesterly direction along the arc of a reverse curve to the right having a radius of 60.00 feet, an arc length of 51.59 feet, an angle of 49°15'48", and a chord bearing North 82°37'53" West, for a distance of 50.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, North 57°59'59" West, for a distance of 119.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the southerly right of way of Meridiana Parkway (Variable Width), a subdivision as per plot recorded under B.C.C.F. NO. 2021001846;

22) THENCE, in a northeasterly direction with said southerly right-of-way along the arc of a non-tangent curve to the right having a radius of 871.50 feet, an arc length of 317.40 feet, an angle of 20°52'02", and a chord bearing North 42°26'02" East, for a distance of 315.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner of said "Tract Two";

23) THENCE, South 30°06'57" East, with the westerly line of said "Tract Two" for a distance of 2134.74 feet to the POINT OF BEGINNING and containing 12.02 acres of land.



BENCHMARK:

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

**FINAL PLAT
MERIDIANA SECTION 4B EAST**

BEING A SUBDIVISION OF 12.02 ACRES
OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

45 LOTS 2 BLOCKS AND 2 RESERVES (0.502 Acres)

OWNER

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

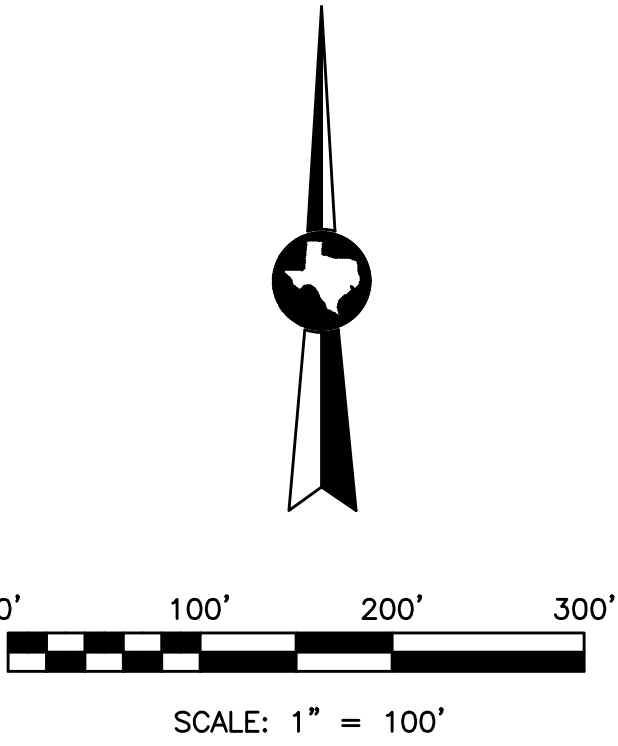
JANUARY 3, 2025

ENGINEER/SURVEYOR



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

SHEET 1 OF 2

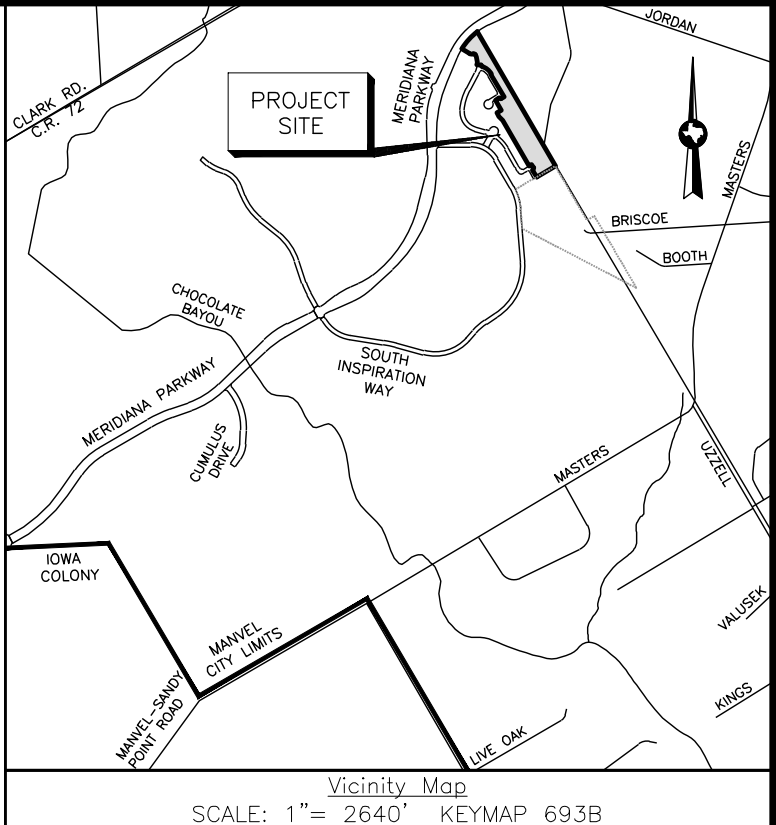


BENCHMARK:

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 36, 39 FEET SOUTH OF THE SOUTH RAIL, 35 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	50.0

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



LOT TABLE			
BLOCK	LOT	SQ. FT.	LOT WIDTH
1	1	11,057	65.00
1	2	9,898	65.00
1	3	10,028	65.00
1	4	10,470	65.00
1	5	14,131	69.75
1	6	12,834	65.00
1	7	10,297	65.00
1	8	8,580	65.00
1	9	8,580	65.00
1	10	8,580	65.00
1	11	8,580	65.00
1	12	8,580	65.00
1	13	8,580	65.00
1	14	8,580	65.00
1	15	8,580	65.00
1	16	8,580	65.00
1	17	8,580	65.00
1	18	8,580	65.00
1	19	8,580	65.00
1	20	8,580	65.00
1	21	8,580	65.00
1	22	8,580	65.00
1	23	8,580	65.00
1	24	8,580	65.00
1	25	8,580	65.00
1	26	9,086	68.83
1	27	8,992	65.82
1	28	12,005	65.76
1	29	17,728	65.75
1	30	11,121	65.75
1	31	9,176	60.00
2	1	9,117	62.33
2	2	8,452	66.91
2	3	8,320	65.00
2	4	8,320	65.00
2	5	8,320	65.00
2	6	8,320	65.00
2	7	8,320	65.00
2	8	8,320	65.00
2	9	8,320	65.00
2	10	8,320	65.00
2	11	8,320	65.00
2	12	8,821	65.00
2	13	9,679	67.00
2	14	11,887	65.00

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900130K, dated December 30, 2020, a portion of the property lies within Unshaded Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
- 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 EHR, 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 EHR.
- 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 Plot Records.
B.L. indicates Building Line.
FND. indicates Found.
I.R. indicates Iron Rod.
P.G. 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.
RES. indicates Reserve.
SQ. FT. indicates Square Foot.
U.E. indicates Utility Easement.
VOL. indicates Volume.
 indicates change in street name.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The 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.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No 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.
- 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.
- 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).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- No lots are 70' wide or greater.
- Development regulations and City permits are required on all property.
- This plat is subject to a Blanket Easement for Certain Utilities granted to CenterPoint Energy Houston Electric, LLC, and others, by instrument recorded Brazoria County Clerk's File No. 2024027748.
- Detention for this subdivision is to be provided by Meridiana Detention Pond D-2.

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,883 SQ. FT. / 0.4565 ACRES	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,980 SQ. FT. / 0.0455 ACRES	BRAZORIA COUNTY MUD NO. 57
TOTAL		21,863 SQ. FT. / 0.502 ACRES	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	S 90°00'00" E	35.36'
C2	25.00'	39.27'	S 75°06'57" E	35.36'
C3	225.00'	164.05'	N 51°00'11" W	160.44'
C4	25.00'	33.14'	N 35°54'40" W	30.77'
C5	275.00'	140.69'	N 10°35'16" W	139.16'
C6	25.00'	35.79'	N 66°15'13" W	32.81'
C7	60.00'	51.59'	N 82°37'53" W	50.01'
C8	871.50'	317.40'	N 42°26'02" E	315.65'
C9	300.00'	246.80'	S 19°30'00" E	239.90'
C10	500.00'	25.01'	S 28°40'58" E	25.01'
C11	50.00'	76.04'	S 16°18'58" W	68.92'
C12	60.00'	289.22'	N 30°49'51" E	80.15'
C13	25.00'	10.73'	S 23°22'30" E	10.65'
C14	325.00'	225.44'	S 15°48'13" E	220.94'
C15	25.00'	9.18'	S 37°46'11" E	9.13'
C16	50.00'	112.76'	S 16°18'58" W	90.34'
C17	25.00'	9.18'	S 21°02'22" E	9.13'
C18	25.00'	38.02'	S 16°18'58" W	34.46'
C19	300.00'	20.02'	S 05°58'49" W	20.02'
C20	525.00'	26.26'	S 28°40'58" E	26.26'
C21	475.00'	23.76'	S 28°40'58" E	23.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°07'05" W	108.00'
L2	N 30°07'05" W	50.00'
L3	S 59°52'55" W	38.78'
L4	N 43°27'51" W	71.50'
L5	N 30°06'57" W	62.43'
L6	N 59°53'03" E	69.50'
L7	N 30°06'57" W	160.28'
L8	N 59°53'03" E	50.00'
L9	N 59°53'03" E	50.00'
L10	N 59°53'03" E	50.00'
L11	N 59°53'03" E	50.00'
L12	N 46°55'55" E	25.00'
L13	S 27°15'00" E	34.93'
L14	S 59°52'55" W	61.91'
L15	N 73°41'02" W	8.60'
L16	N 04°45'51" E	28.92'
L17	N 29°42'20" E	74.56'
L18	N 71°00'06" E	48.59'
L19	S 79°56'41" E	38.12'
L20	S 07°53'33" W	22.69'

FINAL PLAT
MERIDIANA SECTION 4B EAST

BEING A SUBDIVISION OF 12.02 ACRES
OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

45 LOTS 2 BLOCKS AND 2 RESERVES (0.502 Acres)

OWNER

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

JANUARY 3, 2025

ENGINEER/SURVEYOR



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

SHEET 2 OF 2

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.

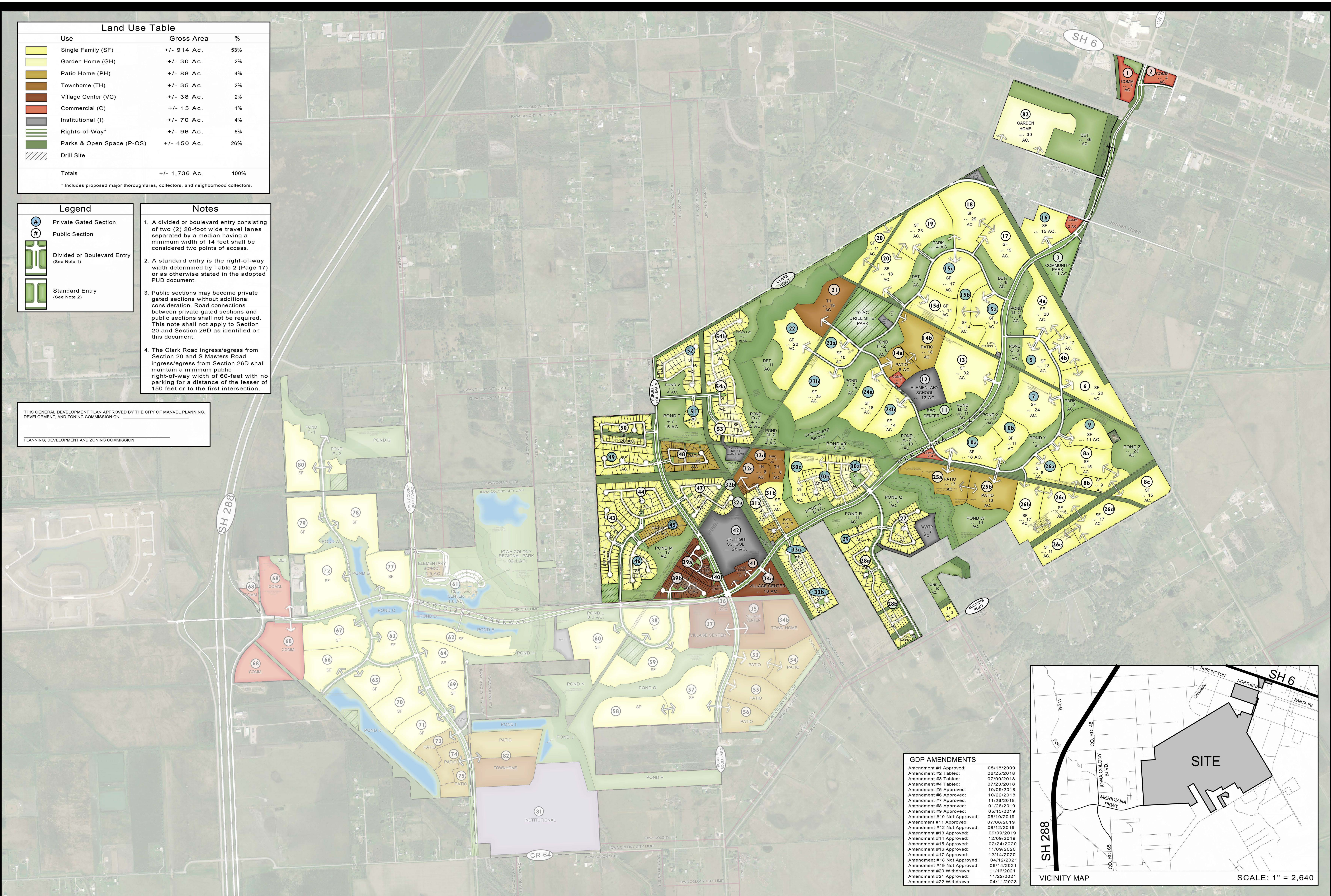
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

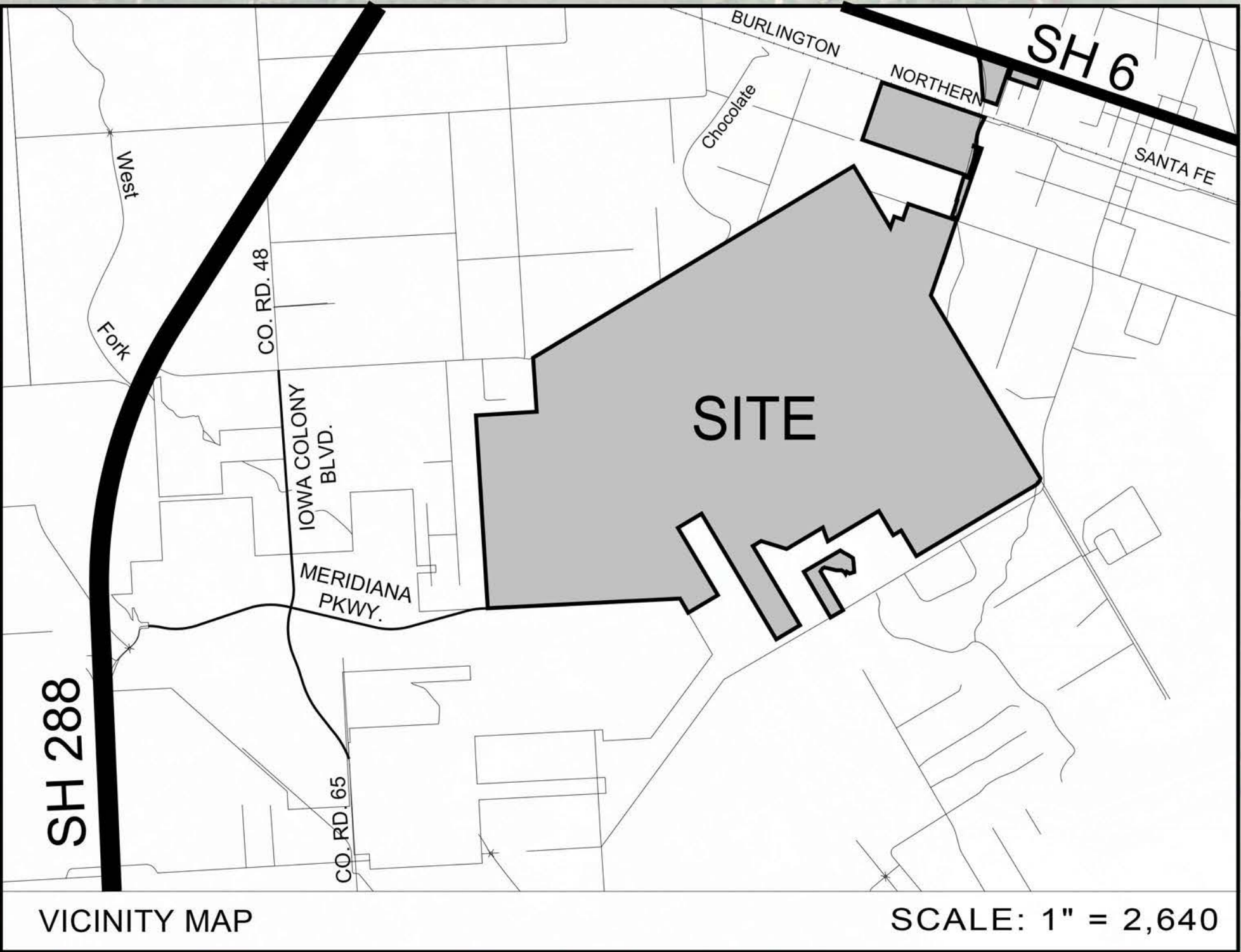
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 12/16/2024 (1/13/2024 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin 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 6 East
Being a subdivision of 23.67 acres out of the Oliver Hall Survey, Abstract 203;
Also being a partial replat of a portion of Lots 1 through 5 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

12/16/2024
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 6 East - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
January 13, 2025	January 13, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is 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 Meridiana Parkway along the eastern side of future South Inspiration Way, adjoining the southern boundary of recorded section 4A East.*
- *The proposed section includes single-family residential lots with a minimum 55 feet lot width.*
- *The proposed plat subdivides a 23.67-acre tract into 88 residential lots, 4 Blocks, and 4 reserves for landscaping, open space, utility purposes, and drainage.*
- *The proposed plat generally conforms to the preliminary plat that was approved on March 11, 2024.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 6 East Final Plat with one (1) condition. The condition includes:

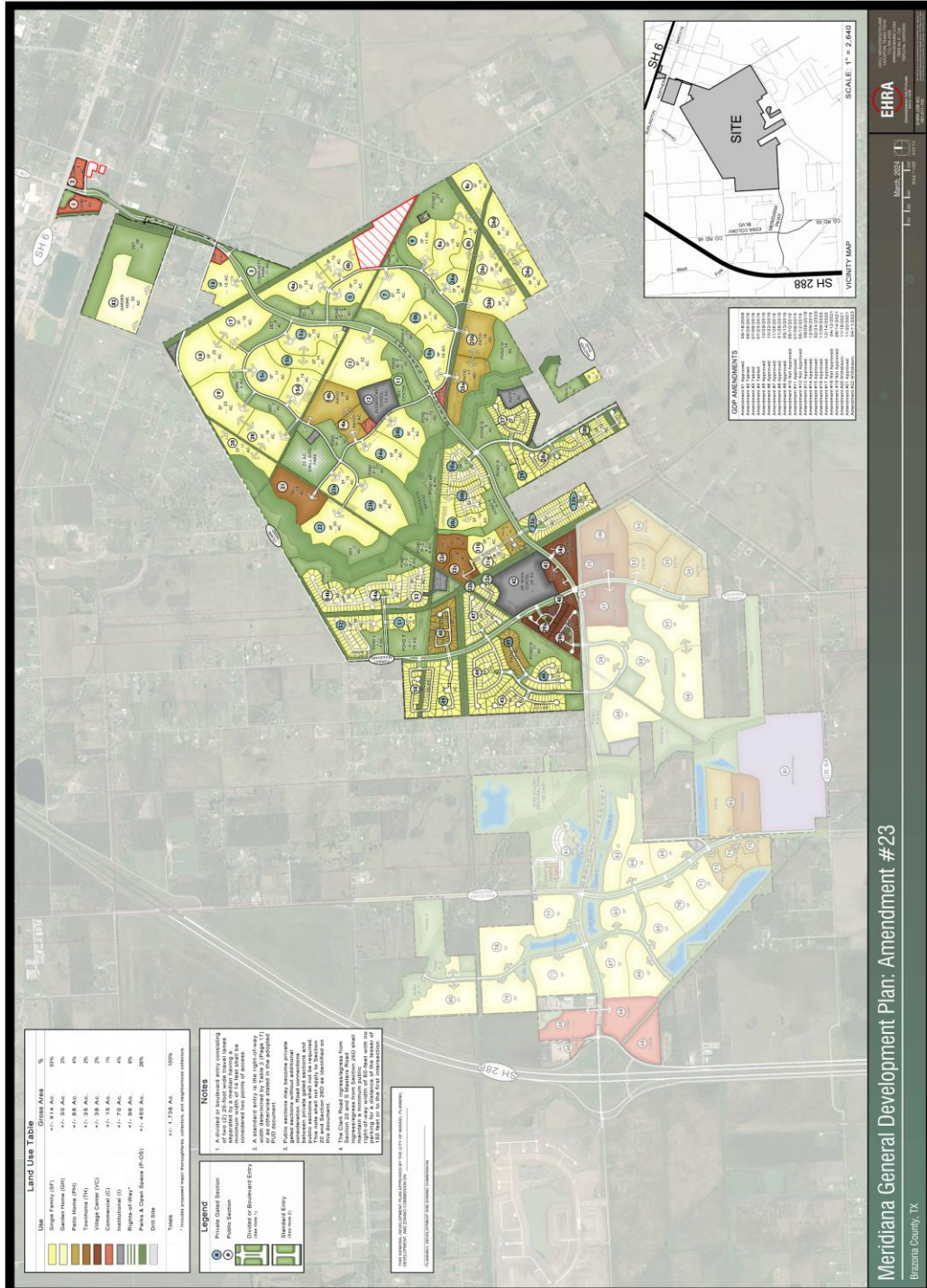
1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62-41(b)(18)).



DEVELOPMENT SERVICES DEPARTMENT

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

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



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 6 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 6 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 11th day of December, 2024.

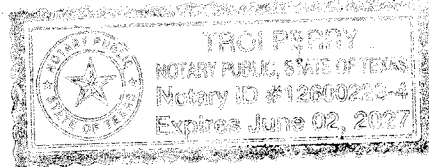
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

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

STATE OF TEXAS }
COUNTY OF HARRIS }

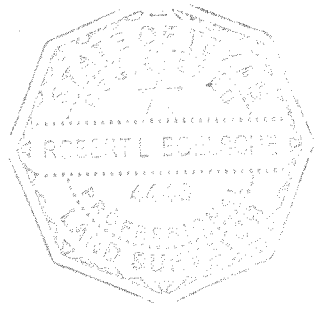
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and 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 11th day of December, 2024.



[Signature]
Notary Public in and for the
State of Texas
My Notary Commission Expires 6/2/27

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/angency 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.



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

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 6 EAST
BEING 23.67 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 23.67 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 1 THROUGH 5 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.) 2008039599, 2008039954, 2008030117, 2008016374, AND 2008041565, AND BEING A PORTION OUT OF 884.331 ACRES OF LAND CONVEYED TO GR-M1 UNDER B.C.C.F. NO. 2006035182; SAID 23.67 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 called for and found in the recognized survey line between said Hall Survey and the H.T. & E. R.R. CO. Survey, Section 62, Abstract 484, being at the original southeasterly corner of the said 884.331 acre tract, same being the northeasterly corner of said Lulling Stone Section One;

THENCE, South 30°16'05" East, along the said survey line and the easterly line of said Lulling Stone Section One, for a distance of 513.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for the easternmost northerly corner and the POINT OF BEGINNING of the herein described tract of land;

1) THENCE, South 30°16'05" East, continuing with the said survey line and the easterly line of said Lulling Stone Section One, for a distance of 1,151.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract of land;

2) THENCE, North 62°30'17" West, for a distance of 1,771.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 04°21'23" West, for a distance of 269.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

4) THENCE, in a northwesterly direction, along the arc of a curve to the left having a radius of 730.00 feet, an arc length of 281.87 feet, an angle of 22°07'23", and a chord bearing North 15°25'04" West, for a distance of 280.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the southwesterly corner of Meridiana Section 4A East, a subdivision as per plat recorded under B.C.C.F. NO. 2024009441, being the northwesterly corner of the herein described tract of land;

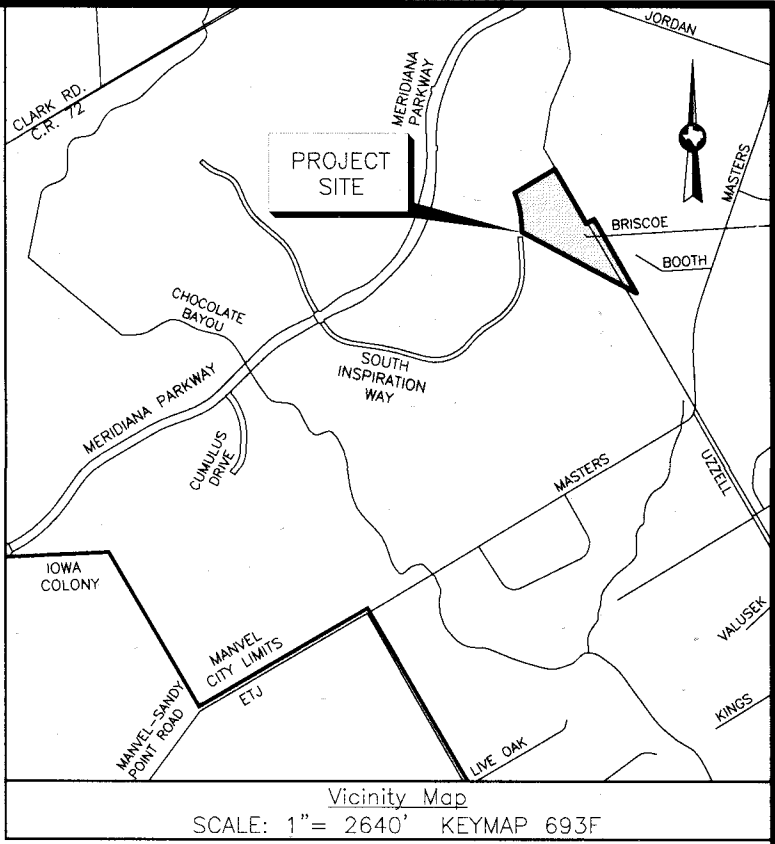
5) THENCE, North 59°52'55" East, with the southerly line of said Meridiana Section 4A East, passing at a distance of 340.26 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking the southeasterly corner of said Meridiana Section 4A East, and continuing for a total distance of 636.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the westerly line of a called 8.479 acre tract by deed under B.C.C.F. NO. 2010016893;

THENCE, with the westerly line of said 8.479 acre tract the following three (3) courses and distances:

6) THENCE, South 30°06'57" East, for a distance of 345.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for corner;

7) THENCE, South 30°16'05" East, for a distance of 513.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found for corner;

8) THENCE, North 59°53'03" East, for a distance of 120.00 feet to the POINT OF BEGINNING and containing 23.67 acres of land.



BENCHMARK:

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

FINAL PLAT MERIDIANA SECTION 6 EAST

BEING A SUBDIVISION OF 23.67 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 1 THROUGH 5 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.
88 LOTS 4 BLOCKS 4 RESERVES (1827 ACRES)

OWNER

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

JANUARY 3, 2025.

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- 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.
- 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 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.
- A.E. indicates Aerial Easement
B.C.M.U.D. NO. indicates Brazoria County Mud District Number
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.
P.V.T. indicates Private
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary 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) indicated Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
indicates street name change.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The 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, Brazoria County Drainage District #5.
- The terms and conditions of Ordinance number 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No 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.
- 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.
- 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).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- The percentage of lots 70' wide or greater is 9.09%.
- Development regulations and City permits are required on all property.
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors (Where applicable).
- Detention for this subdivision is to be provided by Meridiana Detention Pond Z.

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Width
1	1	7,168	57.29
1	2	8,336	73.04
1	3	7,297	57.56
1	4	10,333	57.50
1	5	11,642	57.50
1	6	7,156	57.67
1	7	8,098	55.00

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Width
2	1	8,098	55.00
2	2	6,792	55.23
2	3	14,506	55.00
2	4	13,294	56.08
2	5	7,066	56.20
2	6	7,112	56.00
2	7	7,112	56.00
2	8	7,112	56.00
2	9	7,112	56.00
2	10	7,112	56.00
2	11	7,112	56.00
2	12	7,112	56.00
2	13	7,425	55.99
2	14	7,232	56.29
2	15	12,968	55.94
2	16	7,047	55.01
2	17	6,636	55.03
2	18	6,600	55.00
2	19	8,118	55.00
2	20	7,517	55.71
2	21	6,720	56.00
2	22	6,720	56.00
2	23	7,322	56.00
2	24	9,572	55.00
2	25	10,789	98.49
2	26	13,304	127.82
2	27	9,279	91.22
2	28	10,760	80.00

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Width
2	29	8,242	57.02
2	30	12,135	55.00
2	31	9,670	55.00
2	32	8,180	55.00
2	33	6,985	55.00
2	34	7,078	55.74
2	35	13,018	55.00
2	36	28,233	83.43
2	37	7,874	57.52
2	38	8,188	55.04
2	39	7,922	55.28
2	40	7,717	55.26
2	41	7,431	55.01
2	42	7,425	55.00
2	43	7,425	55.00
2	44	7,425	55.00
2	45	7,425	55.00
2	46	7,425	55.00
2	47	7,425	55.00
2	48	7,425	55.00
2	49	7,425	55.00
2	50	7,425	55.00
2	51	7,425	55.00
2	52	7,425	55.00
2	53	7,425	55.00
2	54	7,840	55.00
2	55	9,415	55.00
2	56	9,508	55.00
2	57	9,996	55.00

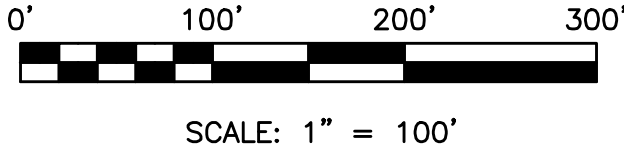
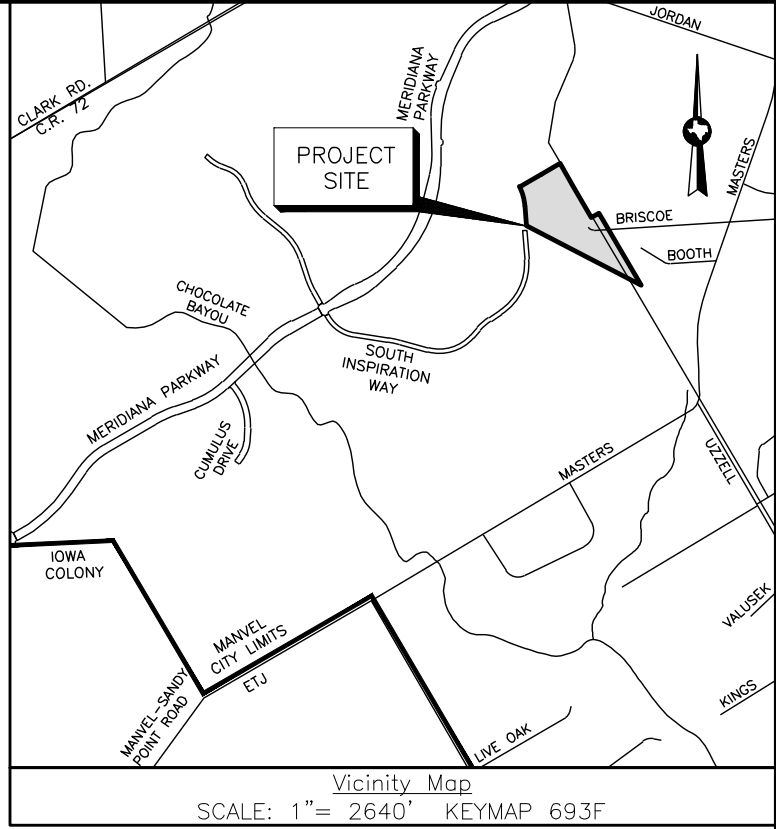
LOT SIZE TABLE			
Block	Lot	Sq. Feet	Width
3	1	8,832	55.00
3	2	6,600	55.00
3	3	6,600	55.00
3	4	6,600	55.00
3	5	8,014	57.04
3	6	7,769	55.00
3	7	6,600	55.00
3	8	6,600	55.00
3	9	6,600	55.00
3	10	6,600	55.00

LOT SIZE TABLE			
Block	Lot	Sq. Feet	Width
4	1	10,330	89.31
4	2	6,931	55.00
4	3	6,600	55.00
4	4	7,769	55.00
4	5	9,413	57.00
4	6	8,766	59.25
4	7	10,587	55.00
4	8	8,054	60.18
4	9	6,808	56.73
4	10	7,333	57.00
4	11	8,319	57.00
4	12	6,840	57.00
4	13	7,337	65.12
4	14	11,727	106.14

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	7,202 SQ.FT. / 0.165 ACRE	BRAZORIA COUNTY MUD NO. 57
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	47,071 SQ.FT. / 1.081 ACRE	BRAZORIA COUNTY MUD NO. 57
C	DRAINAGE	17,114 SQ.FT. / 0.393 ACRE	BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	8,184 SQ.FT. / 0.188 ACRE	BRAZORIA COUNTY MUD NO. 57
TOTAL		79,571 SQ.FT. / 1.827 ACRES	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°53'03" E	120.00'
L2	N 59°44'02" E	27.00'
L3	N 30°15'58" W	114.51'
L4	N 68°16'39" W	121.49'
L5	N 04°21'23" W	113.24'
L6	N 14°51'03" W	56.15'
L7	S 27°15'07" E	65.66'
L8	S 20°17'09" W	62.50'
L9	S 23°09'07" W	93.52'
L10	S 27°29'43" W	40.45'
L11	N 85°38'37" E	163.46'
L12	N 27°29'43" E	111.09'
L13	S 68°16'39" E	121.49'
L14	S 30°07'05" E	100.00'
L15	N 59°52'55" E	67.27'
L16	S 27°15'07" E	50.40'
L17	S 20°17'09" W	53.02'
L18	S 23°09'07" W	100.54'
L19	S 23°09'07" W	123.69'
L20	S 68°16'39" E	121.49'
L21	S 30°15'58" E	78.51'
L22	N 30°15'58" W	32.68'
L23	N 68°16'39" W	121.49'
L24	S 85°38'37" W	100.78'
L25	S 30°07'05" E	100.00'
L26	S 59°52'55" W	80.55'
L27	S 45°10'1" E	92.13'
L28	N 04°21'23" E	65.09'
L29	S 85°38'37" W	87.00'
L30	N 04°21'23" W	75.33'
L31	N 14°51'03" W	56.15'
L32	S 30°07'05" E	162.08'
L33	S 27°15'07" E	65.66'
L34	S 20°17'09" W	62.50'
L35	S 23°09'07" W	92.94'
L36	N 59°44'02" E	26.48'
L37	S 27°29'43" W	44.09'
L38	S 08°03'43" E	12.00'
L39	N 30°56'55" W	136.78'
L40	N 04°21'23" W	27.29'
L41	N 43°30'40" E	49.09'
L42	N 49°21'03" W	18.38'
L43	N 04°21'23" W	44.29'
L44	N 07°43'56" W	53.48'
L45	N 45°10'03" W	111.50'
L46	N 81°13'34" E	40.40'
L47	N 27°29'43" E	34.60'
L48	N 47°32'25" E	56.30'
L49	S 59°53'03" E	106.15'
L50	S 59°53'03" W	39.23'

CURVE TABLE		
CURVE	RADIUS	ARC LENGTH
C1	730.00'	281.87'
C2	200.00'	132.69'
C3	300.00'	30.23'
C4	200.00'	202.98'
C5	300.00'	54.95'
C6	50.00'	50.00'
C7	50.00'	78.54'
C8	500.00'	25.01'
C9	50.00'	41.48'
C10	500.00'	25.01'
C11	300.00'	22.74'
C12	300.00'	134.89'
C13	300.00'	22.74'
C14	25.00'	39.27'
C15	25.00'	9.18'
C16	50.00'	115.26'
C17	25.00'	9.18'
C18	525.00'	26.26'
C19	25.00'	9.18'
C20	50.00'	75.95'
C21	25.00'	6.08'
C22	525.00'	26.26'
C23	25.00'	37.37'
C24	25.00'	41.17'
C25	60.00'	272.10'
C26	25.00'	34.83'
C27	25.00'	37.46'
C28	225.00'	26.76'
C29	225.00'	149.27'
C30	25.00'	10.93'
C31	60.00'	292.54'
C32	25.00'	32.42'
C33	175.00'	116.10'
C34	325.00'	32.74'
C35	225.00'	153.30'
C36	25.00'	30.93'
C37	25.00'	39.27'
C38	25.00'	39.27'
C39	25.00'	9.18'
C40	50.00'	101.94'
C41	25.00'	9.18'
C42	275.00'	50.37'
C43	25.00'	39.27'
C44	25.00'	39.27'
C45	275.00'	69.90'
C46	25.00'	44.16'
C47	325.00'	59.53'
C48	25.00'	32.61'
C49	25.00'	39.27'
C50	25.00'	39.27'
C51	175.00'	103.84'
C52	25.00'	45.38'
C53	325.00'	88.56'
C54	25.00'	39.27'
C55	475.00'	23.76'
C56	25.00'	20.74'
C57	475.00'	23.76'
C58	25.00'	41.17'



MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1&2	50.0
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	48.0'
1% ANNUAL CHANCE FLOOD	45.7'
0.2% ANNUAL CHANCE FLOOD	45.0'

FINAL PLAT MERIDIANA SECTION 6 EAST

BEING A SUBDIVISION OF 23.67 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 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.
88 LOTS 4 BLOCKS 4 RESERVES (1827 ACRES)

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JANUARY 3, 2025

ENGINEER/SURVEYOR



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HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPEs 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.

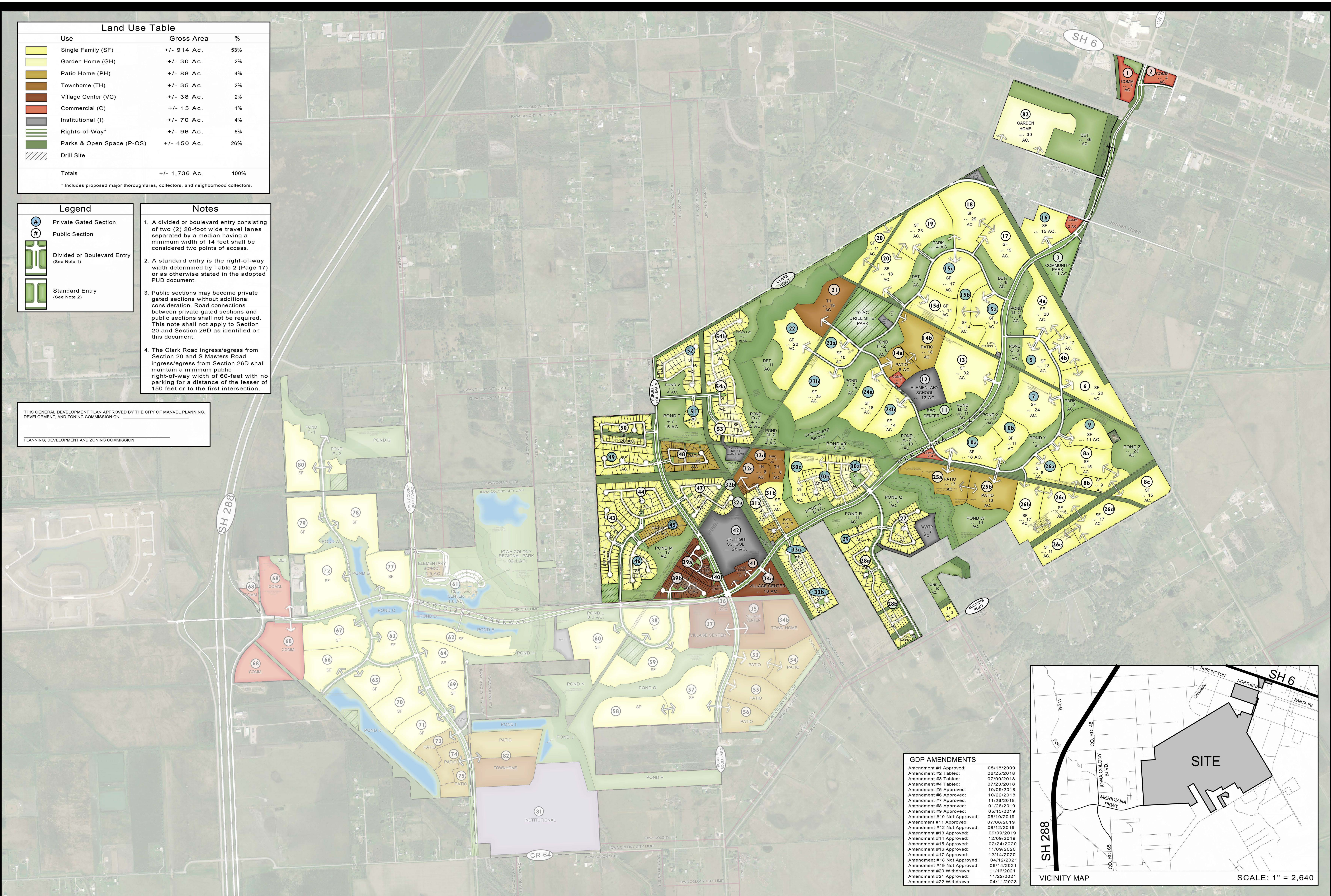
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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.

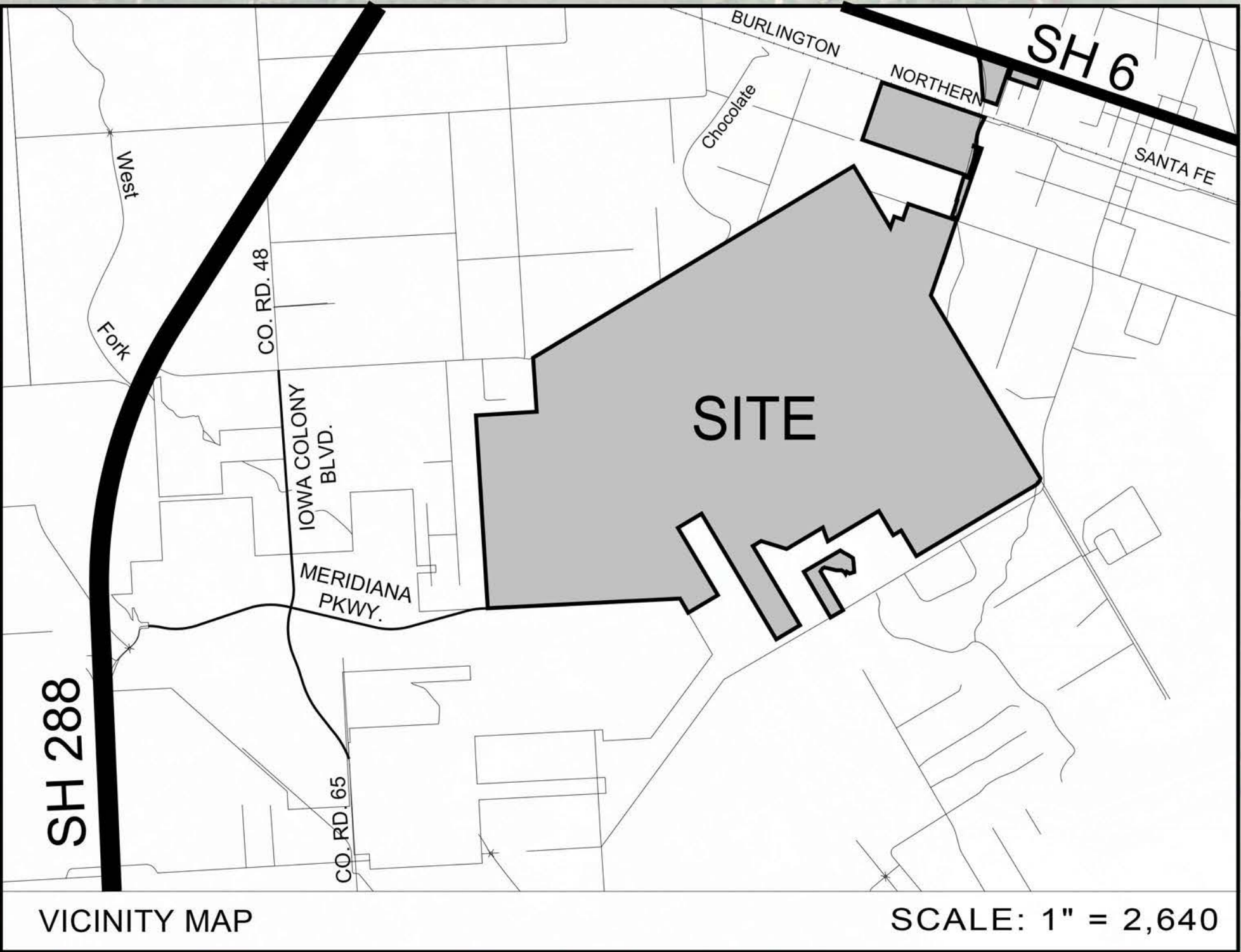
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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





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: 12/16/24 (1/13/2025 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 CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Jared Bowlin 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 Amending Plat for Sunset Gardens

Amending Plat No. 1, being a subdivision of 1.5819 acres out of the J.M. O'Donnell Survey, Abstract 470;
being an amending plat of Lots 9, 10, 11 and 13, Block 1, of Sunset Gardens as recorded in Volume
13, pages 47-48 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

12/16/2024
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:	Sunset Gardens Amending Plat No. 1
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	January 13, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services

BACKGROUND/ REVIEW NOTES

- *This proposed plat is designated for institutional use within the Meridiana Master Planned Development. As background, the Meridiana development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The 23rd amendment to Meridiana General Plan Development (GDP) was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The third amendment to Meridiana O-PUD was approved by the City Council on April 1, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The subject site is located on the eastern side of Meridian Parkway, at the southwest corner of the intersection of Rogers Road and Wilson Drive.*
- *The proposed plat subdivides 1.5819-acre tract into 2 blocks and 2 reserve for public facilities.*
- *The proposed plat generally conforms to the most recent approved GDP Amendment (No.23).*
- *The applicant has requested a 30-day extension in accordance with Texas Local Government Code Chapter 212.009, extending the deadline to February 12, 2025, allowing the plat to be addressed at the January 27, 2025, meeting. The extension was requested to accommodate unforeseen delays during the holiday period. With EHRA offices closed on December 31st and January 1st, the timeframe to finalize and resubmit the plat was significantly constrained. While all city comments on the plat were successfully addressed, the client was unavailable during this time to provide the required signatures on the mylars.*

STAFF RECOMMENDATION

The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before February 12, 2025.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit





MANVEL CITY COUNCIL

DATA SHEET

MEETING DATE: January 13, 2025

TOPIC: Consideration and possible action to approve a requested amendment to zoning and development-related provisions and requirements for the Manvel Town Center Planned Unit Development (PUD), as outlined in Exhibit E of Ordinance 2017-O-33, pertains to minimum parking requirements, lighting regulations, open storage allowance, signage requirements, and permitted uses.

BACKGROUND: Ordinance No. 2017-O-33 established the Manvel Town Center Planned Unit Development (PUD) district and outlined specific zoning and development standards. The Weitzman Group (the applicant), representing Manvel Town Center Ltd, has been working with staff to amend the PUD requirements. However, due to unexpected delays in obtaining authorization signatures from all property owners, the applicant requested the following variances under the existing PUD provisions, which were subsequently granted to facilitate the timely development of the proposed HEB and Lowe's.

1. Minimum One-Way Aisle Width: In November 2022, a variance was granted to HEB, allowing a reduction in the minimum one-way aisle width from 25 feet to 18 feet for a 60-degree parking angle.
2. Maximum Height for Main HEB and Lowe's Wall Signs: In September 2023 and October 2024, variances were granted allowing the main wall signs for HEB and Lowe's to reach a maximum height of 120 inches.
3. Minimum Parking Spaces for Lowe's: In October 2024, a variance was granted reducing the required parking spaces for Lowe's from 5.0 spaces to 4.0 spaces per 1,000 square feet of gross leasable floor area, plus an additional 2.0 parking spaces per 1,000 square feet of floor area designated as an outdoor garden center.
4. Use of Off-Street Parking for Open Storage at Lowe's: In October 2024, a variance was granted permitting Lowe's to utilize up to 12% of off-street parking spaces for long-term and seasonal storage of inventory, equipment, vehicles, or other business-related property.

After obtaining authorization signatures from all property owners, the applicant is requesting an amendment to Ordinance No. 2017-O-33 to include specific language in the PUD document to allow the following:

1. Parking Reduction: Reduce the required number of parking spaces from 5.0 spaces to 4.0 spaces per 1,000 square feet of gross leasable floor area for any building with 80,000 square feet or more, plus an additional 2.0 parking spaces for each 1,000 square feet of the floor area designated as an outdoor garden center.
2. Lighting Regulations: Replace the Outdoor Lighting requirements with those based on the City of Manvel Regulations rather than Fort Bend County Regulations. Additionally, specify that all newly installed exterior Modules/Fixtures within the development must be LED.
3. Use of Off-Street Parking for Open Storage: Allowance to utilize a maximum of 12% of off-street parking spaces for long-term and seasonal storage of inventory, equipment, vehicles, or other business-related property for buildings with 80,000 square feet of gross leasable floor area or more.
4. Signage:

- a) Multi-Tenant Pylon Signs approval: Clarify that “One Multi-Tenant Pylon Sign is permitted for each entrance in the development from S.H. 288 and S.H. 6” along with removing approval requirement by the Texas Department of Transportation (TxDOT).
 - b) Single Tenant Monument/Pylon Signs: Revise the regulation to allow one monument sign on each street when streets are public roadways/highways, instead of only thoroughfares, and remove the requirement for a minimum distance of 100 feet between these signs.
 - c) Include Multi-Tenant Monument Signs with definition and minimum size requirement (maximum of 5 feet height and 50 square feet area).
 - d) Wall Mounted Signage Height: Include a maximum letter height of 120 inches for individual uses with a gross floor area greater than 8,000 square feet. Additionally, update the standards for anchor tenants with a gross floor area of over 120,000 square feet as follows:
 - i. Wall-mounted signage lettering may not exceed 130 inches in height.
 - ii. Wall-mounted logos, symbols, and related branding shall not exceed 198 inches in height.
 - e) General Signage Requirements: Include that directional/informational signs are not subject to limitations on size, height, number, or minimum distance requirements. Additionally, specify the following minimum distance requirements between other types of signage:
 - i. 100 feet (100') distance between Multi-Tenant Pylon signs.
 - ii. 25 feet between Single Tenant Monument/Pylon Signs.
 - iii. 50 feet (50') between Multi-Tenant Monument Signs.
 - iv. 60 feet (60') between Fuel Station Signage.
5. Permitted Uses: Add the following land uses that shall be permitted by right in addition to all uses permitted within the Light Commercial zoning district at the time the PUD document is approved by City Council, even if the then zoning code requires a Specific Use Permit (SUP):
- o Convenience Stores/Gas Stations (maximum of three within the PUD)
 - o All other General Merchandise Stores (any conditions on distance requirements and/or Gross Floor Area requirements for fresh produce, meat and dairy products shall not apply within the PUD)
 - o Ambulatory Health Care Services
 - o Medical and Dental Uses
 - o Other Personal Care Services including Massage Establishment
 - o Nail Salons

Staff Findings: The proposed amendments for the Manvel Town Center Planned Unit Development (PUD) reflect the evolving needs of the development and are aligned with the commercial nature of the project. The requested adjustments—ranging from parking reductions and updated lighting regulations to modifications in signage standards, and use allowances offer greater flexibility for large-scale retail operations like HEB and Lowe’s, while ensuring that the overall development remains functional, visually appealing, and consistent with the city’s goals. The proposed changes to landuse allowance will remove additional Specific Use Permit process for uses that were anticipated and allowed at the time of PUD creation. These changes are reasonable and will help the area develop efficiently, but ongoing monitoring is needed to ensure the revised standards are followed.

RECOMMENDATION: Staff recommends approval of the amendment to zoning and development-related provisions and requirements for the Manvel Town Center Planned Unit Development (PUD), as outlined in Exhibit E of Ordinance 2017-O-33, pertains to minimum parking requirements, lighting regulations, open storage allowance, signage requirements, and permitted uses.

ATTACHMENTS: Ordinance No. 2025-O-1, Manvel Town Center PUD Amendment Application packet.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ellie Roohbakhsh / Assistant Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

REZONING APPLICATION**PROJECT INFORMATION**

Project Name: Manvel Town Center

Project Location/Address: See attached list

Legal Description: See attached List

Current Zoning: PUD Proposed Zoning: PUD

Parcel/Tax ID# (s): See attached list Total Acreage: 268.62 Proposed Land Use: Mixed use

APPLICANT INFORMATION

Applicant Name: Steve Chandler

Company Name: Weitzman

Address: 1800 Bering Drive STE 550 City: Houston State: TX Zip: 77057

Phone #: 713-781-7111 Email: schandler@weitzmangroup.com
additional: ehancock@weitzmangroup.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Town Center LTD / Manvel North 40 Acres LTD / Manvel South 32 Acres LTD (Parcel list attached)

Address: 1800 Bering Drive STE 550 City: Houston State: TX Zip: 77057

Phone #: 713-781-7111 Email: schandler@weitzmangroup.com
additional: ehancock@weitzmangroup.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

Owner's Signature (REQUIRED)

Date



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to rezoning applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	✓
One (1) Legal Description of Property (metes & bounds description if not platted)	M&B provided
One (1) Copy of Recorded Plat (if platted)	N/A
One (1) Applicant Letter of Request	✓
Traffic Impact Analysis, if applicable	N/A
Paid Application Fee	✓

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.


Applicant Signature

9-10-24
Date

BCAD ID	Geo ID	Address	Owner Name	Legal Description
709737	6514-0001-000	17119 HWY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE A ACRES 12.13
167681	0291-0004-000	S HIGHWAY 6 NAR MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 48 ACRES 1.747 (MANVEL)
167686	0291-0007-000	S HIGHWAY 6 OFF MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 48A-49 ACRES 9.9688 (MANVEL)
167708	0291-0023-110	S HIGHWAY 6 OFF MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 56 ACRES 8.61 (MANVEL)
167718	0291-0043-000	S HIGHWAY 288 MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 57 ACRES 4.6034 (MANVEL)
167722	0291-0044-000	S HIGHWAY 6 OFF MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 47 ACRES 0.646 (MANVEL)
173476	0460-0008-000	S HIGHWAY 288 MANVEL, TX	MANVEL TOWN CENTER LTD	A0460 H T & B R R TRACT 4 (MANVEL) ACRES 8.097
709738	6514-0001-001	HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE B ACRES 20.41
709739	6514-0001-002	17213 HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE C2 (REPLAT) ACRES 1.067
709740	6514-0001-003	17300 HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE D ACRES 1.462
709750	6514-0001-004	17205 HIGHWAY 6 A MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE C1 (REPLAT) ACRES .5727
713693	6514-1201-000	HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08
689016	0291-0023-113		MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT PART OF ABANDONED 40' ROW ACRES .9324
713721	6514-0100-000		MANVEL TOWN CENTER LTD	MANVEL TOWN CTR DET PONDS & MUD FACILITIES (A0291) (MANVEL) BLK 2 LOT RESERVE A (DETENTION / DRAINAGE) ACRES 6.93
713723	6514-0100-002		MANVEL TOWN CENTER LTD	MANVEL TOWN CTR DET PONDS & MUD FACILITIES (A0291) (MANVEL) BLK 1 LOT RESERVE C (DETENTION / DRAINAGE) ACRES 8.267
167692	0291-0012-110	S HIGHWAY 6 TX 77583	MANVEL SOUTH 32 ACRES LTD	A0291 H T & B R R TRACT 24-32B ACRES 12.817 (MANVEL)
167694	0291-0012-112	HIGHWAY 6 TX	MANVEL SOUTH 32 ACRES LTD	A0291 H T & B R R TRACT 32 ACRES 5.862 (MANVEL)
178639	0560-0011-000	SH 288 OFF TX	MANVEL SOUTH 32 ACRES LTD	A0560 H T & B R R, TRACT 244, ACRES 4.273
178640	0560-0011-012	SH 6 OFF TX	MANVEL SOUTH 32 ACRES LTD	A0560 H T & B R R, TRACT 243A, ACRES 0.460
178682	0560-0029-000	COUNTY ROAD 190 ROW TX	MANVEL SOUTH 32 ACRES LTD	A0560 H T & B R R, TRACT 245, ACRES 8.000
595941	0291-0013-111		MANVEL SOUTH 32 ACRES LTD	A0291 H T & B R R TRACT 23A1 ACRES 1.07
167699	0291-0017-000	17027 HIGHWAY 6 TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 34 ACRES 10.3
167679	0291-0001-000	COUNTY ROAD 48 OFF TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 20 ACRES 10.3 (MANVEL)
167703	0291-0020-000	COUNTY ROAD 48 OFF TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 18 ACRES 9.3 (MANVEL)
167710	0291-0024-000	COUNTY ROAD 48 OFF TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 19 ACRES 10.3 (MANVEL)
173447	0460-0001-000	S HIGHWAY 288 MANVEL, TX	72 ACRES ON 288 LTD	A0460 H T & B R R TRACT 2A-3B1 ACRES 79.088
689010	0291-0023-111		72 ACRES ON 288 LTD	A0291 H T & B R R TRACT PT OF ABANDONED 40' ROW (20 X 22.41') ACRES 0.0103
578743	0291-0008-110	COUNTY ROAD 48	JAA INVESTMENTS LLC	A0291 H T & B R R TRACT 13 (UND INT) ACRES 5.74 (MANVEL)
167689	0291-0009-000	S HIGHWAY 6 AT COUNTY ROAD 48 ,	18 Acres - Highway 6 (ARGOVITZ-HAGAMAN)	A0291 H T & B R R TRACT 6-6A-7 ACRES 15.0092 (MANVEL)
657269	0291-0020-001	MUD Director Lot	Lori Victory	A0291 H T & B R R TRACT 18A (DIRECTOR LOT 1) ACRES 0.2 (MANVEL)
657270	0291-0020-002	MUD Director Lot	Thomas Arnold	A0291 H T & B R R TRACT 18B (DIRECTOR LOT 2) ACRES 0.2 (MANVEL)
657271	0291-0020-003	MUD Director Lot	Christopher Verret	A0291 H T & B R R TRACT 18C (DIRECTOR LOT 3) ACRES 0.2 (MANVEL)
657272	0291-0020-004	MUD Director Lot	Jeremy Lilley	A0291 H T & B R R TRACT 18D (DIRECTOR LOT 4) ACRES 0.2 (MANVEL)
657273	0291-0020-005	MUD Director Lot	Chris Hanvey	A0291 H T & B R R TRACT 18E (DIRCETOR LOT 5) ACRES 0.2 (MANVEL)



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

18 Acres – Highway 6
2350 Westcreek Lane, Suite 2115
Houston, Texas 77027

September 10, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

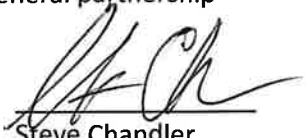
18 Acres – Highway 6, a Texas general partnership (the "Partnership"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of the Partnership's knowledge and belief, true, and correct. The Partnership appoints Steve Chandler, as Power of Attorney for Darryl M. Burman, in Darryl M. Burman's capacity as Agent of the Partnership, to act as the Partnership's representative for the rezoning of the applicable portion of the Property with respect to the proposed PUD amendment to Ordinance No. 2017-O-33 (the "Project"). The Partnership agrees to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, the Partnership understands that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this Project – up to and including rejecting the Project and forfeiting any fees paid.

Please contact Erin Hancock directly at 713-781-7111 if you have any questions.

Sincerely,

18 Acres – Highway 6,
a Texas general partnership

By:

Name: 
Steve Chandler

Title: Power of Attorney for Darryl M. Burman, Agent of 18 Acres – Highway 6

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

ID	GEO ID	Address	Owner Name	Legal Description
167689	0291-0009-000	S HIGHWAY 6 AT COUNTY ROAD 48	18 ACRES – HIGHWAY 6**	A0291 H T & B R R TRACT 6-6A-7 ACRES 15.0092 (MANVEL)

**Property identified as ARGOVITZ-HAGAMAN on BCAD



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

72 Acres on 288, Ltd.
3102 Maple Ave., Suite 500
Dallas, TX 75201

August ~~30~~, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

72 Acres on 288, Ltd., a Texas limited partnership (the "Company"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of the Company's knowledge and belief, true, and correct. The Company appoints Steve Chandler, Vice President of 72 Acres on 288 One, L.C., the Company's general partner, to act as the Company's representative for rezoning of the applicable portion of the Property with respect to the proposed PUD amendment to Ordinance No. 2017-O-33 (the "Project"). The Company agrees to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, the Company understands that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this Project – up to and including rejecting the Project and forfeiting any fees paid.

Please contact Erin Hancock directly at 713-781-7111 if you have any questions.

Sincerely,

72 Acres on 288, Ltd.,
a Texas limited partnership

By: 72 Acres on 288 One, L.C.,
a Texas limited liability company,
its general partner

By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

ID	GEO ID	Address	Owner Name	Legal Description
173447	0460-0001-000	S HIGHWAY 288 MANVEL, TX	72 ACRES ON 288 LTD	A0460 H T & B R R TRACT 2A-3B1 ACRES 79.088
689010	0291-0023-111		72 ACRES ON 288 LTD	A0291 H T & B R R TRACT PT OF ABANDONED 40' ROW (20 X 22.41') ACRES 0.0103



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

JAA Investments
2350 Westcreek Lane, Suite 2115
Houston TX, 77027

September 10, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

JAA Investments, a Texas General Partnership (the "Partnership"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of the Company's knowledge and belief, true, and correct. The Company appoints Steve Chandler, as Power of Attorney for Darryl M. Burman, in Darryl M. Burman's capacity as Agent of the Partnership to act as the Company's representative for the rezoning of the applicable portion of the Property with respect to the proposed PUD amendment to Ordinance No. 2017-O-33 (the "Project"). The Company agrees to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, the Company understands that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this Project – up to and including rejecting the Project and forfeiting any fees paid.

Please contact Erin Hancock directly at 713-781-7111 if you have any questions.

Sincerely,

JAA Investments,
A Texas General Partnership

By: 
Name: Steve Chandler
Title: Power of Attorney for Darryl M. Burman, Agent of JAA Investments

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

ID	GEO ID	Address	Owner Name	Legal Description
578743	0291-0008-110	COUNTY ROAD 48	JAA INVESTMENTS LLC	A0291 H T & B R R TRACT 13 (UND INT) ACRES 5.74 (MANVEL)



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Manvel North 40 Acres, Ltd.
3102 Maple Ave., Suite 500
Dallas, TX 75201

August ~~30~~ 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

Manvel North 40 Acres, Ltd., a Texas limited partnership (the "Company"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of the Company's knowledge and belief, true, and correct. The Company appoints Steve Chandler, Vice President of Manvel North 40 Acres One, L.C., the Company's general partner, to act as the Company's representative for the rezoning of the applicable portion of the Property with respect to the proposed PUD amendment to Ordinance No. 2017-O-33 (the "Project"). The Company agrees to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, the Company understands that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this Project – up to and including rejecting the Project and forfeiting any fees paid.

Please contact Erin Hancock directly at 713-781-7111 if you have any questions.

Sincerely,

Manvel North 40 Acres, Ltd.,
a Texas limited partnership

By: Manvel North 40 Acres One, L.C.,
a Texas limited liability company,
its general partner

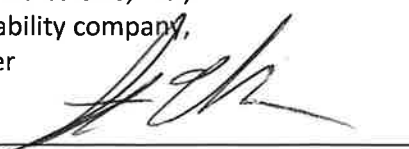
By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

ID	GEO ID	Address	Owner Name	Legal Description
167699	0291-0017-000	17027 HIGHWAY 6 TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 34 ACRES 10.3
167679	0291-0001-000	COUNTY ROAD 48 OFF TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 20 ACRES 10.3 (MANVEL)
167703	0291-0020-000	COUNTY ROAD 48 OFF TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 18 ACRES 9.3 (MANVEL)
167710	0291-0024-000	COUNTY ROAD 48 OFF TX	MANVEL NORTH 40 ACRES LTD	A0291 H T & B R R TRACT 19 ACRES 10.3 (MANVEL)



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Manvel South 32 Acres, Ltd.
3102 Maple Ave., Suite 500
Dallas, TX 75201

August ~~30~~ 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

Manvel South 32 Acres, Ltd., a Texas limited partnership (the "Company"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of the Company's knowledge and belief, true, and correct. The Company appoints Steve Chandler, Vice President of Manvel South 32 Acres One, L.C., the Company's general partner, to act as the Company's representative for the rezoning of the applicable portion of the Property with respect to the proposed PUD amendment to Ordinance No. 2017-O-33 (the "Project"). The Company agrees to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, the Company understands that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this Project – up to and including rejecting the Project and forfeiting any fees paid.

Please contact Erin Hancock directly at 713-781-7111 if you have any questions.

Sincerely,

Manvel South 32 Acres, Ltd.,
a Texas limited partnership

By: Manvel South 32 Acres One, L.C.,
a Texas limited liability company,
its general partner

By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

ID	GEO ID	Address	Owner Name	Legal Description
167692	0291-0012-110	S HIGHWAY 6 TX 77583	MANVEL SOUTH 32 ACRES LTD	A0291 H T & B R R TRACT 24-32B ACRES 12.817 (MANVEL)
167694	0291-0012-112	HIGHWAY 6 TX	MANVEL SOUTH 32 ACRES LTD	A0291 H T & B R R TRACT 32 ACRES 5.862 (MANVEL)
178639	0560-0011-000	SH 288 OFF TX	MANVEL SOUTH 32 ACRES LTD	A0560 H T & B R R, TRACT 244, ACRES 4.273
178640	0560-0011-012	SH 6 OFF TX	MANVEL SOUTH 32 ACRES LTD	A0560 H T & B R R, TRACT 243A, ACRES 0.460
178682	0560-0029-000	COUNTY ROAD 190 ROW TX	MANVEL SOUTH 32 ACRES LTD	A0560 H T & B R R, TRACT 245, ACRES 8.000
595941	0291-0013-111		MANVEL SOUTH 32 ACRES LTD	A0291 H T & B R R TRACT 23A1 ACRES 1.07



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Manvel Town Center, Ltd.
3102 Maple Ave., Suite 500
Dallas, TX 75201

August ~~20~~²⁰, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

Manvel Town Center, Ltd., a Texas limited partnership (the "Company"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of the Company's knowledge and belief, true, and correct. The Company appoints Steve Chandler, Vice President of Manvel Town Center One, L.C., the Company's general partner, to act as the Company's representative for the rezoning of the applicable portion of the Property with respect to the proposed PUD amendment to Ordinance No. 2017-O-33 (the "Project"). The Company agrees to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, the Company understands that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this Project – up to and including rejecting the Project and forfeiting any fees paid.

Please contact Erin Hancock directly at 713-781-7111 if you have any questions.

Sincerely,

Manvel Town Center, Ltd.,
a Texas limited partnership

By: Manvel Town Center One, L.C.,
a Texas limited liability company,
its general partner

By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A**LEGAL DESCRIPTIONS OF PROJECT PROPERTY**

ID	GEO ID	Address	Owner Name	Legal Description
709737	6514-0001-000	17119 HWY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE A ACRES 12.13
167681	0291-0004-000	S HIGHWAY 6 NAR MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 48 ACRES 1.747 (MANVEL)
167686	0291-0007-000	S HIGHWAY 6 OFF MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 48A-49 ACRES 9.9688 (MANVEL)
167708	0291-0023-110	S HIGHWAY 6 OFF MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 56 ACRES 8.61 (MANVEL)
167718	0291-0043-000	S HIGHWAY 288 MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 57 ACRES 4.6034 (MANVEL)
167722	0291-0044-000	S HIGHWAY 6 OFF MANVEL, TX	MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT 47 ACRES 0.646 (MANVEL)
173476	0460-0008-000	S HIGHWAY 288 MANVEL, TX	MANVEL TOWN CENTER LTD	A0460 H T & B R R TRACT 4 (MANVEL) ACRES 8.097
709738	6514-0001-001	HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE B ACRES 20.41
709739	6514-0001-002	17213 HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE C2 (REPLAT) ACRES 1.067
709740	6514-0001-003	17300 HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE D ACRES 1.462
709750	6514-0001-004	17205 HIGHWAY 6 A MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER SEC 1 (A0291) (MANVEL) LOT RESERVE C1 (REPLAT) ACRES .5727
713693	6514-1201-000	HIGHWAY 6 MANVEL, TX 77578	MANVEL TOWN CENTER LTD	MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08
689016	0291-0023-113		MANVEL TOWN CENTER LTD	A0291 H T & B R R TRACT PART OF ABANDONED 40' ROW ACRES .9324
713721	6514-0100-000		MANVEL TOWN CENTER LTD	MANVEL TOWN CTR DET PONDS & MUD FACILITIES (A0291) (MANVEL) BLK 2 LOT RESERVE A

				(DETENTION / DRAINAGE) ACRES 6.93
713723	6514-0100-002		MANVEL TOWN CENTER LTD	MANVEL TOWN CTR DET PONDS & MUD FACILITIES (A0291) (MANVEL) BLK 1 LOT RESERVE C (DETENTION / DRAINAGE) ACRES 8.267



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Chris Hanvey

Owner Name

867 MYRTLEA LN

Owner Address

HOUSTON, TX

77079-3626

Owner City, State

Zip

9/6/2024

Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Chris Hanvey, certify that I am the owner of the project property located at
COUNTY ROAD 48 OFF TX and that the forgoing statements and answers made and all
data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief,
true, and correct. I appoint Steve Chandler with the company
Weitzman (if applicable) to act as my representative for this project. I agree to be
responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand
that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to
remit payment for services can lead to delays in this project – up to and including rejecting the project and
forfeiting any fees paid.

Please contact me directly at jholoubek@abhr.com if you have any questions.

Sincerely,

Owner Name Chris Hanvey

Owner Signature [Signature]



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Christopher Verret
Owner Name

1438 COUNTRY PARK DR
Owner Address

KATY, TX 77450-4639
Owner City, State Zip

9-4-2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Christopher Verret, certify that I am the owner of the project property located at COUNTY ROAD 48 OFF TX and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Steve Chandler with the company Weitzman (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at jholoubek@abhr.com if you have any questions.

Sincerely,

Owner Name Christopher Verret

Owner Signature [Signature]



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Jeremy Lilley
Owner Name

3401 LOUISIANA ST STE 400
Owner Address

HOUSTON, TX 77002-9552
Owner City, State Zip

8-19-24
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, JEREMY LILLEY, certify that I am the owner of the project property located at
COUNTY ROAD 48 OFF TX and that the forgoing statements and answers made and all
data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief,
true, and correct. I appoint Steve Chandler with the company
Weitzman (if applicable) to act as my representative for this project. I agree to be
responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand
that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to
remit payment for services can lead to delays in this project – up to and including rejecting the project and
forfeiting any fees paid.

Please contact me directly at jholoubek@abhr.com if you have any questions.

Sincerely,

Owner Name Jeremy Lilley

Owner Signature [Signature]



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Lori Victory

Owner Name

6106 CLARKSON LANE Unit A

Owner Address

HOUSTON, TX 77055-5446

Owner City, State Zip

8/19/2024

Date

Development Services

20025 Highway 6

Manvel, TX 77578

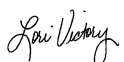
Dear City of Manvel Development Services,

I, Lori Victory, certify that I am the owner of the project property located at COUNTY ROAD 48 OFF TX and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Steve Chandler with the company Weitzman (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at jholoubek@abhr.com if you have any questions.

Sincerely,

Owner Name Lori Victory

Owner Signature 



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

Thomas Arnold
Owner Name

404 OXFORD ST #1142
Owner Address

HOUSTON, TX 77007-2674
Owner City, State Zip

8/23/2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

I, Thomas Arnold, certify that I am the owner of the project property located at COUNTY ROAD 48 OFF TX and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Steve Chandler with the company Weitzman (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at jholoubek@abhr.com if you have any questions.

Sincerely,

Owner Name THOMAS ARNOLD

Owner Signature [Signature]

ORDINANCE NO. 2025-O-01

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

WHEREAS, Manvel Town Center, Ltd. is the owner (the "Owner") of land in the general area of the northwest corner of the intersection of Hwy 288 and west of SH 6 comprising approximately 248.53 acres and mostly within the boundaries of Brazoria County Municipal Utility District No. 42, same being more particularly described by Exhibit A- Area Map, Exhibit B- Survey and Exhibit C - Metes and bounds descriptions, attached hereto and for all things made a part hereof; and

WHEREAS, three parcels have been added to Manvel Town Center development since the original zoning change in 2011 totaling approximately 20.09 acres and mostly within the boundaries of Brazoria County Municipal Utility District No. 42, same being more particularly described by Exhibit D, attached hereto and for all things made a part hereof; and

WHEREAS, the development is named the Manvel Town Center development; and

WHEREAS, in 2017 the 268.618 acres was re-zoned from Light Commercial (LC) District to the Planned Unit Development (PUD) District, and a PUD Document was approved regarding development regulations; and

WHEREAS, the Owner, ("Applicant"), has made an application to the City for amendment of the Planned Unit Development (PUD) District to amend the PUD document provisions relating to minimum parking requirements, lighting, allowance for open storage, signage, and permitted uses; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended approval of the application, and the City Council deems it appropriate to grant such request, subject to certain regulations, restrictions, and conditions; now, therefore,

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

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

Section 2. The Planned Unit Development (PUD) District of Manvel Town Center, which was approved by Ordinance No. 2017-O-33, is amended by amending the Manvel Town Center PUD Document provisions related to minimum parking requirements, lighting, allowance for open storage, signage, permitted uses, and fences requirements. The revised Manvel Town Center PUD Document is hereby attached as Exhibit E, attached hereto and for all things made a part hereof.

Section 3. Development of the Property shall strictly comply with the Manvel Town Center PUD Document.

Section 4. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said land, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 5. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said 268.618 total acres of land, more or less, as described and as provided in Section 2 and Section 3 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 6. The City Council hereby finds and determines that said rezoning comports to the City's comprehensive land use plan, and to the extent of any conflict, amends said comprehensive land use plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED ON FIRST READING on this _____ day of _____ ,
20____ .

PASSED, APPROVED, AND ADOPTED ON SECOND READING on this _____ day of _____
, 20____.

Dan Davis, Mayor

ATTEST:

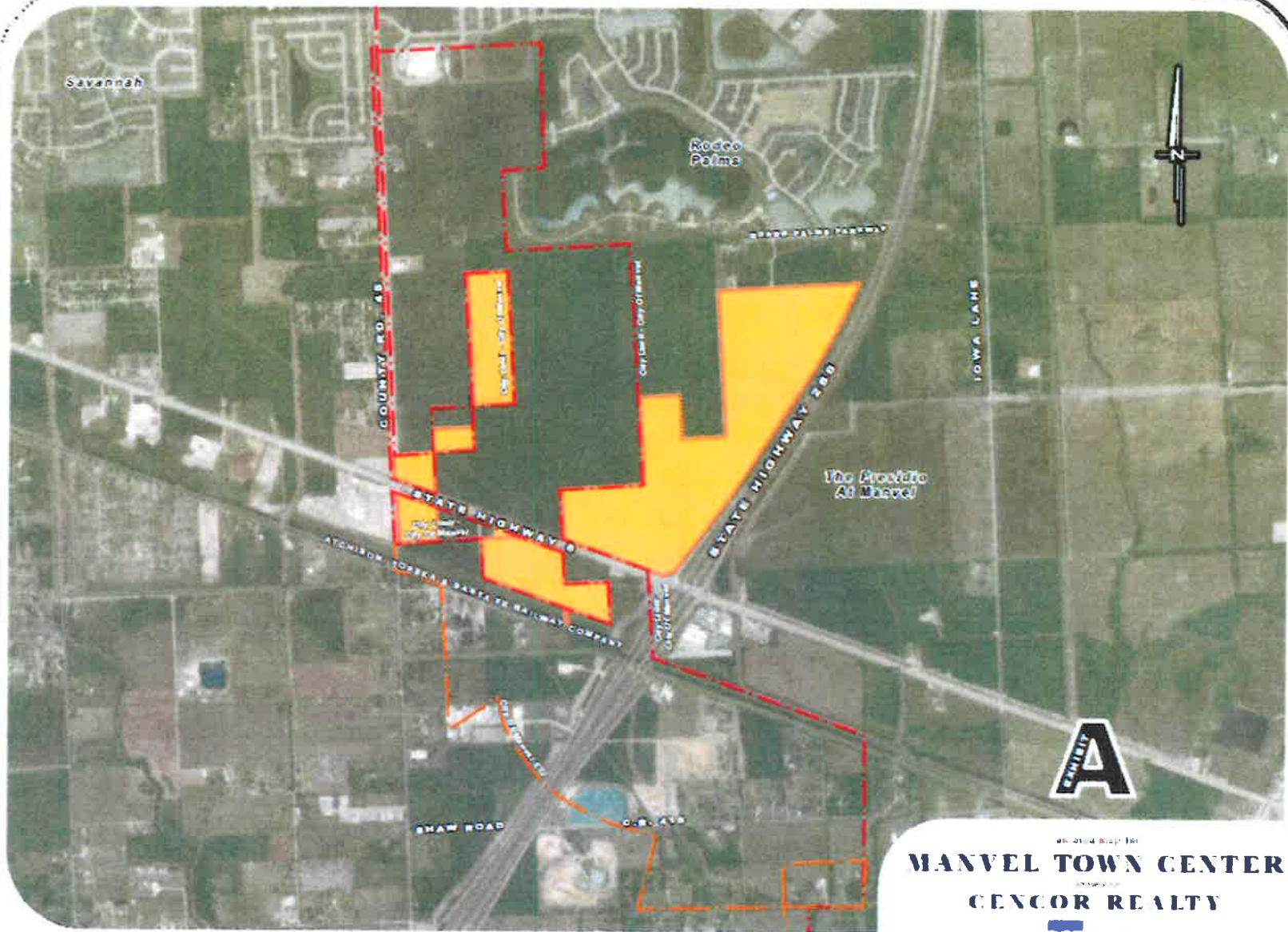
Tammy Bell, City Secretary

APPROVED AS TO FROM:

Robert Gervais, City Attorney

EXHIBIT A

AREA MAP



A

MANVEL TOWN CENTER
CENCOR REALTY



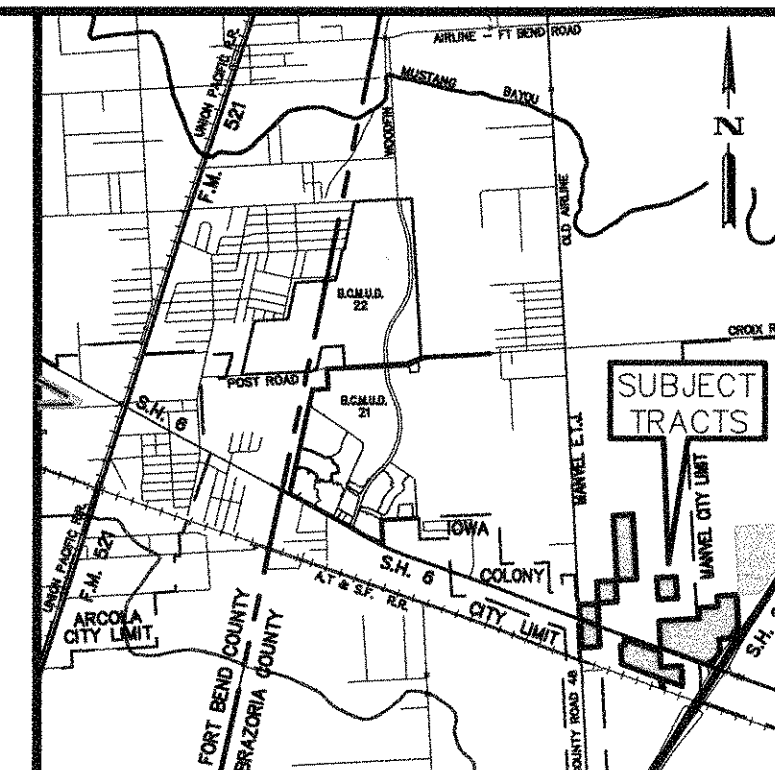
MANVEL TOWN CENTER
CENCOR REALTY
10000 N. HIGHWAY 280, SUITE 100
MANVEL, TX 77855
714.444.4444
WWW.CENCORREALTY.COM

DISCLAIMER: This map is for informational purposes only and does not constitute an offer of real estate. The information is provided as is, without warranty, and is subject to change without notice. The information is not to be used for any purpose other than that for which it was intended. The information is not to be used for any purpose other than that for which it was intended.

EXHIBIT B

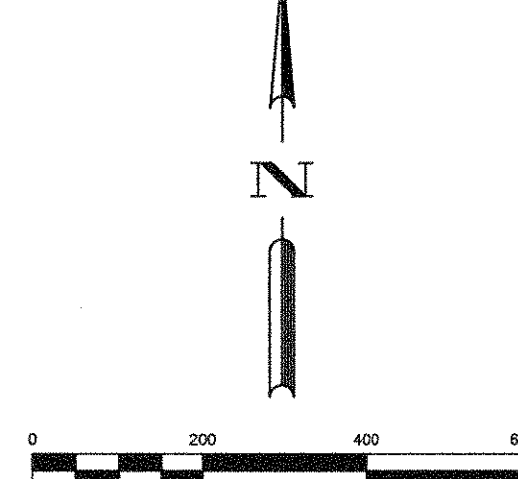
SURVEY

PUD MAP



VICINITY MAP

N.T.S.
KEY MAP GALV/BRAZ 652



LEGEND

B.C.C.F.	Brazoria County Clerk's File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
D.E.	Drainage Easement
Esmt.	Easement
Fnd.	Found
I.	Iron
P.L.M.	Pipe Line Marker
R.O.W.	Right-of-Way

(F)	Indicates Found 1/2-Inch Iron with cap stamped "Brown &"
-----	--

TxDOT Mon.	Indicates a Texas Department Transportation Aluminum Cap a 5/8-inch iron rod.
------------	---

NOTE

- [illegible]

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" W	193.73'
L2	N 25°29'05" W	28.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" W	45.22'
L5	N 03°21'02" W	346.73'
L6	N 03°22'22" W	351.25'
L7	S 03°22'22" E	351.25'
L8	N 53°04'38" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" W	54.07'
L11	N 02°48'24" W	270.34'
L12	N 87°10'35" E	150.00'
L13	N 03°15'24" W	195.13'

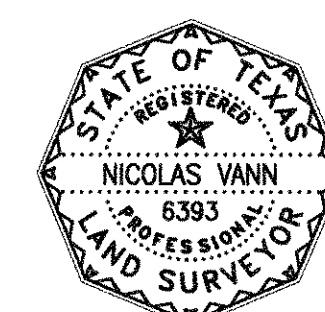
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'56" E	154.61'
C3	636.99'	11,249.16'	31°47'40"	S 21°57'30" W	636.90'

REVISID: 06/27/2016 BOUNDARY

BCE Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106500

This map or plat was prepared under 22 Texas Annotated Code § 663.21 and reflects the results of a survey completed on the ground and the assembly of instruments of record to describe and draw the political boundary limits of the Brazoria County Municipal Utility District No. 42; and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 27th day of June, 2016




NICOLAS VANN RPLS NO. 639
BROWN & GAY ENGINEERS, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

P.C.:	Date:	JUNE 15, 2016	Sheet of
TECH.: R.K.	Scale:	1:200'	
R.P.L.S.: N.V.	Job No.:	3890-05	
 STATE OF TEXAS PLAT NO. 12345 SECTION 12345 DATE 06/15/2016 BY N. V. R. L. S.			

EXHIBIT C

METES AND BOUNDS (248.53 acres)

MANVEL ORDINANCE
248.530 TOTAL ACRES

SEPTEMBER 28, 2017
JOB NO. 3890-05

DESCRIPTION OF 248.530 ACRES OF LAND
SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT 291
THE H.T. & B.R.R. CO. SURVEY, SECTION 66, ABSTRACT 560
AND THE H.T. & B.R.R. CO. SURVEY, SECTION 72, ABSTRACT 460
PARTIALLY IN THE CITY OF MANVEL
AND CITY OF MANVEL E.T.J.
BRAZORIA COUNTY, TEXAS

BEING 248.530 acres of land situated in the H.T.& B.R.R. Co. Survey, Section 71, Abstract 291, the H.T. & B.R.R. Co. Survey, Section 66, Abstract 560 and the H.T.& B. R.R. Co. Survey, Section 72, Abstract 460, being partially in the City of Manvel and the City of Manvel E.T.J, Brazoria County, Texas, said 248.530 acres being a portion of Lot 243, Lot 244, Lot 245, of said Section 66, as shown on the plat of EMIGRATION LAND COMPANY SUBDIVISION, filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, a portion of Lot 6, Lot 7, Lot 13, Lot 16, Lot 24, Lot 32, Lot 36, Lot 37, Lot 42, Lot 50 and Lot 57, of said Section 71, as shown on said plat of EMIGRATION LAND COMPANY SUBDIVISION and all of Lot 18, Lot 19, Lot 20, Lot 41, Lot 48, Lot 49 and Lot 56, of said Section 71, as shown on said plat of EMIGRATION LAND COMPANY SUBDIVISION and all of a called 79.088 acre tract described in a deed to 72 Acres On 288, LTD., recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2008040863, said 248.530 acres of land being more particularly described in 6 (six) parcels as follows:

30.931 ACRES

BEING 30.931 acres of land and being all of Lots 18, 19 and 20 of the EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 30.931 acres also being all of a called 30.96 acre tract of land described in an instrument to Manvel North 40 Acres, Ltd., filed for record under Brazoria County Clerk's File Number 2007043959, said 30.931 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pipe with a cap stamped "S. Adams" found for the southeast corner of said Lot 20, same being the southwest corner of Lot 28, the northeast corner of Lot 21 and the northwest corner of Lot 29 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, S 86°37'03" W, a distance of 639.18 feet along the south line of said Lot 20 and the north line of said Lot 21 to a 1/2-iron pipe found for the southwest corner of said Lot 20 and the northwest corner of said Lot 21, lying on the east right-of-way line of a called 40-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION Section 71 plat;

THENCE, N 03°22'22" W, along and with the west line of said Lot 20 and the east line of said 40-foot roadway, at a distance of 702.53 feet pass a found 1/2-inch iron pipe found for the northwest corner of said Lot 20 and the southwest corner of said Lot 19 and continuing along and with the west line of said Lot 19, said Lot 18 and the east line of said 40-foot roadway for a total distance of 2,106.76 feet to a 1-inch iron pipe found for the northwest corner of said Lot 18 and the southwest corner of Lot 17 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

MANVEL ORDINANCE
248.530 TOTAL ACRES

SEPTEMBER 28, 2017
JOB NO. 3890-05

THENCE, N 86°38'58" E, a distance of 640.00 feet along and with the north line of said Lot 18 and the south line of said Lot 17 to a 1-inch iron pipe found for the northeast corner of said Lot 18, the southeast corner of said Lot 17, the northwest corner of Lot 26 and the southwest corner of Lot 25 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, from which a found 1/2-inch iron rod with a cap stamped "S. Adams 3688" bears N 25°05' 09" E, 0.94 feet;

THENCE, S 03°21'02" E, along and with the east line of said Lot 18 and the west line of said Lot 26, at a distance of 702.52 feet pass a found 1-inch iron pipe found for the southeast corner of said Lot 18, the southwest corner of said Lot 26, the northeast corner of said Lot 19 and the northwest corner of Lot 27 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, at a distance of 1,404.23 feet pass a 1-1/2 inch iron pipe found for the southeast corner of said Lot 19, the northeast corner of said Lot 20, the southwest corner of said Lot 27, the northwest corner of said Lot 28 and continuing for a total distance of 2,106.40 feet to the **POINT OF BEGINNING** and containing 30.931 acres of land.

5.161 ACRES

BEING 5.161 acres of land and a portion of Lot 13 of the EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 5.161 acres also being a portion of a called 10.30 acres of land described in an instrument to JAA Texas Investments, L.L.C., filed for record under Brazoria County Clerk's File Number 2006043513, said 5.161 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "S. Adams 3688" found for the southeast corner of said Lot 13, same being northeast corner of Lot 14 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, also lying on the west right-of-way line of a 40-foot wide roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION Section 71 plat;

THENCE, S 86°37'03" W, a distance of 640.00 feet along the south line of said Lot 13 and the north line of said Lot 14 to a 1/2-inch iron rod with a cap stamped "S. Adams 3688" found for the southwest corner of said Lot 13 and the northwest corner of Lot 14, lying on the east line of Lot 5 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, N 03°22'22" W, a distance of 351.25 feet along the west line of said Lot 13 and the east line of said Lot 5 to the northwest corner of the herein described tract;

THENCE, N 86°37'03" E, a distance of 640.00 feet over and across said Lot 13 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" set for the northeast corner of the herein described tract lying on the west right-of-way line of said 40-foot wide roadway;

THENCE, S 03°22'22" E, a distance of 351.25 feet along the east line of said Lot 13 and the west line of said 40-foot roadway to the **POINT OF BEGINNING** and containing 5.161 acres of land.

7.494 ACRES

BEING 7.494 acres of land out of Lot 6 of the EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T. & B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 7.494 acres of land being all of the residue of a called 8.28689 acre tract of land described in an instrument to Jerry A. Argovitz, filed for record under Volume 1151, Page 839 of the Brazoria County Deed Records, said 7.494 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk found lying on the northeast right-of-way line of State Highway 6 (200-foot width) same being the most northerly northeast corner of a called 0.805 acre tract of land described in a right-of-way acquisition instrument filed for record under Brazoria County Clerk's File Number 94-014297, same also being in the west line of Lot 14 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, N 70°29'05" W, a distance of 667.45 feet along and with the northeast right-of-way line of said State Highway 6 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly northeast cutback corner of the intersection of State Highway 6 and County Road 48 (width varies);

THENCE, N 36°55'22" W, a distance of 45.22 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most northerly northeast cutback corner of the intersection of State Highway 6 and County Road 48;

THENCE, N 03°21'02" W, a distance of 346.73 feet along and with the east right-of-way line of said County Road 48 and the west line of said called 8.28689 acre tract to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northwest corner of the herein described tract;

THENCE, N 86°34'55" E, a distance of 642.77 feet along and with the north line of said called 8.28689 acre tract and the south line of Lot 5 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner, and from which a found 5/8-inch iron rod bears N 86°34' 55" E, 0.45 feet and a found 5/8-inch iron rod with a cap stamped "Weisser" bears S 19°43'41" E, 1.29 feet;

THENCE, S 03°06'18" E, a distance of 644.53 feet along and with the east line of said called 8.28689 acre tract and the west line of Lot 14 of EMIGRATION LAND COMPANY SUBDIVISION Section 71 to the **POINT OF BEGINNING** and containing 7.494 acres of land.

161.618 ACRES

BEING 161.618 acres of land situated in the EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records and Section 72 of the H.T.& B. R.R. Co. Survey, Abstract 460 Brazoria County, Texas, being a portion of Lot 36, Lot 37, Lot 42, Lot 50 and Lot 57 and all of Lot 41, Lot 48, Lot 49 and Lot 56 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, and all of the area of a 40-foot roadway between said Lot 41 & Lot 49, Lot 42 and Lot 50, being all of those certain tracts of land described in instruments to Manvel Town Center Ltd., filed for record under the following Brazoria County Clerk's File Numbers (B.C.C.F. Nos.) 2007004252, 2007004253 and 2007051925 and a portion of those certain tracts recorded under B.C.C.F. No. 2007004251, all of that certain called 79.088 acre tract described in instrument to 72 Acres On 288, LTD., recorded under B.C.C.F. Number 2008040863, all of that called 40-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION Section 71, east of Lot 56 and Lot 57 and a portion of a 40-foot roadway (unimproved) also shown on said EMIGRATION LAND COMPANY SUBDIVISION Section 71, between Lot 31, Lot 32 and Lot 36, Lot 37, said 161.618 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "Weisser" found lying on the west right-of-way line of State Highway No. 288 (SH 288), based on a width of 420.00 feet as described in an instrument to the State of Texas and recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B.C.D.R.), Volume 1038, Page 302 B.C.D.R., Volume 1041, Page 445 B.C.D.R., Volume 1056, Page 221 B.C.D.R. and Volume 1056, Page 748 B.C.D.R., marking the southeast corner of a 41.122 acre tract of land described in an instrument to New Rodeo 288, LTD., recorded under B.C.C.F. No. 03-024990, same being the northeast corner of said 79.088 acre tract from which a 5/8 inch iron rod with a cap stamped "LANEY" bears S 61°57'35" E, 1.41 feet, said northeast corner being located in the arc of a curve to the right from whose center bears N 66°25'10" W, 11,249.16 feet, and further being located along said curve to the right having a Radius of 11,249.16 feet, a Central Angle of 03°14'40", a Long Chord which bears S 21°57'30" W, 636.90 feet, and a total Arc Length of 636.99 (called 637.31) feet from an angle point in the west right-of-way line of said SH 288, same being the most southerly northeast corner of said 41.122 acre tract, from said most southerly northeast corner from which a 5/8 inch iron rod with cap stamped "EHRA" bears N 31°25'16" E, 3.23 feet;

THENCE, in a southwesterly direction and along and with the west right-of-way line of said SH 288, same being the east line of said 79.088 acre tract, same being said curve to the right, a distance of 1,875.06 feet, having a radius of 11,249.16 feet, a central angle of 09°33'01" and a chord which bears S 28°21'20" W, 1,872.89 to the point of tangency of said curve from which a 4 inch by 4 inch concrete monument bears N 73° 40' 14" E, 0.33 feet and a 5/8 inch iron rod with a cap stamped "WILSON SVY GRP" bears N 39°26'00" E, 3.00 feet;

THENCE, S 33°07'51" W, continuing along and with the west right-of-way line of said SH 288, same being the east line of said 79.088 acre tract, a distance of 839.58 (called 842.03) feet to the northeast corner of 8.097 acre tract of land described in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2017044722, same being the southeast corner of said 79.088 acre tract, from which a 1/2-inch iron rod with a cap stamped "Weisser" bears South 86° 42' 37" West, 0.45 feet;

THENCE, S 86°42'37" W, along the common line of said 79.088 acre tract and said 8.097 acre tract, a distance of 721.96 feet to 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the southwest corner of said 79.088 acre tract, same being the northwest corner of said 8.097 acre tract and being on the east right-of-way line of a 40-foot wide unimproved roadway per said plat of EMIGRATION LAND COMPANY SUBDIVISION Section 71, from which a found 5/8-inch iron rod with a cap bears S 86°42'37" W, 4.73 feet;

THENCE, S 03°21'02" E, along and with the east right-of-way line of said 40-foot wide unimproved roadway and the west line of said 8.097 acre tract, a distance of 977.10 feet to the west right-of-way line of said SH 288 and being the south corner of said 8.097 acre tract;

THENCE, S 33°07'51" W, along and with the west right-of-way line of said SH 288, at a distance of 67.28 feet pass a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found marking the intersection of the east line of Lot 57 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, lying on the west right-of-way line of said 40-foot wide unimproved roadway, from which a found 4 inch by 4 inch concrete monument bears N 84°25'57" W, 1.09 feet and continuing for a total distance of 77.54 feet to an angle point;

THENCE, S 26°28'59" W, continuing along and with the west right-of-way line of said SH 288, a distance of 446.87 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found on the common line of Lot 57 and Lot 58 and being the northeast corner of a called 1.663 acre tract of land described in an instrument to Manvel Town Center, Ltd. recorded under B.C.C.F. No. 2017044723;

THENCE, S 86°38'58" W, along and with the common line of Lot 57 and Lot 58 and the north line of said 1.663 acre tract, a distance of 347.65 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common corner of Lot 49, Lot 50, Lot 57 and Lot 58 all of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, being the northwest corner of said 1.663 acre tract and an interior corner of the herein described tract;

THENCE, S 03°21'02" E, along and with the common line of said Lot 50 and Lot 58 and the west line of said 1.663 acre tract, a distance of 416.77 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the south corner of said 1.663 acre tract, lying on the west right-of-way line of said SH 288;

THENCE, S 36°28'59" W, along and with the west right-of-way line of said SH 288, a distance of 368.77 feet to a 1/2-inch iron rod found for the most northerly northwest cutback corner of the intersection of said State Highway 288 and State Highway 6;

THENCE, S 73°44'17" W, a distance of 193.73 feet along said cutback line to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly northwest cutback corner of the intersection of State Highway 288 and State Highway 6, and from which a 5/8-inch iron rod with a cap stamped "Survey 1" bears N 53° 28' 14" W, 3.87 feet;

THENCE, N 70°29'05" W, along and with the northeasterly right-of-way line of State Highway 6 (200-foot width), at a distance of 192.02 feet, 2.17 feet left pass a found 5/8-inch iron rod with a Texas Department of Transportation cap and continuing for a total distance of 1,694.42 feet to the most southerly southwest corner of the herein described tract, lying in the said 40-foot wide roadway between said Lot 32 and Lot 37;

THENCE, over and across said 40-foot wide roadway and said Lot 36 the following courses and distances:

N 25°29'05" W, a distance of 28.28 feet to an angle point;

N 19°30'55" E, a distance of 119.21 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 155.64 feet, having a radius of 390.00 feet, a central angle of 22°51'57" and a chord which bears N 08°04'56" E, 154.61 feet to the point of tangency;

N 03°21'02" W, a distance of 499.75 feet to a point for corner, lying on the common line of Lot 35 and said Lot 36 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, N 86°38'58" E, a distance of 1,280.00 feet along and with the north line of said Lot 36 and Lot 41, the south line of said Lot 35 and Lot 40 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner, same being the northwest corner of said Lot 49 and the southwest corner of said Lot 48 and lying on the east right-of-way line of a 40-foot wide roadway (unimproved);

THENCE, N 03°21'02" W, a distance of 702.50 feet along and with the said east right-of-way line of a 40-foot wide roadway, same being the west line of said Lot 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northwest corner of said Lot 48 and the southwest corner of said Lot 47;

THENCE, N 86°38'58" E, along and with the south lines of Lot 47 and Lot 55 and the north lines of Lot 48 and Lot 56 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, at a distance of 1,280.00 feet pass a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common east corner of said Lot 55 and said Lot 56, lying on the west right-of-way line of said 40-foot roadway and continuing over and across said 40-foot roadway for a total distance of 1,320.00 feet to the east right-of-way line of said 40-foot roadway same being the west line of said 79.088 acre tract;

THENCE, N 03° 21' 02" W (called N 03° 15' 42" W), along and with the east right-of-way line of said 40-foot Roadway, a distance of 2,245.37 feet to a 5/8 inch iron rod with cap stamped "Brown & Gay" found lying on the south line of said 41.122 acre tract marking the common northwest corner of said 79.088 acre tract and the herein described tract from which a 1/2 inch iron rod w/cap "RATNALA" bears South 86° 39' 08" West, 16.91 feet;

THENCE, N 86°39'08" E (called N 86°36'11" E), along and with the South line of said 41.122 acre tract, a distance of 2,205.47 (called 2,209.14) feet to the **POINT OF BEGINNING** and containing 161.618 acres of land.

MANVEL ORDINANCE
248.530 TOTAL ACRES

SEPTEMBER 28, 2017
JOB NO. 3890-05

33.731 ACRES

BEING 33.731 acres of land situated in said EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 and Section 66 of the H.T. & B.R.R. Co. Survey, Abstract 560 as shown on the plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being all of a called 8.0046 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under Brazoria County Clerk's File Number (B.C.C.F. No.) 2007020481, all of a called 4.2755 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020479, all of a called 0.4683 acre and a called 12.8176 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020478, all of a called 5.8609 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020480, all of a called 1.070 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020482 and a portion of a 50-foot wide roadway (unimproved) between Lots 32 & 24 of said Section 71 and Lots 243 & 244 of said Section 66 as shown on the plat of said EMIGRATION LAND COMPANY SUBDIVISION, said 33.731 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said called 8.0046 acre tract, same being the northeast corner of a called 4.099 acre tract described in an instrument to Houston Lighting & Power Company filed for record under Volume 979, Page 147 of the Brazoria County Deed Records;

THENCE, N 70°26'24" W, a distance of 713.78 feet along the southwest line of said called 8.0046 acre tract and the northeast line of said called 4.099 acre tract to a 1/2-inch iron pipe found for the northwest corner of said called 4.099 acre tract and the southwest corner of said called 8.0046 acre tract;

THENCE, S 02°48'24" E, a distance of 270.34 feet along the west line of said called 4.099 acre tract to a 1/2-inch iron pipe found for the southwest corner of said called 4.099 acre tract, the southeast corner of said called 4.2755 acre tract and being in the northeast right-of-way line of a 30-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION Section 66;

THENCE, N 70°26'24" W, a distance of 54.07 feet along the northeast line of said 30-foot roadway and the southwest line of said called 4.2755 acre tract to a 1/2-inch iron pipe found for the southeast corner of a called 3.783 acre tract of land described in an instrument to Houston Lighting & Power Company filed for record under Volume 991, Page 437 of the Brazoria County Deed Records;

THENCE, N 02°48'24" W, a distance of 270.34 feet along the east line of said called 3.783 acre tract to a 1/2-inch iron rod found for the northeast corner of said called 3.783 acre tract, same being in a southwest line of said called 4.2755 acre tract;

THENCE, N 70°26'24" W, along the southwest line of said called 4.2755 acre tract and the northeast line of said called 3.783 acre tract, at a distance of 659.50 feet pass a 1/2-inch iron rod found for the southwest corner of said called 4.2755 acre tract, the northwest corner of said called 3.783 acre tract, the northeast corner of the residue of a called "Lot 243" as described in an instrument to Houston Lighting & Power Company filed for record under Volume 951, Page 253 of the Brazoria County Deed Records, the southeast corner of said called 0.4683 acre tract, at a distance of 1,003.24 feet pass a 1/2-inch iron rod found for the west corner of said called 0.4683 acre tract and being in the south right-of-way line of said 50-foot roadway (unimproved), at a distance of 1,136.97 feet pass a 1/2-inch iron rod found in the north right-of-way line of said 50-foot roadway, being a south corner of said called 12.8176 acre tract, an east corner of a called 0.212 acre tract of land described in an instrument to Houston Lighting & Power Company filed for record under Volume 995, Page 381 of the Brazoria County Deed Records and continuing for a total distance of 1,377.74 feet to a 1/2-inch iron rod found for the southwest corner of said called 12.8176 acre tract and the north corner of said called 0.212 acre tract, same also being in the east right-of-way line of a 40-foot roadway (unimproved) as shown on the plat of EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, N 03°15'24" W, a distance of 619.03 feet along the west line of said called 12.8176 acre tract and the east right-of-way line of said 40-foot roadway to the southwest corner of the residue of said called 1.8554 acre tract, the northwest corner of said Lot 24 and the southwest corner of said Lot 23 and from which a found 1/2-inch iron rod bears S 06°52' W, 2.30 feet;

THENCE, N 87°10'35" E, a distance of 150.00 feet along the common line of Lot 23 and Lot 24 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71 to an interior corner of the herein described tract same being the southwest corner of said 1.070 acre tract and the southeast corner of said residue of 1.8554 acre tract;

THENCE, N 03°15'24" W, a distance of 195.13 feet along the common line between said 1.070 acre tract and said residue of 1.8554 acre tract to the most northerly northwest corner of the herein described tract same being the common north corner of said 1.070 acre tract and said residue of 1.8554 acre tract, lying in the southerly right-of-way of State Highway 6 (200 foot wide) recorded under B.C.C.F. No's 94-014297, 94-014296, 94-037011, 96-005004, 95-001320, 95-038346, 94-000272;

THENCE, S 70°29'05" E, along and with the southerly right-of-way line of said State Highway 6 at a distance of 513.37 feet pass a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk found for the most northerly northeast corner of said 12.8176 acre tract same being the east corner of said 1.070 acre tract then continuing for a total distance of 1,230.85 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northeast corner of said called 5.8609 acre tract, same lying on the west right-of-way line of a 40-foot wide road right-of-way (unimproved) as shown on said plat of EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, S 03°21'02" E, along the west right-of-way line of said 40-foot road right-of-way and the east line of said called 5.8609 acre tract, at a distance of 445.95 feet, 5.83 feet left pass a found 1/2-inch iron rod in the north right-of-way line of said 50-foot roadway and continuing for a total distance of 495.96 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner in the south right-of-way line of said 50-foot roadway, same being in the north line of said called 4.2755 acre tract;

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248.530 TOTAL ACRES

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THENCE, N 87°36'13" E, along the north line of said called 4.2755 acre tract and said called 8.0046 acre tract, at a distance of 37.36 feet, 0.85 feet left, pass a 1/2-inch iron rod (disturbed) and continuing for a total distance of 697.25 feet to a 3/4-inch iron pipe found for the northeast corner of said called 8.0046 acre tract and the northwest corner of Lot 246 of said EMIGRATION LAND COMPANY SUBDIVISION Section 66;

THENCE, S 02°48'24" E, a distance of 662.23 feet along the east line of said called 8.0046 acre tract and the west line of said Lot 246 to the **POINT OF BEGINNING** and containing 33.731 acres of land.

9.595 ACRES

BEING 9.595 acres of land situated in said EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 as shown on the plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being a portion of Lot 6 and Lot 7 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, and being a portion of a called 10.36432 acre tract of land described in an instrument to Jerry A. Argovitz, filed for record in Volume 1151, Page 839, of the Brazoria County Deed Records, said 9.595 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the common west corner of Lot 7 and Lot 8 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71, lying on the east right-of-way line of County Road 48 (width varies);

THENCE, N 03°21'39" W, a distance of 778.58 feet along and with the west line of the remainder of said called 10.36432 acre tract, same being the east right-of-way line of said County Road 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly southeast cutback corner of the intersection of said County Road 48 and State Highway 6 (200 foot wide) recorded under Brazoria County Clerk's File (B.C.C.F.) Numbers 94-014297, 94-014296, 94-037011, 96-005004, 96-005004, 95-001320, 95-038346, 94-000272;

THENCE, N 53°04'38" E, distance of 30.00 feet along the most easterly southeast cutback corner of the intersection of said State Highway 6 and said County Road 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner;

THENCE, S 70°29'05" E, along and with the southerly right-of-way line of said State Highway 6, at a distance of 645.15 feet pass a found Texas Department of Transportation aluminum disk, then continuing for a total distance of 645.84 to the northeast corner of said 10.36432 acre tract and the herein described tract, same being the northwest corner of a called 6.001 acre tract of land described in an instrument to Hemisphere Holdings, Inc., filed for record under B.C.C.F. Number 02-015690, in the common line of Lot 7 and Lot 15 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, S 03°22'05" E, a distance of 543.48 feet along said common line to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common corner of Lot 7, Lot 8, Lot 15 and Lot 16 of said EMIGRATION LAND COMPANY SUBDIVISION Section 71;

THENCE, S 86°34'55" W, a distance of 620.11 feet along the common line of said Lot 7 and said Lot 8 to the **POINT OF BEGINNING** and containing 9.595 acres of land.

MANVEL ORDINANCE
248.530 TOTAL ACRES

SEPTEMBER 28, 2017
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In conclusion, the herein described tracts comprise a total acreage of 248.530 acres of land, described for the boundary of the Manvel Ordinance.

Bearing orientation of tracts south of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of N 70°26'24" W, 2876.17 feet along the northeast line of a 30-foot wide roadway adjoining the northeast side of a 100-foot wide railroad right-of-way as shown on the plat of the EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 and EMIGRATION LAND COMPANY SUBDIVISION Section 66 of the H.T. & B.R.R. Co. Survey, Abstract 560, a plat of which is filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said northeast 30-foot roadway northeast line being monumented at the east end with a 1/2-inch iron rod found for the southeast corner of Lot 245, Section 66 and on the west end with and Iron Bar found for the southwest corner of Lot 16, Section 71.

Bearing orientation of tracts north of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of S 03°21'02" E, 2106.40 feet along the east line of Lots 18, 19 & 20 of the EMIGRATION LAND COMPANY SUBDIVISION Section 71 of the H.T. & B.R.R. Co. Survey, Abstract 291, a plat of which is filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said east line being monumented at the northeast corner of said Lot 18 with a found 1-inch iron pipe and at the southeast corner of Lot 20 with a found 3/4-inch iron pipe with a cap stamped "S. Adams".

This map was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Dated this the 22nd day of June, 2016.




Nicolas Vann RPLS No. 6393
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

EXHIBIT D

ADDITIONAL TRACTS (20.09 acres)

D-1 Scherer Tract 10.33 acres

D-2 1.663 acre tract

D-3 8.097 acre tract

D-4 Map of additional tracts

Identified on Map as A

EXHIBIT A

BEING a 10.33 acre (449,892 square foot) tract of land and being all of Lot 47 of the Emigration Land Company Subdivision Section 71 of the H.T. & B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said Lot 47 also being all of a called 10.3214 acre tract of land as described in an instrument to C. Michael Scherer filed for record under Brazoria County Clerk's File Number (B.C.C.F. No.) 2016000780, said 10.33 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found (Control Monument) for the Southwest corner of said called 10.3214 acre tract (Lot 47) and the Northwest corner of the North 1/2 of Lot 48 of said Emigration Land Company Subdivision Section 71, said North 1/2 of Lot 48 being described as 5.1607 acres in an instrument to Manvel Town Center, LTD. filed for record under B.C.C.F. No. 2007051925, same being in the East right-of-way line of a 40-foot wide roadway (unimproved) as shown on said Emigration Land Company Subdivision Section 71 plat and from which a 1/2-inch iron pipe with cap stamped "Brown & Gay" found (Control Monument) in said East right-of-way line for the Southwest corner of Lot 48 and the Northwest corner of Lot 49 of said Emigration Land Company Subdivision Section 71 as described in an instrument to Manvel Town Center, LTD. filed for record under B.C.C.F. No 2007004251 bears S 03° 21' 02" E, 702.50 feet, and for reference, the Northeast right-of-way line of State Highway 6 bears S 03° 21' 02" E, 2,057.59 feet;

THENCE, N 03° 23' 52" W, a distance of 702.81 feet (Called North ~ 702.50 feet) along and with the West line of said Lot 47 and the East line of said 40-foot roadway to a 5/8-inch iron rod found with cap stamped "E.H.R. & A. 713-784-4600" for the Northwest corner of Lot 47 and the herein described 10.33 acre tract, same being the Southwest corner of Lot 46 of said Emigration Land Company Subdivision Section 71 and the Southwest corner of a called 41.2853 acre tract of land described in an instrument to New Rodeo 288, LTD. filed for record under B.C.C.F. No. 2005039091 (Parcel 6);

THENCE, N 86° 38' 11" E, a distance of 640.13 feet (Called East ~ 640.00 feet) along and with the North line of said Lot 47 and the South line of said Lot 46 to a 5/8-inch iron rod found with cap stamped "E.H.R. & A. 713-784-4600" for the Northeast corner of said Lot 47 and the herein described 10.33 acre tract, same being the Southeast corner of said Lot 46, the Southwest corner of Lot 54 and Northwest corner of Lot 55 of said Emigration Land Company Subdivision Section 71, same also being a reentrant corner of said called 41.2853 acre tract;

THENCE, S 03° 23' 14" E, a distance of 702.96 feet (Called South ~ 702.50 feet) along and with the East line of said Lot 47 and the West line of said Lot 55 to a 5/8-inch iron rod with cap stamped "E.H.R. & A. 713-784-4600" found for the Southeast corner of said Lot 47 and the herein described 10.33 acre tract, same being the Southwest corner of said Lot 55, the Northeast corner of said Lot 48 and the Northwest corner of Lot 56 of said Emigration Land Company Subdivision Section 71 and the Northwest corner of a called 18.428 acre tract of land described in an instrument to Manvel Town Center, LTD. filed for record under B.C.C.F. No 2007004253;

THENCE, S 86° 38' 58" W, a distance of 640.00 feet along and with the South line of said Lot 47 and the North line of the North 1/2 of said Lot 48 to the **POINT OF BEGINNING** and containing 10.33 acres (449,892 square feet) of land.

Identified on Map as B

MANVEL TOWN CENTER
1.663 ACRES

SEPTEMBER 1, 2017
JOB NO. 3890-02

DESCRIPTION OF A 1.663 ACRE TRACT OF LAND SITUATED
IN THE H.T.& B. R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

BEING 1.663 acres of land situated in the H.T.& B. R.R. Co. Survey, Section 71, Abstract 291, in the City of Manvel, Brazoria County, Texas and being a portion of Lot 58 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being all of a called 0.824 acre tract of land described as Tract II in an instrument to Manvel Town Center, Ltd. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2014042989 and being a portion of a called 10.2 acre tract of land described in an instrument to Milestone South Six Development, Ltd. recorded under B.C.C.F. No. 03061748, said 1.663 acres being more particularly described by metes and bounds as follows:

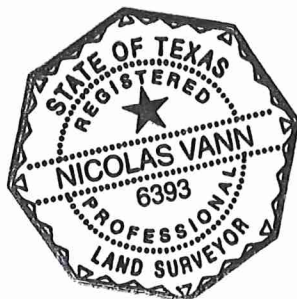
BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common corner of Lot 49, Lot 50, Lot 57 and Lot 58 all of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being the Northeast corner of a called 8.416115 acre tract of land described as Tract No. D in an instrument to Manvel Town Center, Ltd. Recorded under B.C.C.F. No. 2007004252, same being the Southeast corner of a called 15.46 acre tract of land as described in an instrument to Manvel Town Center, Ltd. Recorded under B.C.C.F. No. 2007004251, same also being the Southwest corner of a called 18.428 acre tract of land as described in an instrument to Manvel Town Center, Ltd. Recorded under B.C.C.F. No. 2007004253 and being the Northwest corner of the herein described tract;

THENCE, N 86° 38' 58" E, along the common line of Lot 57 and Lot 58, a distance of 347.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found on the Northwest right-of-way line of State Highway No. 288 (SH 288) (width varies) as described in a conveyance to the State of Texas and recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B.C.D.R.), Volume 1038, Page 302 B.C.D.R., Volume 1041, Page 445 B.C.D.R., Volume 1056, Page 221 B.C.D.R. and Volume 1056, Page 748 B.C.D.R., being the most Southerly Southeast corner of said 18.428 acre tract and being the Northeast corner of the herein described tract;

THENCE, S 36° 28' 59" W, along and with the Northwest right-of-way line of said SH 288 at a distance of 99.43 feet pass the East corner of said 0.824 acre tract and continuing along the Southeast line of said 0.824 acre tract, at a distance of 482.23 pass a 1/2-inch iron rod found for the South corner of said 0.824 acre tract and continuing for a total distance of 542.74 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found on the common line of said Lot 50 and Lot 58, same being the most Easterly Southeast corner of said 8.416115 acre tract and being the Southerly corner of the herein described tract;

THENCE, N 03° 21' 02" W, along and with the common line of said Lot 50 and Lot 58, a distance of 416.77 feet to the **POINT OF BEGINNING** and containing 1.663 acres of land.

Bearing orientation is based on the Texas Coordinate System, of 1983 (NAD83) South Central Zone 4204 and is referenced to monuments found along the East line of said 8.416115 acre tract as cited herein, having a bearing of N 03° 21' 02" W.



Nicolas Vann RPLS No. 6393
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

Identified on Map as C

MANVEL TOWN CENTER
8.097 ACRES

SEPTEMBER 1, 2017
JOB NO. 3890-02

DESCRIPTION OF A 8.097 ACRE TRACT OF LAND SITUATED
IN THE H.T.& B. R.R. CO. SURVEY, SECTION 72, ABSTRACT NO. 460
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

BEING 8.097 acres of land situated in the H.T.& B. R.R. Co. Survey, Section 72, Abstract 460, City of Manvel, Brazoria County, Texas and being all of a called 7.054 acre tract of land described as Tract I in an instrument to Manvel Town Center Ltd. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2014042989 and a portion of a called 95 acre tract of land described in an instrument to Gazzie Schleicher recorded under Volume 283, Page 176 of the Brazoria County Deed Records, said 8.097 acres of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest corner of a called 79.088 acre tract of land described in a conveyance to 72 Acres On 288, LTD., recorded under B.C.C.F. No. 2008040863 and being on the East right-of-way line of a 40-foot wide unimproved roadway per plat of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 recorded under Volume 2, Page 81-82 of the Brazoria County Plat Records, from which a found 5/8-inch iron rod with a cap bears S 86°42'37" W, 4.73 feet;

THENCE, N 86°42'37" E, along and with the North line of said 95 acre tract and partially along the north line of said 7.054 acre tract, a distance of 721.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found on the Northwest right-of-way line of State Highway No. 288 (SH 288), based on a width of 420.00 feet as described in a conveyance to the State of Texas and recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B.C.D.R.), Volume 1038, Page 302 B.C.D.R., Volume 1041, Page 445 B.C.D.R., Volume 1056, Page 221 B.C.D.R. and Volume 1056, Page 748 B.C.D.R., being the Southeast corner of said 79.088 acre tract and being the common Northeast corner of said 7.054 acre tract and the herein described tract, from which a 1/2 inch iron rod with a cap stamped "Weisser" bears N 86°42'37" E, 0.45 feet;

THENCE, S 33°07'51" W, along and with the Northwest right-of-way line of said SH 288 and the Southeast line of said 7.054 acre tract, at a distance of 1,139.62 feet pass the South corner of said 7.054 acre tract and continuing for a total distance of 1,214.27 feet to the East right-of-way of said 40-foot wide unimproved roadway;

THENCE, N 03°21'02" W, along and with the East right-of-way line of said 40-foot wide unimproved roadway, a distance of 977.10 feet to the **POINT OF BEGINNING** and containing 8.097 acres of land.

Bearing orientation is based on the Texas Coordinate System, of 1983 (NAD83) South Central Zone 4204 and is referenced to monuments found along the South line of said 79.088 acre tract as cited herein, having a bearing of N 86°42'37" E.



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PUD MAP



NOTES:

- PARCELS SOUTH OF HIGHWAY 6 BEARING ORIENTATIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 WITH A BEARING AND DISTANCE OF N 70°29'24" E, 208.17 FEET ALONG THE NORTHEAST LINE OF A 30-FOOT WIDE ROADWAY ADJOINING THE NORTHEAST CORNER OF A 100-FOOT WIDE RAILROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 291 AND EMIGRATION LAND COMPANY SUBDIVISION SECTION 66 OF THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 560. A PLAT OF WHICH IS FILED FOR RECORD IN VOLUME 2, PAGE 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID EAST LINE BEING MONUMENTED AT THE EAST END WITH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 245, SECTION 66 AND ON THE WEST END WITH AND IRON BAR FOUND FOR THE SOUTHWEST CORNER OF LOT 16, SECTION 71.
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4803900110 H, MAP REVISED JUNE 5, 1999.
- STATE HIGHWAY 6 WIDENING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER THE FOLLOWING BRAZORIA COUNTY CLERK'S FILE NUMBERS: 84-004227, 84-004228, 84-007031, 98-000004, 98-000004, 95-001320, 95-038346, 94-000272.
- STATE HIGHWAY 288 WIDENING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER THE FOLLOWING BRAZORIA COUNTY DEED RECORDS: VOLUME 1038, PAGE 302, VOLUME 1041, PAGE 445, VOLUME 1036, PAGE 177.
- THE CITY LIMIT LINES SHOWN HEREON ARE OBTAINED FROM THE CITY OF MANVEL ZONING MAP DATED 1-19-2001, REVISED 6-27-2001.
- ACCESS DENIED ALONG SH 288.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" E	193.73'
L2	N 25°29'05" E	28.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" E	45.22'
L5	N 03°21'02" E	346.73'
L6	N 03°22'22" E	351.25'
L7	S 03°22'22" E	351.25'
L8	N 33°04'36" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" W	54.07'
L11	N 02°48'24" E	270.34'
L12	N 07°10'37" E	156.00'
L13	N 03°15'24" E	195.13'

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W
C2	155.64'	390.00'	22°51'57"	N 08°04'58" E
C3	636.99'	11,249.16'	31°44'00"	S 21°57'30" W

REVISED: 06/27/2016 BOUNDARY

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBP'S Licensed Surveying Firm No. 10106000

P.U.D. MAP
BEING 268.618 ACRES IN THE
H.T. & B. R.R. CO. SURVEYS:
SECTION 72, ABSTRACT NO. 460
SECTION 71, ABSTRACT NO. 291
SECTION 66, ABSTRACT NO. 560
PARTLY IN THE CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

This map or plat was prepared under 22 Texas Annotated Code § 683.21 and reflects the results of a survey completed on the ground and the contents of instruments of record to describe and draw the political boundary limits of the Brazoria County Municipal Utility District No. 42, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this 27th day of June, 2016.

NICOLAS VANN RPLS NO. 6393
BROWN & GAY ENGINEERS, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

P.C.: Date: JUNE 15, 2016 Sheet: 1
TECH: R.K. Scale: 1"=200' of 1
R.P.L.S.: N.V. 300 No.: 3890-05
Coordinate File: R:\PROJECTS\BROWNGAY\MANVEL\9480-02\05.dwg

EXHIBIT E

MANVEL TOWN CENTER
PUD DOCUMENT

MANVEL TOWN CENTER PUD DOCUMENT

I. INTRODUCTION

This PUD Document (this "PUD") was prepared on behalf of Manvel Town Center, Ltd., pursuant to the City of Manvel's ordinances related to Planned Unit Development District (PUD). The purpose of the PUD District is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Manvel Town Center PUD District ("Manvel Town Center") is a mixed-use project located within the City of Manvel, Brazoria County, Texas. Manvel Town Center consists of approximately 268.6 acres of land and is physically located immediately west of S.H. 288, straddles both north and south sides of S.H. 6, south of County Road 58, and east of CR 48. Exhibit A - Area Location Map illustrates the location of Manvel Town Center. The overall project site is comprised of several large tracts that have been acquired over the past few years to make one cohesive development.

II. EXISTING CONDITIONS

A. SITE DESCRIPTION

Consistent with property in the region, the site upon which Manvel Town Center will be located (the "Site") is generally flat with ground elevations ranging from 60 feet to 65 feet. Brazoria County is considered to be the coastal prairie with its proximity to the Gulf Coast. The Site has some vegetation but is mostly prairie land and fields. The Site is generally located north of the Atchison, Topeka & Santa Fe Railway Company, west of S.H. 288, south of Rodeo Palms Parkway and east of existing CR 48 and proposed Kirby Drive. Manvel Town Center development is made up of multiple parcels, depicted on Exhibits B and C.

The majority of the Site lies within Brazoria County Municipal Utility District No. 42 (BCMUD No. 42).

Currently, all of the parcels are vacant. There is one pipeline easement, a 30' Trunkline Gas Pipeline Easement, affecting the property located in the southwest portion of the property and positioned northwest/southeast.

An aerial photo of the Site, as well as legal descriptions and boundary surveys are included in the Exhibits section of this document: Exhibit A -Area Map, Exhibit B - Surveys, and Exhibit C - Metes & Bounds Descriptions.

B. SURROUNDING LAND USE

Generally, the surrounding land use is undeveloped acreage with a scattering of large lot residential, commercial sites and industrial sites predominantly to the west and to the south. An existing single-family residential development, Rodeo Palms, is located to the north across Rodeo Palms Parkway. To the east across S.H. 288 is a planned development, The Presidio at Manvel, which has been approved by the City, but development has not yet begun. The majority of the property is currently zoned Light Commercial. A portion of the property along S.H. 288 is currently zoned O-PUD.

The surrounding land uses can be seen on Exhibit A - Area Map located in the Exhibits section of this document.

III. GOALS AND OBJECTIVES

The Manvel Town Center PUD District creates a quality development with the following goals: commercial and retail community cohesiveness, quality and character of community, and orderly growth. Further, the goals reflect the flexibility to achieve a high quality commercial and mixed-use development in a coordinated suburban setting.

The goals and objectives for Manvel Town Center are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living, entertainment, and similar compatible uses.
Quality and Character of Community	Provide high quality planning and architecture along with implementation of creative designs, building standards, and uniformity in building construction.
Orderly Growth	Provide community integrity through an experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for Manvel Town Center will be achieved through the implementation of a series of planning strategies designed to maintain flexibility in the market place. Variety and choice will be achieved by creating a community of mixed land uses that offer a wide range of choices. Manvel Town Center's desirability shall be enhanced by office space, shopping, restaurants, convenience retail, entertainment facilities, commercial uses, and medical facilities. Manvel Town Center may also provide for an urban atmosphere that allows for denser development and to combine land uses within multi-story buildings.

The community's strong character will be ensured through the guidelines listed within the PUD and applicable City of Manvel Ordinances. In addition, there will be a variety of amenities and significant landscaping. The guidelines for these areas may include the following design features:

- A cohesive signage program.
- Buildings with aesthetically pleasing architectural design characteristics.
- Adequate and convenient parking.

A cohesive community will be accomplished by mixing compatible and functional land uses. The combination of commercial, and office uses in a coordinated and controlled environment will provide the residents in the surrounding area with the quality and convenience essential to a quality development.

Orderly growth will be achieved through a master plan implemented by a proven and experienced land development team. This will ensure a completed project that is consistent in character and content, providing residents, businesses and visitors with a clear sense of community.

In summary, the planning strategies to be implemented for Manvel Town Center will ensure its economic feasibility, desirability and quality, by providing flexible land use controls, high quality planning, and thoughtful architectural and aesthetic guidelines.

IV. PROJECT/ PLAN DESCRIPTION

A. LAND USE

Manvel Town Center is poised to be a central location for shopping and entertainment and a source of employment for residents in the area. Manvel Town Center will be composed of multiple land uses that may include, but are not limited to, educational, commercial, retail, hotel, office, entertainment venues, restaurants and dining, and mixed-use. The composition of the permitted land uses may be influenced by market conditions, as well as the PUD development regulations and Appendix A. A variety of land uses will be offered throughout the development.

The Conceptual Development Plan (Exhibit D) for Manvel Town Center illustrates the predominance of commercial and retail uses proposed for this area. The intersection of two

major highways is a prime location for combining and mixing various commercial and retail uses. The proposed mix of uses throughout the development will bring a unique quality to the suburban Manvel area. All land use acreages and locations are preliminary and subject to change as development occurs.

1) Land Use/Regulatory Compliance

Capitalized terms used in this PUD Document have the meanings in the City of Manvel Zoning Ordinance unless otherwise defined herein. Any land use permitted within Appendix A may be freely interchanged within the boundaries of the PUD, provided such uses comply with the PUD regulations. Any modifications to rights of way, detention, and utility sites shall be permitted without an amendment to the document or Exhibit D but shall not be less than or smaller than what is included in the City's currently approved Master Thoroughfare Plan. Once right of way is platted, no further adjustments are permitted. This will allow Manvel Town Center to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner. Although the Manvel Zoning ordinance allows the City to freeze permits and/or approvals or discontinue the PUD if the developer fails to timely submit annual reports concerning the status of the PUD, the City agrees not to take any such remedial action unless the developer fails to submit annual reports timely and such failure is not cured within sixty days after written notice by the City of Manvel.

2) Land Use Categories

The land use categories consist of Infrastructure, Commercial/Retail, Mixed Use and Community Elements. No residential uses are permitted. The uses within each category are interchangeable and would not need further approval from the City if currently allowed in a Light Commercial zoned area. Any land use that requires a Specific Use Permit (SUP) in a Light Commercial zone will still require individual approval by the Manvel City Council.

- Commercial/Retail: Town Centers are designed to allow for a variety of uses to coexist to meet the retail and service needs of a community. The focus of the Manvel Town Center is to provide the various retail and service to the Manvel community. Allowable uses include those uses listed in Appendix A of this document, and in the Light Commercial District, as defined within the City of Manvel Zoning Ordinance.
- Mixed Use: Town Centers often benefit from incorporating buildings that combine a variety of uses, including but not limited to, office, commercial and retail and/or any other use permitted within the PUD. These mixed use facilities encourage interaction between businesses while also creating a more dynamic community.
- Community Elements: Town Centers are increasingly becoming popular locations for residents to congregate for relaxation, shopping and entertainment. Compatible open space areas will be developed alongside restaurant, retail and possible urban density commercial development.

If desired, the uses listed may be developed as mixed-use sites, which allow for a variety of uses within a building. For example, retail and restaurant establishments located on the first floor with office, or educational uses on the second and above floors. Other parcels may develop as pad sites. Pad sites are smaller parcels (typically one to two acre sites) and usually developed by one user, such as a restaurant or a bank.

B. ARTERIAL PLAN

The development is surrounded by five major thoroughfares: S.H. 6, S.H. 288, CR 48, Rodeo Palms Parkway and proposed Kirby Drive and shall comply with the City's currently approved Master Thoroughfare Plan. There is also a proposed collector road that will connect Rodeo Palms Parkway to proposed Kirby Drive. The majority of the site has frontage access to S.H. 6, a prominent major thoroughfare, and secondary access through Rodeo Palms Parkway, CR 48 and future Kirby Drive. S.H. 6 is a 6-lane highway plus a center turn lane and is a prominent northwest-southeast corridor in the region. S.H. 288 is also a prominent thoroughfare in the region stretching from Downtown Houston south to the Gulf Coast; however, the site does not currently have direct access to S.H. 288. The visibility along this major corridor provides a great benefit to the entire project. This portion of S.H. 6 through Manvel remains at grade and controls traffic with a series of traffic lights while S.H. 288 design utilizes overpasses at major intersections. This intersection of S.H. 6 and S.H. 288 is ideally positioned as a prime location for all types of commercial development.

Another major thoroughfare providing access to the west side of the overall development is CR 48. CR 48 is an existing roadway that stretches from S.H. 6 north into City of Pearland where the street name changes to Kingsley Drive. The current right of way varies along CR 48, but as development occurs and right of way is dedicated, the width is ultimately planned to be 120 feet.

Kirby Drive, also a major thoroughfare, is proposed in the northwest vicinity and adjacent to the most western boundary of the development. Upon being constructed, Kirby Drive will provide an north south alternative to S.H. 288. In the future, Kirby Drive will provide a connection from S.H. 6 north to Beltway 8. The proposed right of way width of Kirby Drive is 120 feet.

Rodeo Palms Parkway, a major thoroughfare located north of the site, is the primary entry into the single-family residential development, Rodeo Palms. Rodeo Palms Parkway is a 120 foot boulevard currently constructed from its intersection with S.H. 288, west for approximately 1,500 feet. When the roadway is complete, it will provide an east-west connection between S.H. 288 and CR48.

A proposed collector road will connect Rodeo Palms Parkway to Kirby Drive. This will provide local circulation in and around the development. The proposed right of way for this collector road is 80 feet.

Internal access roads and Public Access Easements (PAE.) will be provided throughout the development to ensure adequate internal circulation between the uses.

See Exhibit E - The Arterial Plan, for the proposed alignments all roadways listed above.

C. DEVELOPMENT GUIDELINES

This PUD Document amends the zoning for all property within Manvel Town Center and, subject to this PUD Document, all City of Manvel Subdivision and Zoning regulations in place at the time this document is approved by City Council shall apply to this PUD. The City of Manvel Design Criteria Manual (excluding the items specified below) and Construction Standards in effect at the time of building permit applications shall apply to all development within the PUD. The following sections of Section 6 of the Design Criteria Manual, as set forth on Appendix B attached hereto and made a part hereof, shall be grandfathered for the PUD.

Any change to the guidelines below or other applicable regulations shall require a variance granted by the City of Manvel City Council.

1) Roadways

- a. Collector Streets (as designated on the Major Thoroughfare Plan)
 - i. Collectors shall have a right of way width of eighty (80) feet

- b. Block Length
 - i. For property along S.H. 288 frontage, block length shall not exceed 6,200 feet. On commercial developments, internal circulation will be implemented as needed through the use of internal roadways and/or public access easements. All other development will comply with typical block length requirements.
- c. Public Access Easements (PAE)
 - i. Location (see exhibit D)
 - (1) PAEs are not required on parcels less than 300 feet from the right of way of S.H. 6 or S.H. 288
 - (2) Refer to Exhibit D for the proposed location of Public Access Easements within the project. The location is conceptual and subject to change. Final location will be determined as development occurs.
 - (3) There shall be a minimum of one (1) PAE running relatively parallel with S.H. 6 between Kirby and S.H. 288.
 - (4) There shall be a minimum of one (1) PAE running relatively north-south between S.H. 6 and the northern property line of the tract adjacent to S.H. 288.
 - ii. PAEs shall be a minimum of twenty-five (25) feet in width.
 - iii. No parking or loading activity is permitted within, or with direct access to, PAEs.
- d. Sidewalks
 - i. No sidewalks are required along S.H. 288 frontage or S.H. 6 frontage.
 - ii. Internal pedestrian connectivity will be in compliance with all ADA and TAS requirements.
 - iii. Sidewalks must be a minimum of four (4) feet in width unless otherwise required in the City's approved Master Thoroughfare Plan.
- e. Access

The City agrees that certain parcels may not have physical frontage on an abutting public road. The City agrees that the PUD may provide "satisfactory access" to any lot or parcel within the PUD (as required by Manvel Subdivision Ordinance Section 62-108) from cross access easement(s) which (1) provide for general access to the public, (2) are filed of record, and (3) are noted on a subdivision plat. Corresponding subdivision plats for such parcels will show the recorded cross access easement(s) and/or provide notation of the cross access easement agreement to clarify and show all parcels within the PUD have satisfactory access.

2) Building Setbacks

- a. If a parcel is adjacent to Kirby Drive, S.H. 6 or S.H. 288
 - i. Front building setback: Minimum twenty-five (25) feet.
 - ii. Side and rear building setbacks: Minimum fifteen (15) feet.
- b. If a parcel is adjacent to a collector or internal local street
 - i. Front building setback: Minimum ten (10) feet
 - ii. Side and rear building setbacks: zero if adjacent to commercial/retail or ten (10) feet if adjacent to Residential.
 - iii. Corner side setback: Minimum five (5) feet

3) Building Height

- a. Building heights must be in compliance with the below standards:
 - i. Pad Site - No building may exceed thirty-five (35) feet in height.

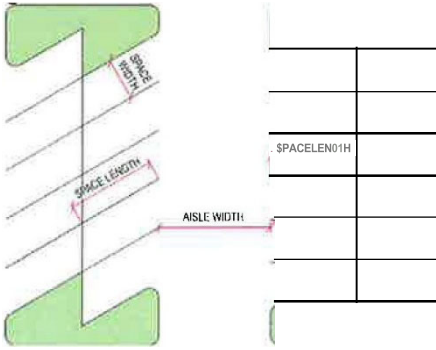
- ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height
- iii. Mixed Use, office, medical and/or other multi-story uses - No building may exceed 150 feet in height.

4) Building Materials

- a. All commercial buildings must be composed of a minimum of seventy-five percent (75%) masonry, exclusive of windows, doors or other transparent materials. The calculation shall be based on the total square footage of all facades.
- b. The following materials shall meet the masonry requirement:
 - i. Stone
 - ii. Brick
 - iii. Concrete (including tilt wall)
 - iv. Hollow clay tile
 - v. Concrete Masonry Unit (CMU)
 - vi. Glass block
 - vii. True Stucco
 - viii. Insulated concrete forms (ICF)
- c. Non-masonry materials may not exceed twenty-five (25) percent of the building's elevation.
- d. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - i. Cementitious Fiber
 - ii. EIFS
 - iii. Architectural metal panels
- e. Nationally or regionally recognized chains will be permitted to use company specific materials not listed above (metal roofing and/or siding, wood siding, and other materials)
 - i. Regionally recognized chains shall mean any chain with a minimum of five (5) locations within the greater Houston area.
 - ii. Nationally recognized chains shall mean any chain with a minimum of ten (10) locations across two (2) or more states.
- f. All color selections shall be harmonious with adjacent development within the site and consistent with first rate commercial development in the area.

5) Parking

- a. The project should have a minimum of 5.0 spaces per 1,000 square feet of gross leasable floor area for any building up to 80,000 square feet. For any building with 80,000 square feet or more, the entire building shall provide 4.0 parking spaces for each 1,000 square feet of gross leasable floor area.
 - i. Any building with 80,000 square feet or more of gross leasable floor area, which also includes an outdoor garden center component, shall be allowed to provide 2.0 parking spaces for each 1,000 square feet of the floor area that is designated as outdoor garden center."
- b. Shared parking is permitted, subject to a public agreement between the participating owners. Shared parking shall satisfy the minimum parking ratio requirements.
- c. All parking shall be measured based on the below illustration:



- d. All parking stalls shall be a minimum of ten (10) feet in width by nineteen (19) feet in length and must meet the minimum requirements in the table below:

	Angle	Aisle Width (ft)
One Way	0 Degrees	14
	60 Degrees	24
	90 Degrees	24
Two Way	0 Degrees	20
	60 Degrees	24
	90 Degrees	24

6) Lighting

- a. In addition to the Outdoor Lighting Standards and Regulations listed within the City of Manvel Ordinance No. 2024-O-36, all newly installed exterior Modules/Fixtures within the development must be LED.

7) Detention

- a. Detention facilities may be temporarily located on land within future phases of the project.
- b. Any temporary detention capacity shall be filed at the County with the off-site property owner's acknowledgement and approval.

8) Open Storage

- a. Open storage is permitted within the parking lot for temporary seasonal sales or temporary promotional events. Buildings with 80,000 square feet of gross leasable floor area or more are permitted to use off-street parking spaces provided to comply with the City of Manvel's parking requirements for permanent, long-term or seasonal storage of inventory, equipment, vehicles, or other business-related property, not to exceed twelve percent (12%) of all parking spaces provided for that building.
- b. No permits are required for temporary storage.

9) Landscape Requirements

- a. A minimum of ten (10) percent of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area.
- b. Landscaping and/or decorative fence shall screen outside storage areas, loading docks, garbage collection bins and delivery entrances from adjacent property and public street right of way.
- c. Street Trees
- i. A minimum of 1 and ½ caliper inches is required for every thirty (30) feet of

- street frontage.
- ii. No street tree shall be less than three (3) inch caliper
- iii. The maximum allowed spacing between trees is forty-five (45) feet.
- iv. Trees may grouped or placed at regular intervals so long as the spacing requirements listed above are met.
- d. Parking lot landscaping
 - i. In addition to the Street Trees noted above, a tree of minimum two inch (2") caliper shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least nine feet (9') wide.
 - b. Each have a square footage of minimum 180 SF.
 - c. Are located so that no parking space is further away than one hundred feet (100') from a tree island
 - ii. Shrub planting shall be placed along the perimeter of a parking lot in order to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches.
 - iii. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height.

D. UTILITIES

Manvel Town Center is included in the Brazoria County Municipal Utility District No. 42 (BCMUD No. 42). A complete utility system is being planned that will include a water distribution system, wastewater collection system, and a storm drainage system. See Exhibit D for proposed location of Water Plant and Waste Water Treatment Plant sites. If necessary, additional utility sites will be determined as development occurs.

Design and construction of these facilities will be in accordance with the criteria established by the City of Manvel, Brazoria County, Texas Commission on Environmental Quality ("TCEQ"), and the Texas Department of Health.

The storm drainage system will include both on-site and off-site facilities. There are a series of detention facilities proposed throughout the site. See Exhibit D. All storm drainage improvements will be designed in accordance with criteria established by Brazoria Drainage District No. 4. As with the other utilities, the drainage and detention locations are subject to change dependent upon future regionalization of facilities. However, any facility constructed shall meet all applicable local and state regulations.

When applicable, regionalization opportunities for all waste water treatment plans, water plants and other utility sites will be considered.

E. SIGNAGE

All signage must be composed of materials and colors compatible with the associated use and the overall development. The following regulations shall apply:

- 1) **Multi-Tenant Pylon Signs** -A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. In some instances, a multi-tenant sign may be considered off-premises if included within the Manvel Town Center Project.
 - a. Maximum Height
 - i) Signs shall not exceed fifty feet (50') in height along S.H. 288 frontage.
 - ii) Signs shall not exceed forty feet (40') in height along all other street frontage.
 - iii) The bottom of such sign message area shall not be less than ten feet (10') above the surrounding finished grade level.
 - b. Maximum Width - twenty-five feet (25').
 - c. Off-premises signage is permitted for other uses within the Manvel Town Center development.
 - d. One (1) multi-tenant sign is permitted for each entrance into the development

from S.H. 288 and S.H. 6.

- 2) **Single Tenant Monument/Pylon Signs** - A single-tenant sign is defined as a freestanding sign advertising a single use.
 - a. Signs may not exceed six feet (6') in height.
 - b. Signs shall not exceed fifty square feet (50 SF) in area.
 - c. One single tenant monument sign is permitted for each platted or otherwise designated tract or parcel. If a parcel has frontage on two public roadways/highways, one monument sign is permitted on each street frontage.
- 3) **Multi-Tenant Monument Signs** – A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. In some instances, a multi-tenant sign may be considered off-premises if included within the Manvel Town Center project.
 - a. Signs may not exceed five feet (5') in height.
 - b. Signs shall not exceed fifty square feet (50 SF) in area.
- 4) **Fuel Station Signage**
 - a. Electronic reader boards/LED screens may be used at fuel stations so long as
 - i) the screens only display fuel price and grade information; and
 - ii) the screens do not rapidly change display, flash, or pulse.
 - b. In addition to the electronic reader board/LED signage described above, fuel stations may also have canopy signage, as follows:
 - i) Signage may be incorporated on all sides of the canopy so long as it does not cover more than 50% of the total canopy area.
 - ii) Maximum letter height - Twenty-four (24") inches for one line of text, eighteen (18") inches for two lines of text.
 - iii) The face of any LED fuel pricing sign will not exceed one hundred (100) SF. Signage may include the fuel station's graphics, logos, and similar branding. See Exhibit H for a general depiction of permitted LED signage.
- 5) **Wall Mounted Signage**
 - a. Buildings thirty (30') feet or less in height.
 - i) Maximum Letter Height - thirty-six (36") inches for one line of text, eighteen (18") inches for two lines of text
 - ii) Maximum overall Height - thirty-six (36") inches for one line of text, forty-two (42") inches for two lines of text.
The signage face shall not exceed 80% of storefront width of the tenant space.
 - b. Buildings over thirty (30') feet in height.
 - i) For every additional six (6') feet in height over thirty (30') feet, an additional twelve (12") inches of letter height is permitted, up to a maximum overall height of seventy two (72") inches.
 - ii) The signage face shall not exceed 80% of storefront width of the tenant.
 - iii) For individual uses greater than 8,000 square feet in gross floor area, up to one hundred twenty inches (120") of letter height is permitted.
 - c. Buildings over one 120,000 square feet of gross floor area.
 - i) Wall mounted signage lettering may not exceed one hundred thirty inches (130") in height.
 - ii) Wall mounted logos, symbols, and related branding shall not exceed one hundred ninety-eight inches (198") in height.
- 6) **General Signage Requirements**
 - a. All signage shall be located a minimum of ten (10) feet from the property line.

- b. There shall be a minimum of 100 feet between Multi-Tenant Pylon Signs.
 - c. There shall be a minimum of twenty five feet (25') between Single Tenant Monument/Pylon Signs.
 - d. There shall be a minimum of fifty feet (50') between Multi-Tenant Monument Signs.
 - e. There shall be a minimum of sixty feet (60') between Fuel Station Signage.
 - f. All signage must be perpendicular to the right of way.
 - g. Electronic Reader Boards/ LED screens are not permitted along public roadways except when used at fuel stations in accordance with item E.(3) above. When they are used in other areas of the development, the following regulations apply:
 - i) No internal or external illumination of the LED screens will be allowed between the hours of 10 p.m. and 6 a.m.
 - ii) Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet.
 - iii) Maximum wattage will be 6,500.
 - h. Electronic reader boards/LED screens may be used at fuel stations so long as
 - i) the screens are used to display fuel price and grade information only; and
 - ii) the screens do not rapidly change display, flash, or pulse.
 - i. Directional/informational signs within the Manvel Town Center project indicating the location of a business, street or facility within the project are not limited in size, height or number or minimum distance requirements.
- 7) **Temporary Signage:** Temporary signage shall be subject to the regulations listed in Section 53-10 of the City of Manvel Code of Ordinances in effect November 20, 2017.
- 8) **Prohibited Signage:** Unless specifically permitted in the above regulations, all signage listed in 53-11 of the City of Manvel Code of Ordinances in effect November 20, 2017, is prohibited.

F. SITE PLANS

The development of individual parcels of commercial and residential shall meet all development guidelines specified above, including lighting, trash receptacles, signage, and landscaping.

1) Development Review and Approval

As a part of the permitting process, all development will be reviewed and approved by the city staff and the Development Review Committee to ensure compliance with the PUD document. A permit shall not be unreasonably withheld so long as all PUD standards are met and it does not negatively impact the health and safety of the community.

G. AMENITIES/ OPEN SPACE/ LANDSCAPING

Dependent upon the land uses developed, appropriate open space areas will also be created and/or considered. However, no dedicated open space is required for commercial development.

H. PHASING/ DEVELOPMENT SCHEDULE

The phasing of the development depends highly upon market conditions. Phase I may focus on the tracts along S.H. 6. The parcels along S.H. 6 currently have full access to a major thoroughfare and are a superior location for commercial / retail development. Phase II may focus on the parcel located at the intersection of S.H. 6 and S.H. 288. Access is available and a high volume of traffic passes through this intersection. Phase III may be the northernmost parcel adjacent to and west of S.H. 288. Phase IV will consist of the property south of S.H. 6. Refer to Exhibit G.

Following approval, the PUD document will remain in effect until a new zoning classification or PUD amendment is approved for the property. There shall be no expiration on this PUD document.

V. LIST OF APPENDICES AND EXHIBITS

The following appendices and exhibits are attached to and made a part of this Application.

Appendix A - Additional Permitted Uses

Appendix B - Additional Site Development Requirements and Design Criteria

Exhibit A - Area Location Map

Exhibit B - Surveys

Exhibit C - Metes and Bounds Descriptions

Exhibit D - Conceptual Plan

Exhibit E -Arterial Plan

Exhibit F - Detention Plan

Exhibit G - Phasing Plan

Exhibit H - LED Sign

Appendix A

Permitted Uses

The following uses shall be permitted by right within the Light Commercial zoning district, shall be permitted. Specific Use Permit (SUP) requirements of the City's zoning ordinance, as amended, shall not apply to the following uses. Any other land use requiring a SUP in Light Commercial District according to the zoning ordinance, as amended, will require SUP approval by City Council.

- Automotive Part Sales
- Automotive Repair and Maintenance
- Convenience Stores/Gas Stations (maximum of three within the PUD)
- Establishment that primarily serves alcoholic beverages
- Hotel
- Lessors of Mini-Warehouse and Self-Storage
- Micro Brewery
- Personal and Household Good Repair and Maintenance
- Restaurant with Drive Thru
- Restaurant with Micro Brewery
- Retail/Wholesale
- Warehouse and Storage
- All other General Merchandise Stores (any conditions on distance requirements and/or gross floor area requirements for fresh produce, meat and dairy products shall not apply within the PUD)
- Ambulatory Health Care Services
- Medical and Dental Uses
- Other Personal Care Services including Massage Establishments
- Nail Salons

Appendix B

1.04, Part A, Section 7 Driveways

7. Driveways

- a. It is desirable to minimize the number of non-residential driveways on all streets in order to reduce the number of conflict points and facilitate traffic flow. It is recognized, however, that certain existing tracts may not be able to fully comply with the following standards due to limited frontage or other constraints.
- b. When compliance with these criteria is precluded due to the location of driveways on adjoining properties, attempts should be made to obtain alternative access where feasible, including joint access driveways, access easements to adjoining properties or access to intersecting streets.
- c. If it can be demonstrated to the City that sufficient attempts to secure alternative access have been made and that such access is still not possible, the City may accept a Traffic Impact Analysis performed by a Registered Professional Engineer to permit a deviation to the driveway spacing requirements indicated herein.
- d. Residential driveways shall be a minimum of 12 feet wide (and a maximum of 24 feet) at the right of way line and should be placed away from the property line.
- e. Residential lots must have a minimum of 120 feet of frontage in order to be eligible for two driveways on the same lot and they shall have 50 feet of separation between them.
- f. Residential lots should not front on collector streets, thoroughfares, or arterials. For residential lots that do front on collector streets, they must have an internal turnaround or circle drive to minimize conflict points.
- g. Non-residential driveways shall be 25 feet to 35 feet wide of pavement. Non-residential driveways shall be spaced with a minimum of 50-feet separation.
- h. Islands may be allowed within non-residential driveways, but must have a minimum of 12.5' travel lanes, and be pre-approved by the Fire Marshal.
- i. Non-residential driveways on major thoroughfares/boulevard streets shall be placed no closer than 125 feet from the ultimate curb line of an intersecting major thoroughfare or boulevard street. Non-residential driveways on collector/ minor streets are to be placed no closer than 75 feet from the ultimate curb line of an intersecting major thoroughfare/boulevard street. Non-residential driveways on major thoroughfares/boulevard streets are to be placed no closer than 75 feet from the ultimate curb line of an intersecting collector commercial/minor street.
- j. For purposes of determining the separation distance, the back of curb or edge of street shall be used in conjunction with the edge of driveway which is closest and parallel to the street.
- k. Non-residential tracts with less than 150 feet of frontage on a public street shall have no more than 1 driveway. Non-residential tracts with between 150 and 320 feet of frontage on a public street shall have no more than 2 driveways. Non-residential tracts with between 321 feet and 600 feet of frontage on a public street shall have no more than 3 driveways. Non-residential tracts with over 600 feet of frontage on a public street shall have driveways specially designed and specifically approved by the City.
- l. Non-residential driveway connections to the public street shall be approved and inspected by the City of Manvel.
- m. Driveway radii shall not extend beyond the projection of a property corner to the back of the curb.
- n. Driveways shall be installed according to the City of Manvel Construction Details.

- o. Driveways shall be evaluated with respect to signage, landscaping and structures for adequate sight distance.
- p. A note stating, "Access to adjacent property and common driveways may be required," shall be placed on the site plan.
- q. Curb returns for driveways shall be, at a minimum:
 - (1) For residential driveways:
 - (a) 5 feet on local streets
 - (b) 10 feet on collector streets, major thoroughfares and boulevards
 - (2) For non-residential driveways:
 - (a) 25 feet on local streets
 - (b) 35 feet on collector streets, major thoroughfares, boulevards and local streets less than 28 feet in width.
- r. Manholes, fire hydrants, and water valves shall not be located within a driveway, sidewalk or street.

1.04, Part A, Section 11 Parking Lot Guidelines

11. Parking Lot Guidelines

A parking lot layout is required to ensure that adequate off-street parking is provided with the construction, alteration, remodeling or change of use of any building or change in use of land.

- a. Off-street parking spaces shall be located on the same lot, tract, parcel, or premises as the use being served or on other property of the same or less restrictive zoning classification that the owner of the premises being served has a continuing right to use for parking. When the off-street parking spaces are not located on the same lot, tract, parcel, or premises being served, the distance from the center of the parking lot to an entrance to the building or use shall not exceed 300 feet in distance, measured along the shortest available pedestrian route with public access.
- b. Any existing building or use that is enlarged, structurally altered, or remodeled to the extent of increasing or changing the use by more than 50 percent as it existed shall be accompanied by off-street parking for the entire building or use. When the enlargement, structural alteration, or remodeling is to the extent that the use is not increased or changed by more than 50 percent, additional off-street parking shall only be required for the increased or changed floor area or use.
- c. Existing parking spaces may not be used to satisfy additional off-street parking requirements unless the existing spaces exceed the number recommended for the building or use for which the existing spaces are associated. Commercial areas may be phased. Parking from earlier phases may count for future uses.
- d. Intentionally deleted. [See PUD Document for requirements.]
- e. Intentionally deleted. [See PUD Document for requirements.]
- f. Intentionally deleted. [See PUD Document for requirements.]
- g. Off-street parking spaces shall be clearly marked. Parking spaces abutting an adjoining property line or street right of way shall be provided with wheel guards or bumper guards so located that no part of a normally parked vehicle will extend beyond the property line. When wheel guards are used, they shall be centered 2.5 feet from the property line for 90-degree parking, 2.3 feet for 60-degree parking, and 2.0 feet for 45-degree and 30-degree parking.
- h. Approval of the parking area layout and design of all off-street parking areas shall be by the City. The City shall determine that spaces provided are usable, and that the circulation pattern of the area is adequate.
- i. Mixed/Combination of Land Uses - Where a mixed or combination of land uses are proposed, parking shall be calculated based on the respective requirements of each land use. Shared parking is encouraged, if appropriate.

- j. Unless a site-specific geotechnical report recommends otherwise, all new parking shall be constructed with concrete, with a minimum slab thickness of 6 inches with $f_c = 3,500$ psi and reinforcement shall be Grade 60, $f_y = 60,000$ psi, #4 deformed reinforcing bars spaced at 18 inches center to center both ways and minimum lap lengths of 18 inches.

1.04, Part A, Section 12 Fences

- 12. Fences in any single-family residential district may not exceed six feet in height. Fences in districts other than single-family residential may not exceed eight feet in height. Barbed wire fences are only allowed on property at least two acres in size and the barbed wire portion of the fence shall be no higher than 52 inches as measured from the natural ground.
 - a. Perimeter fencing adjacent to Major Thoroughfares shall be masonry.
 - b. Perimeter fencing adjacent to Detention Ponds and Amenity Lakes shall be ornamental (wrought) iron.
 - c. Perimeter fencing to be installed prior to the release of the One Year Maintenance Bond.

1.04, Part A, Section 14 Street lights

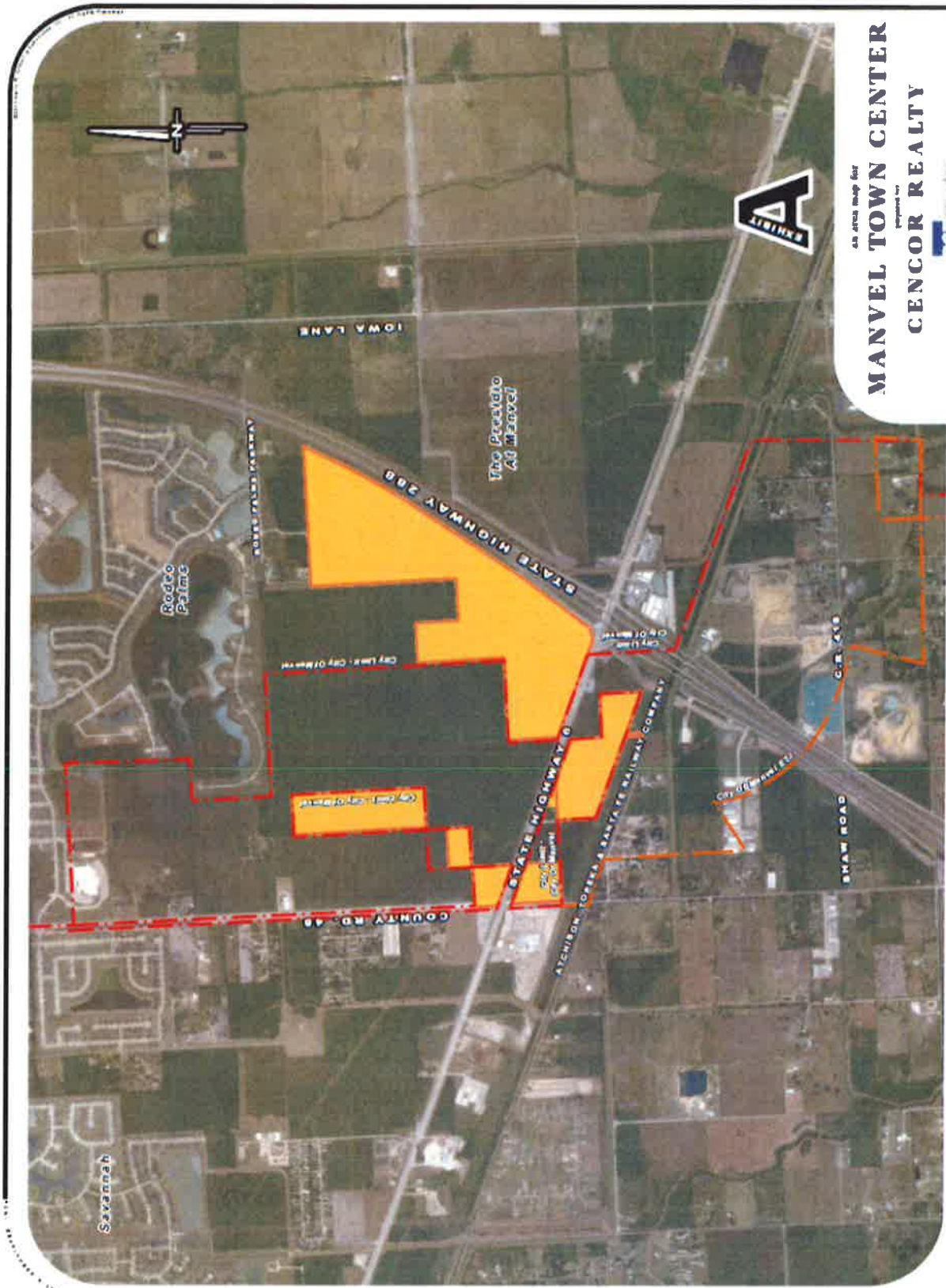
- 14. Streetlights
 - a. All new streetlights within a subdivision to be installed by the developer.
 - b. All monthly electrical charges and any maintenance and operation costs for streetlights within a subdivision to be paid for by the homeowners association or MUD, as applicable.
 - c. All new streetlights to be LED Modules/Fixtures.
 - d. Refer to City Code 62-114.
 - e. Streetlights to be installed at all intersections, dead-ends, cul-de-sacs, and at a minimum spacing of 250 feet; or consistent with a photometric layout, as approved by the City.
 - f. Streetlights on Streets ($\leq 80'$ ROW) shall have minimum 60 watt LED. Streetlights on Thoroughfares ($> 80'$ ROW) shall have minimum 180 watt LED.

2.03, Part H thru Part J (deal with paving thickness, sidewalks, and fence heights)

H. All parking lot pavement for site plans shall be engineered to provide for regular use of vehicles expected to utilize the parking area and based upon the soil conditions underlying the parking area. A Registered Professional Engineer shall certify the design submitted for approval.

I. Concrete sidewalks (a minimum of 4 feet wide and 4 inches thick with steel reinforcement) shall be required along all curb-and-gutter street frontages. The design and installation of such sidewalks shall comply with Texas Accessibility Standards Architectural Barriers requirements. The location of all proposed and existing sidewalks shall be shown on the construction drawings.

J. Show location of signs, screening walls or fences (indicate height, minimum 8 feet) and dumpsters (with appropriate screening).



MANVEL TOWN CENTER

CENCOR REALTY

AN Aerial Map For

prepared by



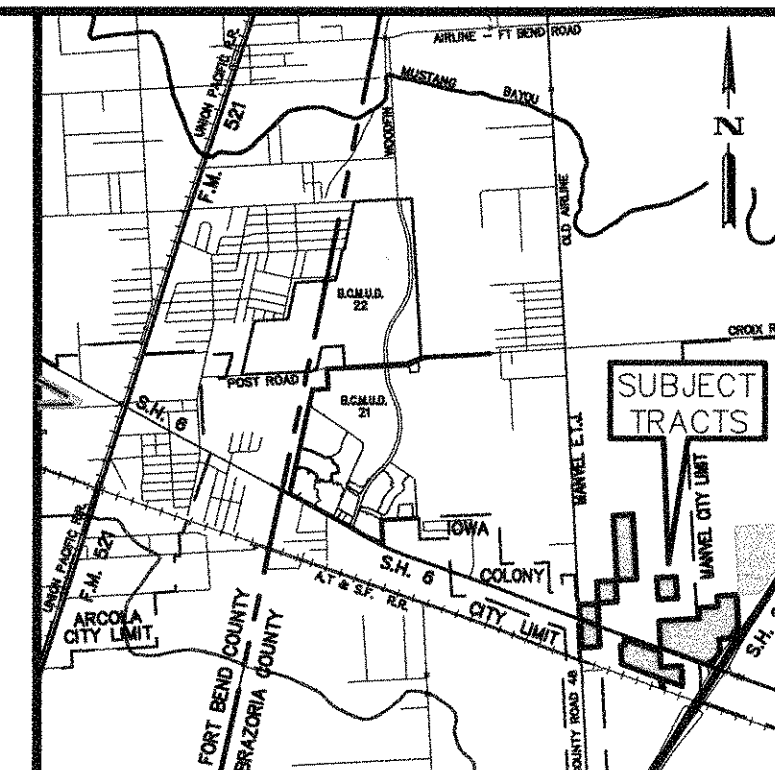
Cencor Realty, Inc.
2800 Cypress Street, Suite 100
Houston, Texas 77058

Map Scale: 1" = 100' (30.48m)
Map Date: 12/15/11

Map By: Cencor Realty, Inc.
Map No: 11-001

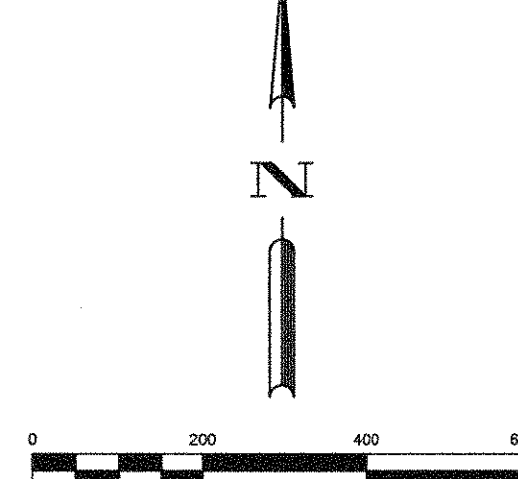
This map is a representation of the property and is not a legal document. It is intended for informational purposes only. The map is not to be used for any other purpose without the written consent of Cencor Realty, Inc. The map is not to be used for any other purpose without the written consent of Cencor Realty, Inc.

PUD MAP



VICINITY MAP

N.T.S.
KEY MAP GALV/BRAZ 652



LEGEND

B.C.C.F.	Brazoria County Clerk's File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
D.E.	Drainage Easement
Esmt.	Easement
Fnd.	Found
I.	Iron
P.L.M.	Pipe Line Marker
R.O.W.	Right-of-Way

(F)	Indicates Found 1/2-Inch Iron with cap stamped "Brown &"
-----	--

TxDOT Mon.	Indicates a Texas Department Transportation Aluminum Cap a 5/8-inch iron rod.
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NOTE

- [illegible]

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" W	193.73'
L2	N 25°29'05" W	28.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" W	45.22'
L5	N 03°21'02" W	346.73'
L6	N 03°22'22" W	351.25'
L7	S 03°22'22" E	351.25'
L8	N 53°04'38" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" W	54.07'
L11	N 02°48'24" W	270.34'
L12	N 87°10'35" E	150.00'
L13	N 03°15'24" W	195.13'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'56" E	154.61'
C3	636.99'	11,249.16'	31°47'40"	S 21°57'30" W	636.90'

REVISID: 06/27/2016 BOUNDARY

BGE **Brown & Gay Engineers, Inc.**
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106500

P.U.D. MAP
BEING 268.618 ACRES IN THE
H.T.& B. R.R. CO. SURVEYS:
SECTION 72, ABSTRACT NO. 460
SECTION 71, ABSTRACT NO. 297
SECTION 66, ABSTRACT NO. 560
PARTLY IN THE CITY OF MANVIL
BRAZORIA COUNTY, TEXAS

P.C.:	Date:	JUNE 15, 2016	Sheet of
TECH.: R.K.	Scale:	1:200'	
R.P.L.S.: N.V.	Job No.:	3890-05	

This map or plat was prepared under 22 Texas Annotated Code § 683.21 and reflects the result of a survey completed on the ground and the assembly of instruments of record to describe and draw the political boundary. It limits the Brozaorio County Municipal Utility District No. 42; and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this 27th day of June, 2016.

Dated this the 27th day of June, 2016


 NICOLAS VANN RPLS NO. 639
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

M&B - PUD LAND

MTC PUD
268.618 TOTAL ACRES

JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

DESCRIPTION OF 268.618 ACRES OF LAND
SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT 291
THE H.T. & B.R.R. CO. SURVEY, SECTION 66, ABSTRACT 560
AND THE H.T. & B. R.R. CO. SURVEY, SECTION 72, ABSTRACT 460
PARTIALLY IN THE CITY OF MANVEL
AND CITY OF MANVEL E.T.J.
BRAZORIA COUNTY, TEXAS

BEING 268.618 acres of land situated in the H.T.& B.R.R. Co. Survey, Section 71, Abstract 291, the H.T. & B.R.R. Co. Survey, Section 66, Abstract 560 and the H.T.& B. R.R. Co. Survey, Section 72, Abstract 460, being partially in the City of Manvel and the City of Manvel E.T.J, Brazoria County, Texas, said 268.618 acres being a portion of Lot 243, Lot 244, Lot 245, of said Section 66, as shown on the plat of Emigration Land Company Subdivision, filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, a portion of Lot 6, Lot 7, Lot 13, Lot 16, Lot 24, Lot 32, Lot 36, Lot 37, Lot 42, Lot 50, Lot 57 and Lot 58, of said Section 71, as shown on said plat of Emigration Land Company Subdivision and all of Lot 18, Lot 19, Lot 20, Lot 41, Lot 47, Lot 48, Lot 49 and Lot 56, of said Section 71, as shown on said plat of Emigration Land Company Subdivision and all of a called 79.088 acre tract described in a deed to 72 Acres On 288, LTD., recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2008040863, said 268.618 acres of land being more particularly described in 6 (six) parcels as follows:

30.931 ACRES

BEING 30.931 acres of land and being all of Lots 18, 19 and 20 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 30.931 acres also being all of a called 30.96 acre tract of land described in an instrument to Manvel North 40 Acres, Ltd., filed for record under Brazoria County Clerk's File Number 2007043959, said 30.931 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pipe with a cap stamped "S. Adams" found for the southeast corner of said Lot 20, same being the southwest corner of Lot 28, the northeast corner of Lot 21 and the northwest corner of Lot 29 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 86°37'03" W, a distance of 639.18 feet along the south line of said Lot 20 and the north line of said Lot 21 to a 1/2-iron pipe found for the southwest corner of said Lot 20 and the northwest corner of said Lot 21, lying on the east right-of-way line of a called 40-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 plat;

THENCE, N 03°22'22" W, along and with the west line of said Lot 20 and the east line of said 40-foot roadway, at a distance of 702.53 feet pass a found 1/2-inch iron pipe found for the northwest corner of said Lot 20 and the southwest corner of said Lot 19 and continuing along and with the west line of said Lot 19, said Lot 18 and the east line of said 40-foot roadway for a total distance of 2,106.76 feet to a 1-inch iron pipe found for the northwest corner of said Lot 18 and the southwest corner of Lot 17 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

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THENCE, N 86°38'58" E, a distance of 640.00 feet along and with the north line of said Lot 18 and the south line of said Lot 17 to a 1-inch iron pipe found for the northeast corner of said Lot 18, the southeast corner of said Lot 17, the northwest corner of Lot 26 and the southwest corner of Lot 25 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, from which a found 1/2-inch iron rod with a cap stamped "S. Adams 3688" bears N 25°05' 09" E, 0.94 feet;

THENCE, S 03°21'02" E, along and with the east line of said Lot 18 and the west line of said Lot 26, at a distance of 702.52 feet pass a found 1-inch iron pipe found for the southeast corner of said Lot 18, the southwest corner of said Lot 26, the northeast corner of said Lot 19 and the northwest corner of Lot 27 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, at a distance of 1,404.23 feet pass a 1-1/2 inch iron pipe found for the southeast corner of said Lot 19, the northeast corner of said Lot 20, the southwest corner of said Lot 27, the northwest corner of said Lot 28 and continuing for a total distance of 2,106.40 feet to the **POINT OF BEGINNING** and containing 30.931 acres of land.

5.161 ACRES

BEING 5.161 acres of land and a portion of Lot 13 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 5.161 acres also being a portion of a called 10.30 acres of land described in an instrument to JAA Texas Investments, L.L.C., filed for record under Brazoria County Clerk's File Number 2006043513, said 5.161 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "S. Adams 3688" found for the southeast corner of said Lot 13, same being northeast corner of Lot 14 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, also lying on the west right-of-way line of a 40-foot wide roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 plat;

THENCE, S 86°37'03" W, a distance of 640.00 feet along the south line of said Lot 13 and the north line of said Lot 14 to a 1/2-inch iron rod with a cap stamped "S. Adams 3688" found for the southwest corner of said Lot 13 and the northwest corner of Lot 14, lying on the east line of Lot 5 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 03°22'22" W, a distance of 351.25 feet along the west line of said Lot 13 and the east line of said Lot 5 to the northwest corner of the herein described tract;

THENCE, N 86°37'03" E, a distance of 640.00 feet over and across said Lot 13 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" set for the northeast corner of the herein described tract lying on the west right-of-way line of said 40-foot wide roadway;

THENCE, S 03°22'22" E, a distance of 351.25 feet along the east line of said Lot 13 and the west line of said 40-foot roadway to the **POINT OF BEGINNING** and containing 5.161 acres of land.

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7.494 ACRES

BEING 7.494 acres of land out of Lot 6 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 7.494 acres of land being all of the residue of a called 8.28689 acre tract of land described in an instrument to Jerry A. Argovitz, filed for record under Volume 1151, Page 839 of the Brazoria County Deed Records, said 7.494 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk found lying on the northeast right-of-way line of State Highway 6 (200-foot width) same being the most northerly northeast corner of a called 0.805 acre tract of land described in a right-of-way acquisition instrument filed for record under Brazoria County Clerk's File Number 94-014297, same also being in the west line of Lot 14 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 70°29'05" W, a distance of 667.45 feet along and with the northeast right-of-way line of said State Highway 6 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly northeast cutback corner of the intersection of State Highway 6 and County Road 48 (width varies);

THENCE, N 36°55'22" W, a distance of 45.22 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most northerly northeast cutback corner of the intersection of State Highway 6 and County Road 48;

THENCE, N 03°21'02" W, a distance of 346.73 feet along and with the east right-of-way line of said County Road 48 and the west line of said called 8.28689 acre tract to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northwest corner of the herein described tract;

THENCE, N 86°34'55" E, a distance of 642.77 feet along and with the north line of said called 8.28689 acre tract and the south line of Lot 5 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner, and from which a found 5/8-inch iron rod bears N 86°34' 55" E, 0.45 feet and a found 5/8-inch iron rod with a cap stamped "Weisser" bears S 19°43'41" E, 1.29 feet;

THENCE, S 03°06'18" E, a distance of 644.53 feet along and with the east line of said called 8.28689 acre tract and the west line of Lot 14 of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to the **POINT OF BEGINNING** and containing 7.494 acres of land.

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181.706 ACRES

BEING 181.706 acres of land situated in the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records and Section 72 of the H.T.& B. R.R. Co. Survey, Abstract 460 Brazoria County, Texas, being a portion of Lot 36, Lot 37, Lot 42, Lot 50, Lot 57, Lot 58 and all of Lot 41, Lot 47, Lot 48, Lot 49 and Lot 56 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, and all of the area of a 40-foot roadway between said Lot 41 & Lot 49, Lot 42 and Lot 50, being all of those certain tracts of land described in instruments to Manvel Town Center Ltd., filed for record under the following Brazoria County Clerk's File Numbers (B.C.C.F. Nos.) 2007004252, 2007004253, 2007051925, 2014042989, 2017044722, 2017044723 and a portion of those certain tracts recorded under B.C.C.F. Number 2007004251, also that certain tract called 10.3214 acre tract, described in instrument to C. Michael Scherer, Trustee, recorded under B.C.C.F. Number 2016000780 and all of that certain called 79.088 acre tract described in instrument to 72 Acres On 288, LTD., recorded under B.C.C.F. Number 2008040863, all of that called 40-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, east of Lot 56 and Lot 57 and a portion of a 40-foot roadway (unimproved) also shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, between Lot 31, Lot 32 and Lot 36, Lot 37, said 181.706 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "Weisser" found lying on the west right-of-way line of State Highway No. 288 (SH 288), based on a width of 420.00 feet as described in an instrument to the State of Texas and recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B.C.D.R.), Volume 1038, Page 302 B.C.D.R., Volume 1041, Page 445 B.C.D.R., Volume 1056, Page 221 B.C.D.R. and Volume 1056, Page 748 B.C.D.R., marking the southeast corner of a tract described as 41.122 acres in a conveyance to New Rodeo 288, LTD., recorded under B.C.C.F. No. 03-024990, same being the northeast corner of said 79.088 acre tract from which a 5/8-inch iron rod with a cap stamped "LANEY" bears S 61° 57' 35" E, 1.41 feet, said northeast corner being located in the arc of a curve to the right from whose center bears N 66° 25' 10" W, 11,249.16 feet, and further being located along said curve to the right having a Radius of 11,249.16 feet, a Central Angle of 03° 14' 40", a Long Chord which bears S 21° 57' 30" W, 636.90 feet, and a total Arc Length of 636.99 (called 637.31) feet from an angle point in the west right-of-way line of said SH 288, same being the most southerly northeast corner of said 41.122 acre tract, from said most southerly northeast corner from which a 5/8 inch iron rod with cap stamped "EHRA" bears N 31° 25' 16" E, 3.23 feet;

THENCE, in a southwesterly direction and along and with the west right-of-way line of said SH 288, same being the east line of said 79.088 acre tract, same being said curve to the right, a distance of 1,875.06 feet, having a radius of 11,249.16 feet, a central angle of 09°33'01" and a chord which bears S 28°21'20" W, 1,872.89 to the point of tangency of said curve from which a 4 inch by 4 inch concrete monument bears N 73° 40' 14" E, 0.33 feet and a 5/8-inch iron rod with cap stamped "WILSON SVY GRP" bears N 39° 26'00" E, 3.00 feet;

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THENCE, S 33° 07' 51" W, continuing along and with the west right-of-way line of said SH 288, same being the east line of said 79.088 acre tract, at a distance of 839.58 (called 842.03) feet pass the northeast corner of said 8.097 acre tract, same being the southeast corner of said 79.088 acre tract, from which a 1/2-inch iron rod with a cap stamped "Weisser" bears South 86° 42' 37" West, 0.45 feet then continuing at a distance of 2,121.12 feet pass a 1/2 inch iron pipe with cap stamped "Brown & Gay" found marking the intersection of the East line of Lot 57 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision per plat or map recorded in Volume 2, Pages 81 – 82 of the Brazoria County Plat Records, lying on the west right-of-way line of said 40-foot roadway then continuing for a total distance of 2,131.38 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for an angle point, from which a found 4 inch by 4 inch concrete monument bears N 84°25'57" W, 1.09 feet;

THENCE, S 36°28'59" W, continuing along and with said west right-of-way line a distance of 1,358.37 feet to a 1/2-inch iron rod found for the most northerly northwest cutback corner of the intersection of said State Highway 288 and State Highway 6;

THENCE, S 73°44'17" W, a distance of 193.73 feet along said cutback line to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly northwest cutback corner of the intersection of State Highway 288 and State Highway 6, and from which a 5/8-inch iron rod with a cap stamped "Survey 1" bears N 53°28'14" W, 3.87 feet;

THENCE, N 70°29'05" W, along and with the northeasterly right-of-way line of State Highway 6 (200-foot width), at a distance of 192.02 feet, 2.17 feet left pass a found 5/8-inch iron rod with a Texas Department of Transportation cap and continuing for a total distance of 1,694.42 feet to the most southerly southwest corner of the herein described tract, lying in the said 40-foot wide roadway between said Lot 32 and Lot 37;

THENCE, over and across said 40-foot wide roadway and said Lot 36 the following courses and distances:

N 25°29'05" W, a distance of 28.28 feet to an angle point;

N 19°30'55" E, a distance of 119.21 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 155.64 feet, having a radius of 390.00 feet, a central angle of 22°51'57" and a chord which bears N 08°04'56" E, 154.61 feet to the point of tangency;

N 03°21'02" W, a distance of 499.75 feet to a point for corner, lying on the common line of Lot 35 and said Lot 36 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 86°38'58" E, a distance of 1,280.00 feet along and with the north line of said Lot 36 and Lot 41, the south line of said Lot 35 and Lot 40 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner, same being the northwest corner of said Lot 49 and the southwest corner of said Lot 48 and lying on the east right-of-way line of a 40-foot wide roadway (unimproved);

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THENCE, N 03°21'02" W, a distance of 702.50 feet along and with said east right-of-way line same being the west line of said Lot 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for an angle point same being the northwest corner of said Lot 48 and the southwest corner of said Lot 47;

THENCE, N 03°23'52" W, a distance of 702.81 feet continuing along and with said east right-of-way line same being the west line of said Lot 47 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" set for the northwest corner of said Lot 47 same being the southwest corner of Lot 46 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 86°38'11" E, a distance of 640.13 feet along and with the common line between said Lot 46 and said Lot 47 to the common corner between said Lot 46, said Lot 47, Lot 54 and Lot 55 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 03°23'14" E, a distance of 702.96 feet along and with the common line between said Lot 47 and said Lot 55 to the common corner of said Lot 47, said Lot 48, said Lot 55 and said Lot 56;

THENCE, N 86°38'58" E, along and with the common line between Said Lot 55 and said Lot 56 at a distance of 640.00 feet pass a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common east corner of said Lot 55 and said Lot 56, lying on the west right-of-way line of said 40-foot Roadway the continuing and over and across said 40-foot Roadway for a total distance of 680.00 feet to a point for corner lying on the east right-of-way line of said 40-foot roadway same being the west line of said 79.088 acre tract;

THENCE, N 03° 21' 02" W (called N 03° 15' 42" W), along and with the east right-of-way line of said 40-foot Roadway, a distance of 2,245.37 feet to a 5/8 inch iron rod with cap stamped "Brown & Gay" found lying on the south line of said 41.122 acre tract marking the common northwest corner of said 79.088 acre tract and the herein described tract from which a 1/2 inch iron rod w/cap "RATNALA" bears South 86° 39' 08" West, 16.91 feet;

THENCE, N 86°39'08" E (called N 86°36'11" E), along and with the South line of said 41.122 acre tract, a distance of 2,205.47 (called 2,209.14) feet to the **POINT OF BEGINNING** and containing 181.706 acres of land.

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33.731 ACRES

BEING 33.731 acres of land situated in said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 and Section 66 of the H.T. & B.R.R. Co. Survey, Abstract 560 as shown on the plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being all of a called 8.0046 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under Brazoria County Clerk's File Number (B.C.C.F. No.) 2007020481, all of a called 4.2755 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020479, all of a called 0.4683 acre and a called 12.8176 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020478, all of a called 5.8609 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020480, all of a called 1.070 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020482 and a portion of a 50-foot wide roadway (unimproved) between Lots 32 & 24 of said Section 71 and Lots 243 & 244 of said Section 66 as shown on the plat of said Emigration Land Company Subdivision, said 33.731 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said called 8.0046 acre tract, same being the northeast corner of a called 4.099 acre tract described in an instrument to Houston Lighting & Power Company filed for record under Volume 979, Page 147 of the Brazoria County Deed Records;

THENCE, N 70°26'24" W, a distance of 713.78 feet along the southwest line of said called 8.0046 acre tract and the northeast line of said called 4.099 acre tract to a 1/2-inch iron pipe found for the northwest corner of said called 4.099 acre tract and the southwest corner of said called 8.0046 acre tract;

THENCE, S 02°48'24" E, a distance of 270.34 feet along the west line of said called 4.099 acre tract to a 1/2-inch iron pipe found for the southwest corner of said called 4.099 acre tract, the southeast corner of said called 4.2755 acre tract and being in the northeast right-of-way line of a 30-foot roadway (unimproved) as shown on said Emigration Land Company Subdivision of Section 66;

THENCE, N 70°26'24" W, a distance of 54.07 feet along the northeast line of said 30-foot roadway and the southwest line of said called 4.2755 acre tract to a 1/2-inch iron pipe found for the southeast corner of a called 3.783 acre tract of land described in an instrument to Houston Lighting & Power Company filed for record under Volume 991, Page 437 of the Brazoria County Deed Records;

THENCE, N 02°48'24" W, a distance of 270.34 feet along the east line of said called 3.783 acre tract to a 1/2-inch iron rod found for the northeast corner of said called 3.783 acre tract, same being in a southwest line of said called 4.2755 acre tract;

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THENCE, N 70°26'24" W, along the southwest line of said called 4.2755 acre tract and the northeast line of said called 3.783 acre tract, at a distance of 659.50 feet pass a 1/2-inch iron rod found for the southwest corner of said called 4.2755 acre tract, the northwest corner of said called 3.783 acre tract, the northeast corner of the residue of a called "Lot 243" as described in an instrument to Houston Lighting & Power Company filed for record under Volume 951, Page 253 of the Brazoria County Deed Records, the southeast corner of said called 0.4683 acre tract, at a distance of 1,003.24 feet pass a 1/2-inch iron rod found for the west corner of said called 0.4683 acre tract and being in the south right-of-way line of said 50-foot roadway (unimproved), at a distance of 1,136.97 feet pass a 1/2-inch iron rod found in the north right-of-way line of said 50-foot roadway, being a south corner of said called 12.8176 acre tract, an east corner of a called 0.212 acre tract of land described in an instrument to Houston Lighting & Power Company filed for record under Volume 995, Page 381 of the Brazoria County Deed Records and continuing for a total distance of 1,377.74 feet to a 1/2-inch iron rod found for the southwest corner of said called 12.8176 acre tract and the north corner of said called 0.212 acre tract, same also being in the east right-of-way line of a 40-foot roadway (unimproved) as shown on the plat of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 03°15'24" W, a distance of 619.03 feet along the west line of said called 12.8176 acre tract and the east right-of-way line of said 40-foot roadway to the southwest corner of the residue of said called 1.8554 acre tract, the northwest corner of said Lot 24 and the southwest corner of said Lot 23 and from which a found 1/2-inch iron rod bears S 06°52' W, 2.30 feet;

THENCE, N 87°10'35" E, a distance of 150.00 feet along the common line of Lot 23 and Lot 24 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to an interior corner of the herein described tract same being the southwest corner of said 1.070 acre tract and the southeast corner of said residue of 1.8554 acre tract;

THENCE, N 03°15'24" W, a distance of 195.13 feet along the common line between said 1.070 acre tract and said residue of 1.8554 acre tract to the most northerly northwest corner of the herein described tract same being the common north corner of said 1.070 acre tract and said residue of 1.8554 acre tract, lying in the southerly right-of-way of State Highway 6 (200 foot wide) recorded under B.C.C.F. No's 94-014297, 94-014296, 94-037011, 96-005004, 95-001320, 95-038346, 94-000272;

THENCE, S 70°29'05" E, along and with the southerly right-of-way line of said State Highway 6 at a distance of 513.37 feet pass a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk found for the most northerly northeast corner of said 12.8176 acre tract same being the east corner of said 1.070 acre tract then continuing for a total distance of 1,230.85 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northeast corner of said called 5.8609 acre tract, same lying on the west right-of-way line of a 40-foot wide road right-of-way (unimproved) as shown on said plat of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 03°21'02" E, along the west right-of-way line of said 40-foot road right-of-way and the east line of said called 5.8609 acre tract, at a distance of 445.95 feet, 5.83 feet left pass a found 1/2-inch iron rod in the north right-of-way line of said 50-foot roadway and continuing for a total distance of 495.96 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner in the south right-of-way line of said 50-foot roadway, same being in the north line of said called 4.2755 acre tract;

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THENCE, N 87°36'13" E, along the north line of said called 4.2755 acre tract and said called 8.0046 acre tract, at a distance of 37.36 feet, 0.85 feet left, pass a 1/2-inch iron rod (disturbed) and continuing for a total distance of 697.25 feet to a 3/4-inch iron pipe found for the northeast corner of said called 8.0046 acre tract and the northwest corner of Lot 246 of said Emigration Land Company Subdivision of Section 66;

THENCE, S 02°48'24" E, a distance of 662.23 feet along the east line of said called 8.0046 acre tract and the west line of said Lot 246 to the **POINT OF BEGINNING** and containing 33.731 acres of land.

9.595 ACRES

BEING 9.595 acres of land situated in said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 as shown on the plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being a portion of Lot 6 and Lot 7 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, and being a portion of a called 10.36432 acre tract of land described in an instrument to Jerry A. Argovitz, filed for record in Volume 1151, Page 839, of the Brazoria County Deed Records, said 9.595 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the common west corner of Lot 7 and Lot 8 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, lying on the east right-of-way line of County Road 48 (width varies);

THENCE, N 03°21'39" W, a distance of 778.58 feet along and with the west line of the remainder of said called 10.36432 acre tract, same being the east right-of-way line of said County Road 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly southeast cutback corner of the intersection of said County Road 48 and State Highway 6 (200 foot wide) recorded under Brazoria County Clerk's File (B.C.C.F.) Numbers 94-014297, 94-014296, 94-037011, 96-005004, 96-005004, 95-001320, 95-038346, 94-000272;

THENCE, N 53°04'38" E, distance of 30.00 feet along the most easterly southeast cutback corner of the intersection of said State Highway 6 and said County Road 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner;

THENCE, S 70°29'05" E, along and with the southerly right-of-way line of said State Highway 6, at a distance of 645.15 feet pass a found Texas Department of Transportation aluminum disk, then continuing for a total distance of 645.84 to the northeast corner of said 10.36432 acre tract and the herein described tract, same being the northwest corner of a called 6.001 acre tract of land described in an instrument to Hemisphere Holdings, Inc., filed for record under B.C.C.F. Number 02-015690, in the common line of Lot 7 and Lot 15 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 03°22'05" E, a distance of 543.48 feet along said common line to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common corner of Lot 7, Lot 8, Lot 15 and Lot 16 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 86°34'55" W, a distance of 620.11 feet along the common line of said Lot 7 and said Lot 8 to the **POINT OF BEGINNING** and containing 9.595 acres of land.

MTC PUD
268.618 TOTAL ACRES

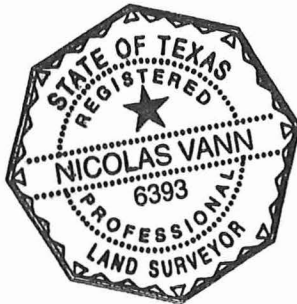
JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

In conclusion, the herein described tracts comprise a total acreage of 268.618 acres of land, described for the boundary of the MTC PUD.

Bearing orientation of tracts south of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of N 70°26'24" W, 2876.17 feet along the northeast line of a 30-foot wide roadway adjoining the northeast side of a 100-foot wide railroad right-of-way as shown on the plat of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 and Emigration Land Company Subdivision of Section 66 of the H.T. & B.R.R. Co. Survey, Abstract 560, a plat of which is filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said northeast 30-foot roadway northeast line being monumented at the east end with a 1/2-inch iron rod found for the southeast corner of Lot 245, Section 66 and on the west end with and Iron Bar found for the southwest corner of Lot 16, Section 71.

Bearing orientation of tracts north of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of S 03°21'02" E, 2106.40 feet along the east line of Lots 18, 19 & 20 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291, a plat of which is filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said east line being monumented at the northeast corner of said Lot 18 with a found 1-inch iron pipe and at the southeast corner of Lot 20 with a found 3/4-inch iron pipe with a cap stamped "S. Adams".

This map was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Dated this the 22nd day of June, 2016.



Nicolas Vann RPLS No. 6393
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

100 KERRY & GARNETT & ASSOCIATES

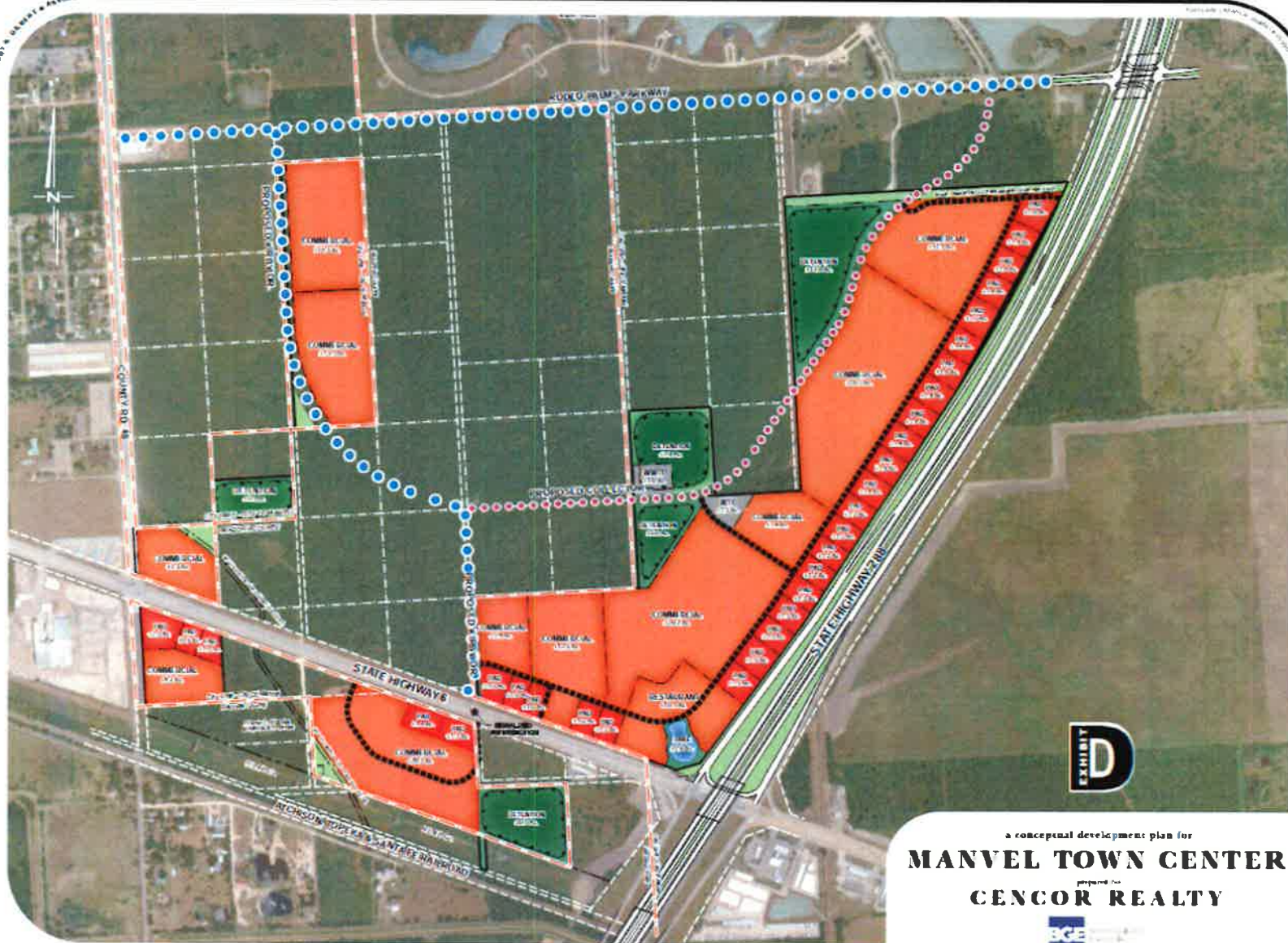


EXHIBIT D

a conceptual development plan for
MANVEL TOWN CENTER
 prepared for
CENCOR REALTY



Land Planning Consultant
 22001 Central Expressway, Suite 400
 Katy, Texas 77450

100 North Maple, Suite 200
 Houston, TX 77060
 281.465.1234
 281.465.1235

DATE: 08/14/2014
 SCALE: 1"=100'

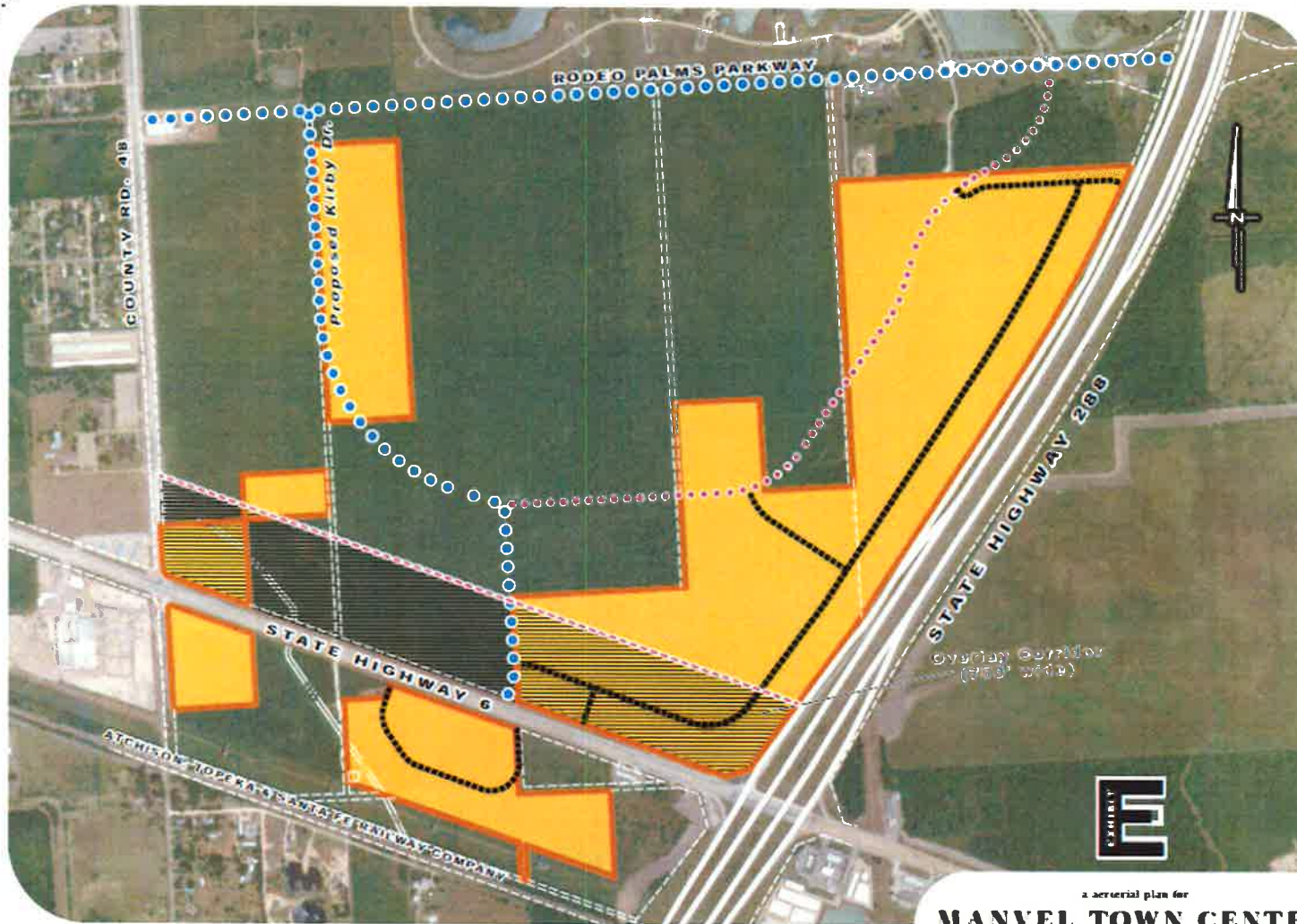
LEGEND

- • • PROPOSED PARKING
- • • PROPOSED COLLECTOR
- — — INTERNAL CIRCULATION

NOTE: ALL LAND USES AND ROAD ALIGNMENTS
 ARE PROPOSED AND SUBJECT TO CHANGE.
 BASED ON FINAL UTILITY COMMENTS ALL CHANGES
 WILL BE INCORPORATED. WHILE THE CHANGES
 SET FORTH ARE THE PROPOSED DEVELOPMENT.

THIS DOCUMENT IS THE PROPERTY OF KERRY & GARNETT & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KERRY & GARNETT & ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT.

100 KERRY & GARNETT & ASSOCIATES



NO. 12 PROPOSED MODIFICATIONS
SUBJECT TO CHANGE

LEGEND

- • • • • PROPOSED PARKWAY
- • • • • PROPOSED COLLECTOR

— INTERNAL CIRCULATION
(P.A. WILL BE PROVIDED
WITHIN THE OVERLAY
CORRIDOR)

OVERLAY CORRIDOR (700')

a conceptual plan for MANVEL TOWN CENTER prepared for CENCOR REALTY

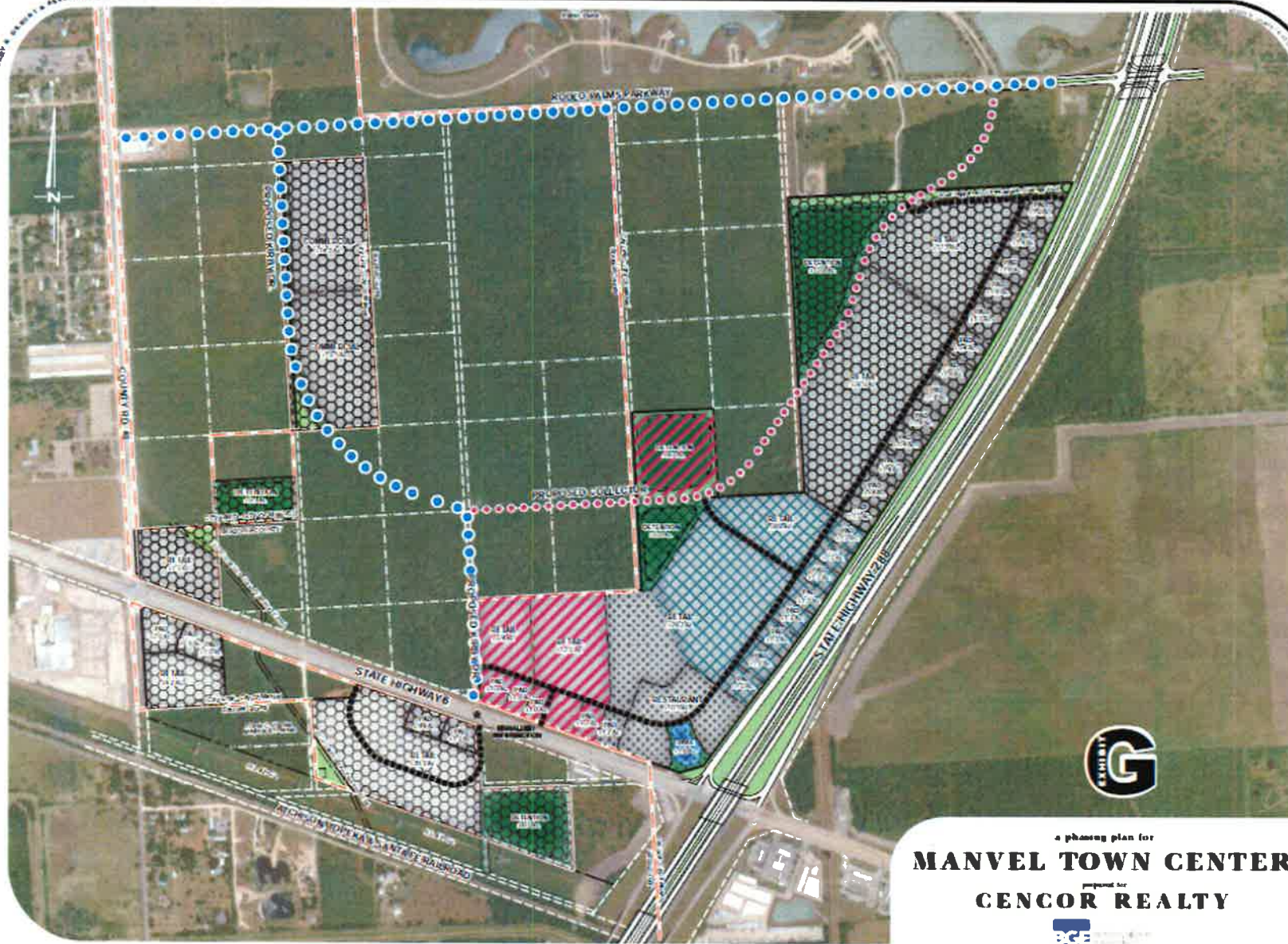


1000 West Street, Suite 100
Austin, TX 78701
710-250-1000
Fax: 710-250-1001



SCALE
1" = 100'

801 / HENRY & ASSOCIATES



a phasing plan for
MANVEL TOWN CENTER
 prepared for
CENCOR REALTY



Project/Planning Commission
 20001 Census Bureau Blvd. Suite 200
 Baytown, Texas 77602

100% North Arrow, North 15°
 Date: 10/10/10
 100% North Arrow, North 15°
 Date: 10/10/10

Scale: 1" = 200' (1:200)
 Date: 10/10/10
 Scale: 1" = 200' (1:200)
 Date: 10/10/10

LEGEND

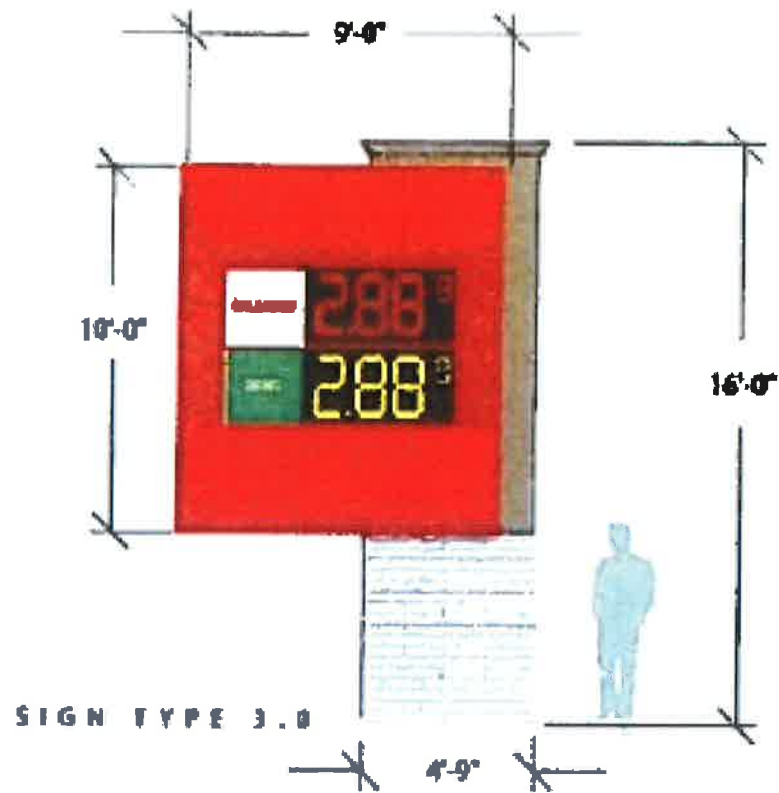
- | | | | | | |
|--|----------|--|--------------------|--|----------------------|
| | PHASE IA | | PHASE III | | PROPOSED PARKWAY |
| | PHASE IB | | PROPOSED COLLECTOR | | INTERNAL CIRCULATION |
| | PHASE II | | | | |

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF HENRY & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HENRY & ASSOCIATES, INC. THE DESIGN AND CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CLIENT AND THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

801 / HENRY & ASSOCIATES

EXHIBIT H

LED SIGN



MANVEL TOWN CENTER PUD DOCUMENT

I. INTRODUCTION

This PUD Document (this "PUD") was prepared on behalf of Manvel Town Center, Ltd., pursuant to the City of Manvel's ordinances related to Planned Unit Development District (PUD). The purpose of the PUD District is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Manvel Town Center PUD District ("Manvel Town Center") is a mixed-use project located within the City of Manvel, Brazoria County, Texas. Manvel Town Center consists of approximately 268.6 acres of land and is physically located immediately west of S.H. 288, straddles both north and south sides of S.H. 6, south of County Road 58, and east of CR 48. Exhibit A - Area Location Map illustrates the location of Manvel Town Center. The overall project site is comprised of several large tracts that have been acquired over the past few years to make one cohesive development.

II. EXISTING CONDITIONS

A. SITE DESCRIPTION

Consistent with property in the region, the site upon which Manvel Town Center will be located (the "Site") is generally flat with ground elevations ranging from 60 feet to 65 feet. Brazoria County is considered to be the coastal prairie with its proximity to the Gulf Coast. The Site has some vegetation but is mostly prairie land and fields. The Site is generally located north of the Atchison, Topeka & Santa Fe Railway Company, west of S.H. 288, south of Rodeo Palms Parkway and east of existing CR 48 and proposed Kirby Drive. Manvel Town Center development is made up of multiple parcels, depicted on Exhibits B and C.

The majority of the Site lies within Brazoria County Municipal Utility District No. 42 (BCMUD No. 42).

Currently, all of the parcels are vacant. There is one pipeline easement, a 30' Trunkline Gas Pipeline Easement, affecting the property located in the southwest portion of the property and positioned northwest/southeast.

An aerial photo of the Site, as well as legal descriptions and boundary surveys are included in the Exhibits section of this document: Exhibit A -Area Map, Exhibit B - Surveys, and Exhibit C - Metes & Bounds Descriptions.

B. SURROUNDING LAND USE

Generally, the surrounding land use is undeveloped acreage with a scattering of large lot residential, commercial sites and industrial sites predominantly to the west and to the south. An existing single-family residential development, Rodeo Palms, is located to the north across Rodeo Palms Parkway. To the east across S.H. 288 is a planned development, The Presidio at Manvel, which has been approved by the City, but development has not yet begun. The majority of the property is currently zoned Light Commercial. A portion of the property along S.H. 288 is currently zoned O-PUD.

The surrounding land uses can be seen on Exhibit A - Area Map located in the Exhibits section of this document.

III. GOALS AND OBJECTIVES

The Manvel Town Center PUD District creates a quality development with the following goals: commercial and retail community cohesiveness, quality and character of community, and orderly growth. Further, the goals reflect the flexibility to achieve a high quality commercial and mixed-use development in a coordinated suburban setting.

The goals and objectives for Manvel Town Center are outlined below.

<u>Goal</u>	<u>Objective</u>
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living, entertainment, and similar compatible uses.
Quality and Character of Community	Provide high quality planning and architecture along with implementation of creative designs, building standards, and uniformity in building construction.
Orderly Growth	Provide community integrity through an experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for Manvel Town Center will be achieved through the implementation of a series of planning strategies designed to maintain flexibility in the market place. Variety and choice will be achieved by creating a community of mixed land uses that offer a wide range of choices. Manvel Town Center's desirability shall be enhanced by office space, shopping, restaurants, convenience retail, entertainment facilities, commercial uses, and medical facilities. Manvel Town Center may also provide for an urban atmosphere that allows for denser development and to combine land uses within multi-story buildings.

The community's strong character will be ensured through the guidelines listed within the PUD and applicable City of Manvel Ordinances. In addition, there will be a variety of amenities and significant landscaping. The guidelines for these areas may include the following design features:

- A cohesive signage program.
- Buildings with aesthetically pleasing architectural design characteristics.
- Adequate and convenient parking.

A cohesive community will be accomplished by mixing compatible and functional land uses. The combination of commercial, and office uses in a coordinated and controlled environment will provide the residents in the surrounding area with the quality and convenience essential to a quality development.

Orderly growth will be achieved through a master plan implemented by a proven and experienced land development team. This will ensure a completed project that is consistent in character and content, providing residents, businesses and visitors with a clear sense of community.

In summary, the planning strategies to be implemented for Manvel Town Center will ensure its economic feasibility, desirability and quality, by providing flexible land use controls, high quality planning, and thoughtful architectural and aesthetic guidelines.

IV. PROJECT/ PLAN DESCRIPTION

A. LAND USE

Manvel Town Center is poised to be a central location for shopping and entertainment and a source of employment for residents in the area. Manvel Town Center will be composed of multiple land uses that may include, but are not limited to, educational, commercial, retail, hotel, office, entertainment venues, restaurants and dining, and mixed-use. The composition of the permitted land uses may be influenced by market conditions, as well as the PUD development regulations and Appendix A. A variety of land uses will be offered throughout the development.

The Conceptual Development Plan (Exhibit D) for Manvel Town Center illustrates the predominance of commercial and retail uses proposed for this area. The intersection of two

major highways is a prime location for combining and mixing various commercial and retail uses. The proposed mix of uses throughout the development will bring a unique quality to the suburban Manvel area. All land use acreages and locations are preliminary and subject to change as development occurs.

1) Land Use/Regulatory Compliance

Capitalized terms used in this PUD Document have the meanings in the City of Manvel Zoning Ordinance unless otherwise defined herein. Any land use permitted within Appendix A may be freely interchanged within the boundaries of the PUD, provided such uses comply with the PUD regulations. Any modifications to rights of way, detention, and utility sites shall be permitted without an amendment to the document or Exhibit D but shall not be less than or smaller than what is included in the City's currently approved Master Thoroughfare Plan. Once right of way is platted, no further adjustments are permitted. This will allow Manvel Town Center to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner. Although the Manvel Zoning ordinance allows the City to freeze permits and/or approvals or discontinue the PUD if the developer fails to timely submit annual reports concerning the status of the PUD, the City agrees not to take any such remedial action unless the developer fails to submit annual reports timely and such failure is not cured within sixty days after written notice by the City of Manvel.

2) Land Use Categories

The land use categories consist of Infrastructure, Commercial/Retail, Mixed Use and Community Elements. No residential uses are permitted. The uses within each category are interchangeable and would not need further approval from the City if currently allowed in a Light Commercial zoned area. Any land use that requires a Specific Use Permit (SUP) in a Light Commercial zone will still require individual approval by the Manvel City Council.

- Commercial/Retail: Town Centers are designed to allow for a variety of uses to coexist to meet the retail and service needs of a community. The focus of the Manvel Town Center is to provide the various retail and service to the Manvel community. Allowable uses include those uses listed in Appendix A of this document, and in the Light Commercial District, as defined within the City of Manvel Zoning Ordinance.
- Mixed Use: Town Centers often benefit from incorporating buildings that combine a variety of uses, including but not limited to, office, commercial and retail and/or any other use permitted within the PUD. These mixed use facilities encourage interaction between businesses while also creating a more dynamic community.
- Community Elements: Town Centers are increasingly becoming popular locations for residents to congregate for relaxation, shopping and entertainment. Compatible open space areas will be developed alongside restaurant, retail and possible urban density commercial development.

If desired, the uses listed may be developed as mixed-use sites, which allow for a variety of uses within a building. For example, retail and restaurant establishments located on the first floor with office, or educational uses on the second and above floors. Other parcels may develop as pad sites. Pad sites are smaller parcels (typically one to two acre sites) and usually developed by one user, such as a restaurant or a bank.

B. ARTERIAL PLAN

The development is surrounded by five major thoroughfares: S.H. 6, S.H. 288, CR 48, Rodeo Palms Parkway and proposed Kirby Drive and shall comply with the City's currently approved Master Thoroughfare Plan. There is also a proposed collector road that will connect Rodeo Palms Parkway to proposed Kirby Drive. The majority of the site has frontage access to S.H. 6, a prominent major thoroughfare, and secondary access through Rodeo Palms Parkway, CR 48 and future Kirby Drive. S.H. 6 is a 6-lane highway plus a center turn lane and is a prominent northwest-southeast corridor in the region. S.H. 288 is also a prominent thoroughfare in the region stretching from Downtown Houston south to the Gulf Coast; however, the site does not currently have direct access to S.H. 288. The visibility along this major corridor provides a great benefit to the entire project. This portion of S.H. 6 through Manvel remains at grade and controls traffic with a series of traffic lights while S.H. 288 design utilizes overpasses at major intersections. This intersection of S.H. 6 and S.H. 288 is ideally positioned as a prime location for all types of commercial development.

Another major thoroughfare providing access to the west side of the overall development is CR 48. CR 48 is an existing roadway that stretches from S.H. 6 north into City of Pearland where the street name changes to Kingsley Drive. The current right of way varies along CR 48, but as development occurs and right of way is dedicated, the width is ultimately planned to be 120 feet.

Kirby Drive, also a major thoroughfare, is proposed in the northwest vicinity and adjacent to the most western boundary of the development. Upon being constructed, Kirby Drive will provide an north south alternative to S.H. 288. In the future, Kirby Drive will provide a connection from S.H. 6 north to Beltway 8. The proposed right of way width of Kirby Drive is 120 feet.

Rodeo Palms Parkway, a major thoroughfare located north of the site, is the primary entry into the single-family residential development, Rodeo Palms. Rodeo Palms Parkway is a 120 foot boulevard currently constructed from its intersection with S.H. 288, west for approximately 1,500 feet. When the roadway is complete, it will provide an east-west connection between S.H. 288 and CR48.

A proposed collector road will connect Rodeo Palms Parkway to Kirby Drive. This will provide local circulation in and around the development. The proposed right of way for this collector road is 80 feet.

Internal access roads and Public Access Easements (PAE.) will be provided throughout the development to ensure adequate internal circulation between the uses.

See Exhibit E - The Arterial Plan, for the proposed alignments all roadways listed above.

C. DEVELOPMENT GUIDELINES

This PUD Document amends the zoning for all property within Manvel Town Center and, subject to this PUD Document, all City of Manvel Subdivision and Zoning regulations in place at the time this document is approved by City Council shall apply to this PUD. The City of Manvel Design Criteria Manual (excluding the items specified below) and Construction Standards in effect at the time of building permit applications shall apply to all development within the PUD. The following sections of Section 6 of the Design Criteria Manual, as set forth on Appendix B attached hereto and made a part hereof, shall be grandfathered for the PUD.

Any change to the guidelines below or other applicable regulations shall require a variance granted by the City of Manvel City Council.

1) Roadways

- a. Collector Streets (as designated on the Major Thoroughfare Plan)
 - i. Collectors shall have a right of way width of eighty (80) feet

- b. Block Length
 - i. For property along S.H. 288 frontage, block length shall not exceed 6,200 feet. On commercial developments, internal circulation will be implemented as needed through the use of internal roadways and/or public access easements. All other development will comply with typical block length requirements.
- c. Public Access Easements (PAE)
 - i. Location (see exhibit D)
 - (1) PAEs are not required on parcels less than 300 feet from the right of way of S.H. 6 or S.H. 288
 - (2) Refer to Exhibit D for the proposed location of Public Access Easements within the project. The location is conceptual and subject to change. Final location will be determined as development occurs.
 - (3) There shall be a minimum of one (1) PAE running relatively parallel with S.H. 6 between Kirby and S.H. 288.
 - (4) There shall be a minimum of one (1) PAE running relatively north-south between S.H. 6 and the northern property line of the tract adjacent to S.H. 288.
 - ii. PAEs shall be a minimum of twenty-five (25) feet in width.
 - iii. No parking or loading activity is permitted within, or with direct access to, PAEs.
- d. Sidewalks
 - i. No sidewalks are required along S.H. 288 frontage or S.H. 6 frontage.
 - ii. Internal pedestrian connectivity will be in compliance with all ADA and TAS requirements.
 - iii. Sidewalks must be a minimum of four (4) feet in width unless otherwise required in the City's approved Master Thoroughfare Plan.
- e. Access

The City agrees that certain parcels may not have physical frontage on an abutting public road. The City agrees that the PUD may provide "satisfactory access" to any lot or parcel within the PUD (as required by Manvel Subdivision Ordinance Section 62-108) from cross access easement(s) which (1) provide for general access to the public, (2) are filed of record, and (3) are noted on a subdivision plat. Corresponding subdivision plats for such parcels will show the recorded cross access easement(s) and/or provide notation of the cross access easement agreement to clarify and show all parcels within the PUD have satisfactory access.

2) Building Setbacks

- a. If a parcel is adjacent to Kirby Drive, S.H. 6 or S.H. 288
 - i. Front building setback: Minimum twenty-five (25) feet.
 - ii. Side and rear building setbacks: Minimum fifteen (15) feet.
- b. If a parcel is adjacent to a collector or internal local street
 - i. Front building setback: Minimum ten (10) feet
 - ii. Side and rear building setbacks: zero if adjacent to commercial/retail or ten (10) feet if adjacent to Residential.
 - iii. Corner side setback: Minimum five (5) feet

3) Building Height

- a. Building heights must be in compliance with the below standards:
 - i. Pad Site - No building may exceed thirty-five (35) feet in height.

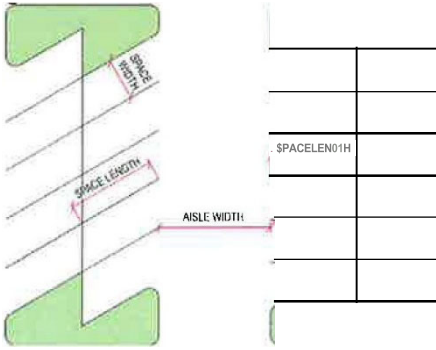
- ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height
- iii. Mixed Use, office, medical and/or other multi-story uses - No building may exceed 150 feet in height.

4) Building Materials

- a. All commercial buildings must be composed of a minimum of seventy-five percent (75%) masonry, exclusive of windows, doors or other transparent materials. The calculation shall be based on the total square footage of all facades.
- b. The following materials shall meet the masonry requirement:
 - i. Stone
 - ii. Brick
 - iii. Concrete (including tilt wall)
 - iv. Hollow clay tile
 - v. Concrete Masonry Unit (CMU)
 - vi. Glass block
 - vii. True Stucco
 - viii. Insulated concrete forms (ICF)
- c. Non-masonry materials may not exceed twenty-five (25) percent of the building's elevation.
- d. The following non-masonry materials are permitted. Prior to approval of the use of the below materials, proof must be provided to show that the material and installation process meets ICC and Texas Windstorm standards and as approved by the City's Building Official or City Engineer.
 - i. Cementitious Fiber
 - ii. EIFS
 - iii. Architectural metal panels
- e. Nationally or regionally recognized chains will be permitted to use company specific materials not listed above (metal roofing and/or siding, wood siding, and other materials)
 - i. Regionally recognized chains shall mean any chain with a minimum of five (5) locations within the greater Houston area.
 - ii. Nationally recognized chains shall mean any chain with a minimum of ten (10) locations across two (2) or more states.
- f. All color selections shall be harmonious with adjacent development within the site and consistent with first rate commercial development in the area.

5) Parking

- a. The project should have a minimum of 5.0 spaces per 1,000 square feet of gross leasable floor area for any building up to 80,000 square feet. For any building with 80,000 square feet or more, the entire building shall provide 4.0 parking spaces for each 1,000 square feet of gross leasable floor area.
 - ~~a-i~~ Any building with 80,000 square feet or more of gross leasable floor area, which also includes an outdoor garden center component, shall be allowed to provide 2.0 parking spaces for each 1,000 square feet of the floor area that is designated as outdoor garden center."
- b. Shared parking is permitted, subject to a public agreement between the participating owners. Shared parking shall satisfy the minimum parking ratio requirements.
- c. All parkin shall be measured based on the below illustration:



- d. All parking stalls shall be a minimum of ten (10) feet in width by nineteen (19) feet in length and must meet the minimum requirements in the table below:

	Angle	Aisle Width (ft)
One Way	0 Degrees	14
	60 Degrees	24
	90 Degrees	24
Two Way	0 Degrees	20
	60 Degrees	24
	90 Degrees	24

6) Lighting

- a. In addition to the Outdoor Lighting Standards and Regulations listed within the City of Manvel Ordinance No. 2024-O-36, all newly installed exterior Modules/Fixtures within the development must be LED. requirements listed within the City of Manvel Subdivision Ordinance, all development must comply with the Dark Sky Regulations as depicted in the Fort Bend County Outdoor Lighting Regulations in effect at the time this document is approved. This ensures minimal impact to the surrounding areas and limits light pollution.

7) Detention

- a. Detention facilities may be temporarily located on land within future phases of the project.
- b. Any temporary detention capacity shall be filed at the County with the off-site property owner's acknowledgement and approval.

8) Open Storage

- a. Open storage is permitted within the parking lot for temporary seasonal sales or temporary promotional events. Buildings with 80,000 square feet of gross leasable floor area or more are permitted to use off-street parking spaces provided to comply with the City of Manvel's parking requirements for permanent, long-term or seasonal storage of inventory, equipment, vehicles, or other business-related property, not to exceed twelve percent (12%) of all parking spaces provided for that building.
- b. No permits are required for temporary storage.

9) Landscape Requirements

- a. A minimum of ten (10) percent of the site (excluding building footprint) shall be landscaped. All pervious area shall be counted toward the total landscape area.
- b. Landscaping and/or decorative fence shall screen outside storage areas, loading

docks, garbage collection bins and delivery entrances from adjacent property and public street right of way.

- c. Street Trees
 - i. A minimum of 1 and ½ caliper inches is required for every thirty (30) feet of street frontage.
 - ii. No street tree shall be less than three (3) inch caliper
 - iii. The maximum allowed spacing between trees is forty-five (45) feet.
 - iv. Trees may grouped or placed at regular intervals so long as the spacing requirements listed above are met.
- d. Parking lot landscaping
 - i. In addition to the Street Trees noted above, a tree of minimum two inch (2") caliper shall be provided within or adjacent to the parking area at tree islands that:
 - a. Are at least nine feet (9') wide.
 - b. Each have a square footage of minimum 180 SF.
 - c. Are located so that no parking space is further away than one hundred feet (100') from a tree island
 - ii. Shrub planting shall be placed along the perimeter of a parking lot in order to screen the parking lot. The shrubs shall be maintained at a maximum height of 36 inches.
 - iii. At entrance and exits, shrubs shall be no higher than twelve (12) inches in height.

D. **UTILITIES**

Manvel Town Center is included in the Brazoria County Municipal Utility District No. 42 (BCMUD No. 42). A complete utility system is being planned that will include a water distribution system, wastewater collection system, and a storm drainage system. See Exhibit D for proposed location of Water Plant and Waste Water Treatment Plant sites. If necessary, additional utility sites will be determined as development occurs.

Design and construction of these facilities will be in accordance with the criteria established by the City of Manvel, Brazoria County, Texas Commission on Environmental Quality ("TCEQ"), and the Texas Department of Health.

The storm drainage system will include both on-site and off-site facilities. There are a series of detention facilities proposed throughout the site. See Exhibit D. All storm drainage improvements will be designed in accordance with criteria established by Brazoria Drainage District No. 4. As with the other utilities, the drainage and detention locations are subject to change dependent upon future regionalization of facilities. However, any facility constructed shall meet all applicable local and state regulations.

When applicable, regionalization opportunities for all waste water treatment plans, water plants and other utility sites will be considered.

E. **SIGNAGE**

All signage must be composed of materials and colors compatible with the associated use and the overall development. The following regulations shall apply:

- 1) **Multi-Tenant Pylon Signs** -A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. In some instances, a multi-tenant sign may be considered off-premises if included within the Manvel Town Center Project.
 - a. Maximum Height
 - i) Signs shall not exceed fifty feet (50') ~~feet~~ in height along S.H. 288 frontage.
 - ii) Signs shall not exceed forty feet (40') in height along all other street frontage.
 - iii) The bottom of such sign message area shall not be less than ten feet (10') ~~feet~~ above the surrounding finished grade level.

- b. Maximum Width - twenty-five ~~feet~~ (25') ~~feet~~.
- c. Off-premises signage is permitted for other uses within the Manvel Town Center development.
- d. One (1) multi-tenant sign is permitted for each entrance into the development from S.H. 288 and S.H. 6, ~~that is approved by the Texas Department of Transportation (TxDot)~~

2) **Single Tenant Monument/Pylon Signs** - A single-tenant sign is defined as a freestanding sign advertising a single use.

- a. ~~Maximum Height Signs may not exceed six feet (6') in height.~~
i) ~~Signs may not exceed six (6') feet in height.~~
- b. Signs shall not exceed fifty square feet (50 SF) ~~square footage~~ in area
- c. One single tenant monument sign is permitted for each platted of otherwise designated tract or parcel. If a parcel has frontage on two public roadways/highways, thoroughfares, one monument sign is permitted on each street frontage.
- d. ~~At no point shall any single tenant monument/pylon sign be within 100 feet of any other sign.~~

3) **Multi-Tenant Monument Signs** – A multi-tenant sign is defined as a freestanding sign with signage panels for multiple tenants within a single development. In some instances, a multi-tenant sign may be considered off-premises if included within the Manvel Town Center project.

- a. Signs may not exceed five feet (5') in height.
- b. Signs shall not exceed fifty square feet (50 SF) in area.

3)4) **Fuel Station Signage**

- a. Electronic reader boards/LED screens may be used at fuel stations so long as
 - i) the screens only display fuel price and grade information; and
 - ii) the screens do not rapidly change display, flash, or pulse.
- b. In addition to the electronic reader board/LED signage described above, fuel stations may also have canopy signage, as follows:
 - i) Signage may be incorporated on all sides of the canopy so long as it does not cover more than 50% of the total canopy area.
 - ii) Maximum letter height - Twenty-four (24") inches for one line of text, eighteen (18") inches for two lines of text.
 - iii) The face of any LED fuel pricing sign will not exceed one hundred (100) SF. Signage may include the fuel station's graphics, logos, and similar branding. See Exhibit H for a general depiction of permitted LED signage.

4)5) **Wall Mounted Signage**

- a. Buildings thirty (30') feet or less in height.
 - i) Maximum Letter Height - thirty-six (36") inches for one line of text, eighteen (18") inches for two lines of text
 - ii) Maximum overall Height - thirty-six (36") inches for one line of text, forty-two (42") inches for two lines of text.
The signage face shall not exceed 80% of storefront width of the tenant space.
- b. Buildings over thirty (30') feet in height.
 - i) For every additional six (6') feet in height over thirty (30') feet, an additional twelve (12") inches of letter height is permitted, up to a maximum overall height of seventy two (72") inches.
 - ii) The signage face shall not exceed 80% of storefront width of the tenant.
 - iii) For individual uses greater than 8,000 square feet in gross floor area, up to one hundred twenty inches (120") of letter height is permitted.

- c. ~~Buildings over one 120,000 square feet of gross floor area. Anchor Tenants over 80,000 square feet~~
 - i) ~~Wall mounted signage lettering~~ may not exceed one hundred thirty inches (130.92") in ~~overall~~ height.
 - ii) ~~Wall mounted logos, symbols, and related branding shall not exceed one hundred ninety-eight inches (198") in height.~~

6) General Signage Requirements

- a. All signage shall be located a minimum of ten (10) feet from the property line.
- b. There shall be a minimum of 100 feet between ~~Multi-Tenant Pylon Signs. signs.~~
- c. ~~There shall be a minimum of twenty five feet (25') between Single Tenant Monument/Pylon Signs.~~
- d. ~~There shall be a minimum of fifty feet (50') between Multi-Tenant Monument Signs.~~
- e. ~~There shall be a minimum of sixty feet (60') between Fuel Station Signage.~~
- ~~e.f.~~ All signage must be perpendicular to the right of way.
- ~~d.g.~~ Electronic Reader Boards/ LED screens are not permitted along public roadways except when used at fuel stations in accordance with item E.(3) above. When they are used in other areas of the development, the following regulations apply:
 - i) No internal or external illumination of the LED screens will be allowed between the hours of 10 p.m. and 6 a.m.
 - ii) Maximum illumination will be the difference between ambient light and full wattage cannot be more than .2 foot-candles at 75 feet.
 - iii) Maximum wattage will be 6,500.
- ~~e.h.~~ Electronic reader boards/LED screens may be used at fuel stations so long as
 - i) the screens are used to display fuel price and grade information only; and
 - ii) the screens do not rapidly change display, flash, or pulse.
- ~~ii.j.~~ Directional/informational signs within the Manvel Town Center project indicating the location of a business, street or facility within the project are not limited in size, height or number or minimum distance requirements.

6)7) Temporary Signage: Temporary signage shall be subject to the regulations listed in Section 53-10 of the City of Manvel Code of Ordinances in effect November 20, 2017. ~~at the time this document is approved by City Council.~~

7)8) Prohibited Signage: Unless specifically permitted in the above regulations, all signage listed in 53-11 of the City of Manvel Code of Ordinances in effect November 20, 2017 ~~at the time this document is approved by City Council~~, is prohibited.

F. SITE PLANS

The development of individual parcels of commercial and residential shall meet all development guidelines specified above, including lighting, trash receptacles, signage, and landscaping.

1) Development Review and Approval

As a part of the permitting process, all development will be reviewed and approved by the city staff and the Development Review Committee to ensure compliance with the PUD document. A permit shall not be unreasonably withheld so long as all PUD standards are met and it does not negatively impact the health and safety of the community.

G. AMENITIES/ OPEN SPACE/ LANDSCAPING

Dependent upon the land uses developed, appropriate open space areas will also be created and/or considered. However, no dedicated open space is required for commercial development.

H. PHASING/ DEVELOPMENT SCHEDULE

The phasing of the development depends highly upon market conditions. Phase I may focus on the tracts along S.H. 6. The parcels along S.H. 6 currently have full access to a major thoroughfare and are a superior location for commercial / retail development. Phase II may

focus on the parcel located at the intersection of S.H. 6 and S.H. 288. Access is available and a high volume of traffic passes through this intersection. Phase III may be the northernmost parcel adjacent to and west of S.H. 288. Phase IV will consist of the property south of S.H. 6. Refer to Exhibit G.

Following approval, the PUD document will remain in effect until a new zoning classification or PUD amendment is approved for the property. There shall be no expiration on this PUD document.

V. LIST OF APPENDICES AND EXHIBITS

The following appendices and exhibits are attached to and made a part of this Application.

Appendix A - Additional Permitted Uses
Appendix B - Additional Site Development Requirements and Design Criteria
Exhibit A - Area Location Map
Exhibit B - Surveys
Exhibit C - Metes and Bounds Descriptions
Exhibit D - Conceptual Plan
Exhibit E - Arterial Plan
Exhibit F - Detention Plan
Exhibit G - Phasing Plan
Exhibit H - LED Sign

Appendix A

Permitted Uses

The following uses shall be permitted by right within the Light Commercial zoning district, shall be permitted. Specific Use Permit (SUP) requirements of the City's zoning ordinance, as amended, shall not apply to the following uses. Any other land use requiring a SUP in Light Commercial District according to the zoning ordinance, as amended, will require SUP approval by City Council. ~~in addition to all uses permitted within the Light Commercial zoning district at the time the PUD document is approved by City Council if they do not require a Specific Use Permit (SUP) in a Light Commercial zone. Any land use that requires a Specific Use Permit (SUP) in a Light Commercial District will still require approval by the Manvel City Council.~~

Automotive Part Sales

Automotive Repair and Maintenance

Convenience Stores/Gas Stations (maximum of three within the PUD)

Establishment that primarily serves alcoholic beverages

Hotel

Lessors of Mini-Warehouse and Self-Storage

Micro Brewery

Personal and Household Good Repair and Maintenance

Restaurant with Drive Thru

Restaurant with Micro Brewery

Retail/Wholesale

Warehouse and Storage

All other General Merchandise Stores (any conditions on distance requirements and/or gross floor area requirements for fresh produce, meat and dairy products shall not apply within the PUD)

Ambulatory Health Care Services

Medical and Dental Uses

Other Personal Care Services including Massage Establishments

Nail Salons

Appendix B

1.04, Part A, Section 7 Driveways

7. Driveways

- a. It is desirable to minimize the number of non-residential driveways on all streets in order to reduce the number of conflict points and facilitate traffic flow. It is recognized, however, that certain existing tracts may not be able to fully comply with the following standards due to limited frontage or other constraints.
- b. When compliance with these criteria is precluded due to the location of driveways on adjoining properties, attempts should be made to obtain alternative access where feasible, including joint access driveways, access easements to adjoining properties or access to intersecting streets.
- c. If it can be demonstrated to the City that sufficient attempts to secure alternative access have been made and that such access is still not possible, the City may accept a Traffic Impact Analysis performed by a Registered Professional Engineer to permit a deviation to the driveway spacing requirements indicated herein.
- d. Residential driveways shall be a minimum of 12 feet wide (and a maximum of 24 feet) at the right of way line and should be placed away from the property line.
- e. Residential lots must have a minimum of 120 feet of frontage in order to be eligible for two driveways on the same lot and they shall have 50 feet of separation between them.
- f. Residential lots should not front on collector streets, thoroughfares, or arterials. For residential lots that do front on collector streets, they must have an internal turnaround or circle drive to minimize conflict points.
- g. Non-residential driveways shall be 25 feet to 35 feet wide of pavement. Non-residential driveways shall be spaced with a minimum of 50-feet separation.
- h. Islands may be allowed within non-residential driveways, but must have a minimum of 12.5' travel lanes, and be pre-approved by the Fire Marshal.
- i. Non-residential driveways on major thoroughfares/boulevard streets shall be placed no closer than 125 feet from the ultimate curb line of an intersecting major thoroughfare or boulevard street. Non-residential driveways on collector/ minor streets are to be placed no closer than 75 feet from the ultimate curb line of an intersecting major thoroughfare/boulevard street. Non-residential driveways on major thoroughfares/boulevard streets are to be placed no closer than 75 feet from the ultimate curb line of an intersecting collector commercial/minor street.
- j. For purposes of determining the separation distance, the back of curb or edge of street shall be used in conjunction with the edge of driveway which is closest and parallel to the street.
- k. Non-residential tracts with less than 150 feet of frontage on a public street shall have no more than 1 driveway. Non-residential tracts with between 150 and 320 feet of frontage on a public street shall have no more than 2 driveways. Non-residential tracts with between 321 feet and 600 feet of frontage on a public street shall have no more than 3 driveways. Non-residential tracts with over 600 feet of frontage on a public street shall have driveways specially designed and specifically approved by the City.
- l. Non-residential driveway connections to the public street shall be approved and inspected by the City of Manvel.
- m. Driveway radii shall not extend beyond the projection of a property corner to the back of the curb.
- n. Driveways shall be installed according to the City of Manvel Construction Details.

- o. Driveways shall be evaluated with respect to signage, landscaping and structures for adequate sight distance.
- p. A note stating, "Access to adjacent property and common driveways may be required," shall be placed on the site plan.
- q. Curb returns for driveways shall be, at a minimum:
 - (1) For residential driveways:
 - (a) 5 feet on local streets
 - (b) 10 feet on collector streets, major thoroughfares and boulevards
 - (2) For non-residential driveways:
 - (a) 25 feet on local streets
 - (b) 35 feet on collector streets, major thoroughfares, boulevards and local streets less than 28 feet in width.
- r. Manholes, fire hydrants, and water valves shall not be located within a driveway, sidewalk or street.

1.04, Part A, Section 11 Parking Lot Guidelines

11. Parking Lot Guidelines

A parking lot layout is required to ensure that adequate off-street parking is provided with the construction, alteration, remodeling or change of use of any building or change in use of land.

- a. Off-street parking spaces shall be located on the same lot, tract, parcel, or premises as the use being served or on other property of the same or less restrictive zoning classification that the owner of the premises being served has a continuing right to use for parking. When the off-street parking spaces are not located on the same lot, tract, parcel, or premises being served, the distance from the center of the parking lot to an entrance to the building or use shall not exceed 300 feet in distance, measured along the shortest available pedestrian route with public access.
- b. Any existing building or use that is enlarged, structurally altered, or remodeled to the extent of increasing or changing the use by more than 50 percent as it existed shall be accompanied by off-street parking for the entire building or use. When the enlargement, structural alteration, or remodeling is to the extent that the use is not increased or changed by more than 50 percent, additional off-street parking shall only be required for the increased or changed floor area or use.
- c. Existing parking spaces may not be used to satisfy additional off-street parking requirements unless the existing spaces exceed the number recommended for the building or use for which the existing spaces are associated. Commercial areas may be phased. Parking from earlier phases may count for future uses.
- d. Intentionally deleted. [See PUD Document for requirements.]
- e. Intentionally deleted. [See PUD Document for requirements.]
- f. Intentionally deleted. [See PUD Document for requirements.]
- g. Off-street parking spaces shall be clearly marked. Parking spaces abutting an adjoining property line or street right of way shall be provided with wheel guards or bumper guards so located that no part of a normally parked vehicle will extend beyond the property line. When wheel guards are used, they shall be centered 2.5 feet from the property line for 90-degree parking, 2.3 feet for 60-degree parking, and 2.0 feet for 45-degree and 30-degree parking.
- h. Approval of the parking area layout and design of all off-street parking areas shall be by the City. The City shall determine that spaces provided are usable, and that the circulation pattern of the area is adequate.
- i. Mixed/Combination of Land Uses - Where a mixed or combination of land uses are proposed, parking shall be calculated based on the respective requirements of each land use. Shared parking is encouraged, if appropriate.

- j. Unless a site-specific geotechnical report recommends otherwise, all new parking shall be constructed with concrete, with a minimum slab thickness of 6 inches with $f_c = 3,500$ psi and reinforcement shall be Grade 60, $f_y = 60,000$ psi, #4 deformed reinforcing bars spaced at 18 inches center to center both ways and minimum lap lengths of 18 inches.

1.04, Part A, Section 12 Fences

- 12. Fences in any single-family residential district may not exceed six feet in height. Fences in districts other than single-family residential, may not exceed eight feet in height. Barbed wire fences are only allowed on property at least two acres in size and the barbed wire portion of the fence shall be no higher than 52 inches as measured from the natural ground.
 - a. Perimeter fencing adjacent to Major Thoroughfares shall be masonry.
 - b. Perimeter fencing adjacent to Detention Ponds and Amenity Lakes shall be ornamental (wrought) iron.
 - c. Perimeter fencing to be installed prior to the release of the One Year Maintenance Bond.

1.04, Part A, Section 14 Street lights

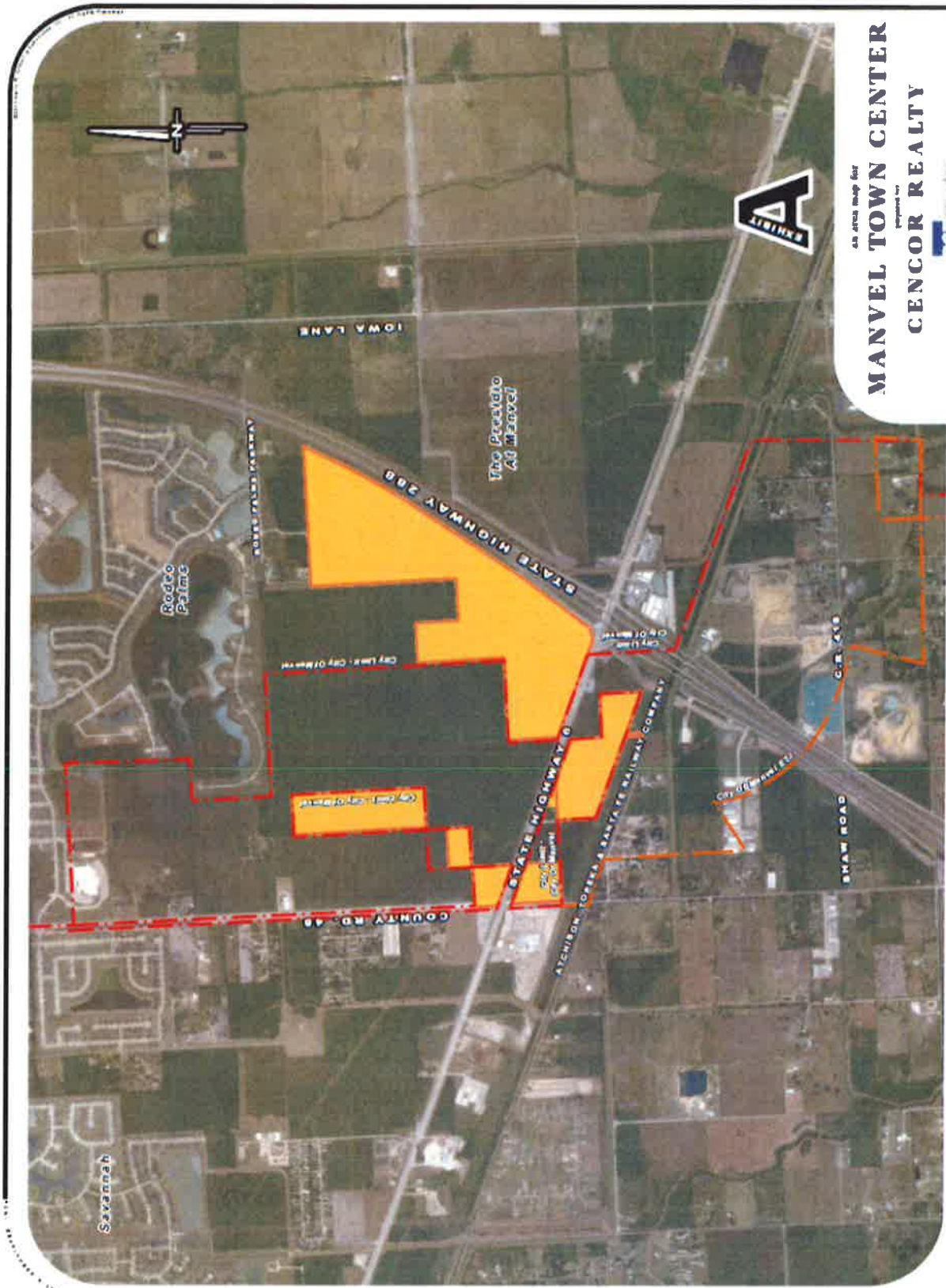
- 14. Streetlights
 - a. All new streetlights within a subdivision to be installed by the developer.
 - b. All monthly electrical charges and any maintenance and operation costs for streetlights within a subdivision to be paid for by the homeowners association or MUD, as applicable.
 - c. All new streetlights to be LED Modules/Fixtures.
 - d. Refer to City Code 62-114.
 - e. Streetlights to be installed at all intersections, dead-ends, cul-de-sacs, and at a minimum spacing of 250 feet; or consistent with a photometric layout, as approved by the City.
 - f. Streetlights on Streets ($\leq 80'$ ROW) shall have minimum 60 watt LED. Streetlights on Thoroughfares ($> 80'$ ROW) shall have minimum 180 watt LED.

2.03, Part H thru Part J (deal with paving thickness, sidewalks, and fence heights)

H. All parking lot pavement for site plans shall be engineered to provide for regular use of vehicles expected to utilize the parking area and based upon the soil conditions underlying the parking area. A Registered Professional Engineer shall certify the design submitted for approval.

I. Concrete sidewalks (a minimum of 4 feet wide and 4 inches thick with steel reinforcement) shall be required along all curb-and-gutter street frontages. The design and installation of such sidewalks shall comply with Texas Accessibility Standards Architectural Barriers requirements. The location of all proposed and existing sidewalks shall be shown on the construction drawings.

J. Show location of signs, screening walls or fences (indicate height, minimum 8 feet) and dumpsters (with appropriate screening).



MANVEL TOWN CENTER

CENCOR REALTY

AN Aerial Map For

prepared by



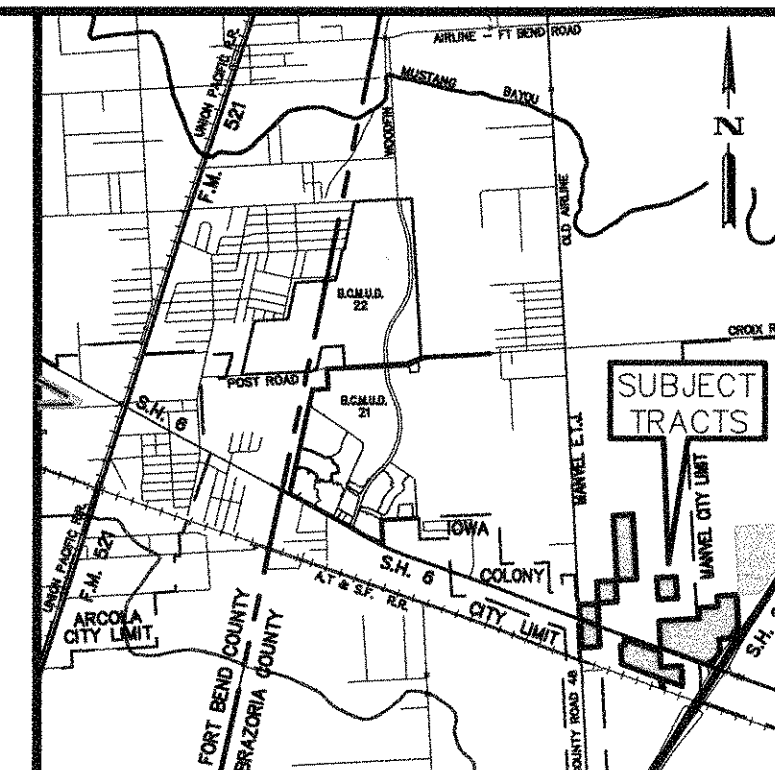
Cencor Realty, Inc.
2800 Cypress Street, Suite 100
Houston, Texas 77058

Map Scale: 1" = 100' (30.48m)
Map Date: 12/15/11

Map By: Cencor Realty, Inc.
Map No: 11-001

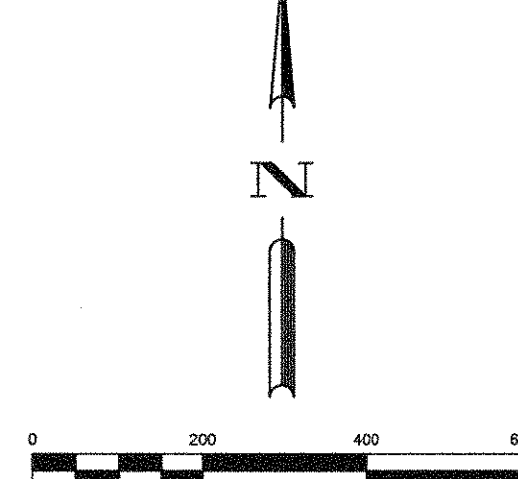
This map is a representation of the property and is not a legal document. It is intended for informational purposes only. The map is not to be used for any other purpose without the express written consent of Cencor Realty, Inc. The map is not to be used for any other purpose without the express written consent of Cencor Realty, Inc.

PUD MAP



VICINITY MAP

N.T.S.
KEY MAP GALV/BRAZ 652



LEGEND

B.C.C.F.	Brazoria County Clerk's File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
D.E.	Drainage Easement
Esmt.	Easement
Fnd.	Found
I.	Iron
P.L.M.	Pipe Line Marker
R.O.W.	Right-of-Way

(F)	Indicates Found 1/2-Inch Iron with cap stamped "Brown &"
TxDOT Mon.	Indicates a Texas Department of Transportation Aluminum Cap or a 5/8-inch iron rod.

NOTE

- [illegible]

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" W	193.73'
L2	N 25°29'05" W	28.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" W	45.22'
L5	N 03°21'02" W	346.73'
L6	N 03°22'22" W	351.25'
L7	S 03°22'22" E	351.25'
L8	N 53°04'38" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" W	54.07'
L11	N 02°48'24" W	270.34'
L12	N 87°10'35" E	150.00'
L13	N 03°15'24" W	195.13'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'56" E	154.61'
C3	636.99'	11,249.16'	31°47'40"	S 21°57'30" W	636.90'

REVISID: 06/27/2016 BOUNDARY

BGE **Brown & Gay Engineers, Inc.**
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106500

This map or plat was prepared under 22 Texas Annotated Code § 863.21 and reflects the result of a survey completed on the ground and the assembly of instruments of record to describe and draw the political boundary limits of the Brazoria County Municipal Utility District No. 42; and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this 27th day of June, 2016.

Dated this the 27th day of June, 201


 NICOLAS VANN RPLS NO. 63
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

P.C.:	Date:	JUNE 15, 2016	Sheet
TECH.: R.K.	Scale:	1:200'	

M&B - PUD LAND

MTC PUD
268.618 TOTAL ACRES

JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

DESCRIPTION OF 268.618 ACRES OF LAND
SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT 291
THE H.T. & B.R.R. CO. SURVEY, SECTION 66, ABSTRACT 560
AND THE H.T. & B. R.R. CO. SURVEY, SECTION 72, ABSTRACT 460
PARTIALLY IN THE CITY OF MANVEL
AND CITY OF MANVEL E.T.J.
BRAZORIA COUNTY, TEXAS

BEING 268.618 acres of land situated in the H.T.& B.R.R. Co. Survey, Section 71, Abstract 291, the H.T. & B.R.R. Co. Survey, Section 66, Abstract 560 and the H.T.& B. R.R. Co. Survey, Section 72, Abstract 460, being partially in the City of Manvel and the City of Manvel E.T.J, Brazoria County, Texas, said 268.618 acres being a portion of Lot 243, Lot 244, Lot 245, of said Section 66, as shown on the plat of Emigration Land Company Subdivision, filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, a portion of Lot 6, Lot 7, Lot 13, Lot 16, Lot 24, Lot 32, Lot 36, Lot 37, Lot 42, Lot 50, Lot 57 and Lot 58, of said Section 71, as shown on said plat of Emigration Land Company Subdivision and all of Lot 18, Lot 19, Lot 20, Lot 41, Lot 47, Lot 48, Lot 49 and Lot 56, of said Section 71, as shown on said plat of Emigration Land Company Subdivision and all of a called 79.088 acre tract described in a deed to 72 Acres On 288, LTD., recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2008040863, said 268.618 acres of land being more particularly described in 6 (six) parcels as follows:

30.931 ACRES

BEING 30.931 acres of land and being all of Lots 18, 19 and 20 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 30.931 acres also being all of a called 30.96 acre tract of land described in an instrument to Manvel North 40 Acres, Ltd., filed for record under Brazoria County Clerk's File Number 2007043959, said 30.931 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pipe with a cap stamped "S. Adams" found for the southeast corner of said Lot 20, same being the southwest corner of Lot 28, the northeast corner of Lot 21 and the northwest corner of Lot 29 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 86°37'03" W, a distance of 639.18 feet along the south line of said Lot 20 and the north line of said Lot 21 to a 1/2-iron pipe found for the southwest corner of said Lot 20 and the northwest corner of said Lot 21, lying on the east right-of-way line of a called 40-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 plat;

THENCE, N 03°22'22" W, along and with the west line of said Lot 20 and the east line of said 40-foot roadway, at a distance of 702.53 feet pass a found 1/2-inch iron pipe found for the northwest corner of said Lot 20 and the southwest corner of said Lot 19 and continuing along and with the west line of said Lot 19, said Lot 18 and the east line of said 40-foot roadway for a total distance of 2,106.76 feet to a 1-inch iron pipe found for the northwest corner of said Lot 18 and the southwest corner of Lot 17 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

MTC PUD
268.618 TOTAL ACRES

JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

THENCE, N 86°38'58" E, a distance of 640.00 feet along and with the north line of said Lot 18 and the south line of said Lot 17 to a 1-inch iron pipe found for the northeast corner of said Lot 18, the southeast corner of said Lot 17, the northwest corner of Lot 26 and the southwest corner of Lot 25 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, from which a found 1/2-inch iron rod with a cap stamped "S. Adams 3688" bears N 25°05' 09" E, 0.94 feet;

THENCE, S 03°21'02" E, along and with the east line of said Lot 18 and the west line of said Lot 26, at a distance of 702.52 feet pass a found 1-inch iron pipe found for the southeast corner of said Lot 18, the southwest corner of said Lot 26, the northeast corner of said Lot 19 and the northwest corner of Lot 27 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, at a distance of 1,404.23 feet pass a 1-1/2 inch iron pipe found for the southeast corner of said Lot 19, the northeast corner of said Lot 20, the southwest corner of said Lot 27, the northwest corner of said Lot 28 and continuing for a total distance of 2,106.40 feet to the **POINT OF BEGINNING** and containing 30.931 acres of land.

5.161 ACRES

BEING 5.161 acres of land and a portion of Lot 13 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 5.161 acres also being a portion of a called 10.30 acres of land described in an instrument to JAA Texas Investments, L.L.C., filed for record under Brazoria County Clerk's File Number 2006043513, said 5.161 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "S. Adams 3688" found for the southeast corner of said Lot 13, same being northeast corner of Lot 14 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, also lying on the west right-of-way line of a 40-foot wide roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 plat;

THENCE, S 86°37'03" W, a distance of 640.00 feet along the south line of said Lot 13 and the north line of said Lot 14 to a 1/2-inch iron rod with a cap stamped "S. Adams 3688" found for the southwest corner of said Lot 13 and the northwest corner of Lot 14, lying on the east line of Lot 5 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 03°22'22" W, a distance of 351.25 feet along the west line of said Lot 13 and the east line of said Lot 5 to the northwest corner of the herein described tract;

THENCE, N 86°37'03" E, a distance of 640.00 feet over and across said Lot 13 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" set for the northeast corner of the herein described tract lying on the west right-of-way line of said 40-foot wide roadway;

THENCE, S 03°22'22" E, a distance of 351.25 feet along the east line of said Lot 13 and the west line of said 40-foot roadway to the **POINT OF BEGINNING** and containing 5.161 acres of land.

MTC PUD
268.618 TOTAL ACRES

JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

7.494 ACRES

BEING 7.494 acres of land out of Lot 6 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said 7.494 acres of land being all of the residue of a called 8.28689 acre tract of land described in an instrument to Jerry A. Argovitz, filed for record under Volume 1151, Page 839 of the Brazoria County Deed Records, said 7.494 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk found lying on the northeast right-of-way line of State Highway 6 (200-foot width) same being the most northerly northeast corner of a called 0.805 acre tract of land described in a right-of-way acquisition instrument filed for record under Brazoria County Clerk's File Number 94-014297, same also being in the west line of Lot 14 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 70°29'05" W, a distance of 667.45 feet along and with the northeast right-of-way line of said State Highway 6 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly northeast cutback corner of the intersection of State Highway 6 and County Road 48 (width varies);

THENCE, N 36°55'22" W, a distance of 45.22 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most northerly northeast cutback corner of the intersection of State Highway 6 and County Road 48;

THENCE, N 03°21'02" W, a distance of 346.73 feet along and with the east right-of-way line of said County Road 48 and the west line of said called 8.28689 acre tract to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northwest corner of the herein described tract;

THENCE, N 86°34'55" E, a distance of 642.77 feet along and with the north line of said called 8.28689 acre tract and the south line of Lot 5 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner, and from which a found 5/8-inch iron rod bears N 86°34' 55" E, 0.45 feet and a found 5/8-inch iron rod with a cap stamped "Weisser" bears S 19°43'41" E, 1.29 feet;

THENCE, S 03°06'18" E, a distance of 644.53 feet along and with the east line of said called 8.28689 acre tract and the west line of Lot 14 of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to the **POINT OF BEGINNING** and containing 7.494 acres of land.

MTC PUD
268.618 TOTAL ACRES

JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

181.706 ACRES

BEING 181.706 acres of land situated in the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T.& B.R.R. Co. Survey, Abstract 291, a subdivision plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records and Section 72 of the H.T.& B. R.R. Co. Survey, Abstract 460 Brazoria County, Texas, being a portion of Lot 36, Lot 37, Lot 42, Lot 50, Lot 57, Lot 58 and all of Lot 41, Lot 47, Lot 48, Lot 49 and Lot 56 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, and all of the area of a 40-foot roadway between said Lot 41 & Lot 49, Lot 42 and Lot 50, being all of those certain tracts of land described in instruments to Manvel Town Center Ltd., filed for record under the following Brazoria County Clerk's File Numbers (B.C.C.F. Nos.) 2007004252, 2007004253, 2007051925, 2014042989, 2017044722, 2017044723 and a portion of those certain tracts recorded under B.C.C.F. Number 2007004251, also that certain tract called 10.3214 acre tract, described in instrument to C. Michael Scherer, Trustee, recorded under B.C.C.F. Number 2016000780 and all of that certain called 79.088 acre tract described in instrument to 72 Acres On 288, LTD., recorded under B.C.C.F. Number 2008040863, all of that called 40-foot roadway (unimproved) as shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, east of Lot 56 and Lot 57 and a portion of a 40-foot roadway (unimproved) also shown on said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, between Lot 31, Lot 32 and Lot 36, Lot 37, said 181.706 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a cap stamped "Weisser" found lying on the west right-of-way line of State Highway No. 288 (SH 288), based on a width of 420.00 feet as described in an instrument to the State of Texas and recorded in Volume 1036, Page 17 of the Brazoria County Deed Records (B.C.D.R.), Volume 1038, Page 302 B.C.D.R., Volume 1041, Page 445 B.C.D.R., Volume 1056, Page 221 B.C.D.R. and Volume 1056, Page 748 B.C.D.R., marking the southeast corner of a tract described as 41.122 acres in a conveyance to New Rodeo 288, LTD., recorded under B.C.C.F. No. 03-024990, same being the northeast corner of said 79.088 acre tract from which a 5/8-inch iron rod with a cap stamped "LANEY" bears S 61° 57' 35" E, 1.41 feet, said northeast corner being located in the arc of a curve to the right from whose center bears N 66° 25' 10" W, 11,249.16 feet, and further being located along said curve to the right having a Radius of 11,249.16 feet, a Central Angle of 03° 14' 40", a Long Chord which bears S 21° 57' 30" W, 636.90 feet, and a total Arc Length of 636.99 (called 637.31) feet from an angle point in the west right-of-way line of said SH 288, same being the most southerly northeast corner of said 41.122 acre tract, from said most southerly northeast corner from which a 5/8 inch iron rod with cap stamped "EHRA" bears N 31° 25' 16" E, 3.23 feet;

THENCE, in a southwesterly direction and along and with the west right-of-way line of said SH 288, same being the east line of said 79.088 acre tract, same being said curve to the right, a distance of 1,875.06 feet, having a radius of 11,249.16 feet, a central angle of 09°33'01" and a chord which bears S 28°21'20" W, 1,872.89 to the point of tangency of said curve from which a 4 inch by 4 inch concrete monument bears N 73° 40' 14" E, 0.33 feet and a 5/8-inch iron rod with cap stamped "WILSON SVY GRP" bears N 39° 26'00" E, 3.00 feet;

MTC PUD
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THENCE, S 33° 07' 51" W, continuing along and with the west right-of-way line of said SH 288, same being the east line of said 79.088 acre tract, at a distance of 839.58 (called 842.03) feet pass the northeast corner of said 8.097 acre tract, same being the southeast corner of said 79.088 acre tract, from which a 1/2-inch iron rod with a cap stamped "Weisser" bears South 86° 42' 37" West, 0.45 feet then continuing at a distance of 2,121.12 feet pass a 1/2 inch iron pipe with cap stamped "Brown & Gay" found marking the intersection of the East line of Lot 57 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision per plat or map recorded in Volume 2, Pages 81 – 82 of the Brazoria County Plat Records, lying on the west right-of-way line of said 40-foot roadway then continuing for a total distance of 2,131.38 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for an angle point, from which a found 4 inch by 4 inch concrete monument bears N 84°25'57" W, 1.09 feet;

THENCE, S 36°28'59" W, continuing along and with said west right-of-way line a distance of 1,358.37 feet to a 1/2-inch iron rod found for the most northerly northwest cutback corner of the intersection of said State Highway 288 and State Highway 6;

THENCE, S 73°44'17" W, a distance of 193.73 feet along said cutback line to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly northwest cutback corner of the intersection of State Highway 288 and State Highway 6, and from which a 5/8-inch iron rod with a cap stamped "Survey 1" bears N 53°28'14" W, 3.87 feet;

THENCE, N 70°29'05" W, along and with the northeasterly right-of-way line of State Highway 6 (200-foot width), at a distance of 192.02 feet, 2.17 feet left pass a found 5/8-inch iron rod with a Texas Department of Transportation cap and continuing for a total distance of 1,694.42 feet to the most southerly southwest corner of the herein described tract, lying in the said 40-foot wide roadway between said Lot 32 and Lot 37;

THENCE, over and across said 40-foot wide roadway and said Lot 36 the following courses and distances:

N 25°29'05" W, a distance of 28.28 feet to an angle point;

N 19°30'55" E, a distance of 119.21 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 155.64 feet, having a radius of 390.00 feet, a central angle of 22°51'57" and a chord which bears N 08°04'56" E, 154.61 feet to the point of tangency;

N 03°21'02" W, a distance of 499.75 feet to a point for corner, lying on the common line of Lot 35 and said Lot 36 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 86°38'58" E, a distance of 1,280.00 feet along and with the north line of said Lot 36 and Lot 41, the south line of said Lot 35 and Lot 40 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner, same being the northwest corner of said Lot 49 and the southwest corner of said Lot 48 and lying on the east right-of-way line of a 40-foot wide roadway (unimproved);

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JUNE 15, 2016
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THENCE, N 03°21'02" W, a distance of 702.50 feet along and with said east right-of-way line same being the west line of said Lot 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for an angle point same being the northwest corner of said Lot 48 and the southwest corner of said Lot 47;

THENCE, N 03°23'52" W, a distance of 702.81 feet continuing along and with said east right-of-way line same being the west line of said Lot 47 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" set for the northwest corner of said Lot 47 same being the southwest corner of Lot 46 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 86°38'11" E, a distance of 640.13 feet along and with the common line between said Lot 46 and said Lot 47 to the common corner between said Lot 46, said Lot 47, Lot 54 and Lot 55 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 03°23'14" E, a distance of 702.96 feet along and with the common line between said Lot 47 and said Lot 55 to the common corner of said Lot 47, said Lot 48, said Lot 55 and said Lot 56;

THENCE, N 86°38'58" E, along and with the common line between Said Lot 55 and said Lot 56 at a distance of 640.00 feet pass a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common east corner of said Lot 55 and said Lot 56, lying on the west right-of-way line of said 40-foot Roadway the continuing and over and across said 40-foot Roadway for a total distance of 680.00 feet to a point for corner lying on the east right-of-way line of said 40-foot roadway same being the west line of said 79.088 acre tract;

THENCE, N 03° 21' 02" W (called N 03° 15' 42" W), along and with the east right-of-way line of said 40-foot Roadway, a distance of 2,245.37 feet to a 5/8 inch iron rod with cap stamped "Brown & Gay" found lying on the south line of said 41.122 acre tract marking the common northwest corner of said 79.088 acre tract and the herein described tract from which a 1/2 inch iron rod w/cap "RATNALA" bears South 86° 39' 08" West, 16.91 feet;

THENCE, N 86°39'08" E (called N 86°36'11" E), along and with the South line of said 41.122 acre tract, a distance of 2,205.47 (called 2,209.14) feet to the **POINT OF BEGINNING** and containing 181.706 acres of land.

MTC PUD
268.618 TOTAL ACRES

JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

33.731 ACRES

BEING 33.731 acres of land situated in said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 and Section 66 of the H.T. & B.R.R. Co. Survey, Abstract 560 as shown on the plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being all of a called 8.0046 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under Brazoria County Clerk's File Number (B.C.C.F. No.) 2007020481, all of a called 4.2755 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020479, all of a called 0.4683 acre and a called 12.8176 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020478, all of a called 5.8609 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020480, all of a called 1.070 acre tract of land described in an instrument to Manvel South 32 Acres, LTD., filed for record under B.C.C.F. No. 2007020482 and a portion of a 50-foot wide roadway (unimproved) between Lots 32 & 24 of said Section 71 and Lots 243 & 244 of said Section 66 as shown on the plat of said Emigration Land Company Subdivision, said 33.731 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said called 8.0046 acre tract, same being the northeast corner of a called 4.099 acre tract described in an instrument to Houston Lighting & Power Company filed for record under Volume 979, Page 147 of the Brazoria County Deed Records;

THENCE, N 70°26'24" W, a distance of 713.78 feet along the southwest line of said called 8.0046 acre tract and the northeast line of said called 4.099 acre tract to a 1/2-inch iron pipe found for the northwest corner of said called 4.099 acre tract and the southwest corner of said called 8.0046 acre tract;

THENCE, S 02°48'24" E, a distance of 270.34 feet along the west line of said called 4.099 acre tract to a 1/2-inch iron pipe found for the southwest corner of said called 4.099 acre tract, the southeast corner of said called 4.2755 acre tract and being in the northeast right-of-way line of a 30-foot roadway (unimproved) as shown on said Emigration Land Company Subdivision of Section 66;

THENCE, N 70°26'24" W, a distance of 54.07 feet along the northeast line of said 30-foot roadway and the southwest line of said called 4.2755 acre tract to a 1/2-inch iron pipe found for the southeast corner of a called 3.783 acre tract of land described in an instrument to Houston Lighting & Power Company filed for record under Volume 991, Page 437 of the Brazoria County Deed Records;

THENCE, N 02°48'24" W, a distance of 270.34 feet along the east line of said called 3.783 acre tract to a 1/2-inch iron rod found for the northeast corner of said called 3.783 acre tract, same being in a southwest line of said called 4.2755 acre tract;

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THENCE, N 70°26'24" W, along the southwest line of said called 4.2755 acre tract and the northeast line of said called 3.783 acre tract, at a distance of 659.50 feet pass a 1/2-inch iron rod found for the southwest corner of said called 4.2755 acre tract, the northwest corner of said called 3.783 acre tract, the northeast corner of the residue of a called "Lot 243" as described in an instrument to Houston Lighting & Power Company filed for record under Volume 951, Page 253 of the Brazoria County Deed Records, the southeast corner of said called 0.4683 acre tract, at a distance of 1,003.24 feet pass a 1/2-inch iron rod found for the west corner of said called 0.4683 acre tract and being in the south right-of-way line of said 50-foot roadway (unimproved), at a distance of 1,136.97 feet pass a 1/2-inch iron rod found in the north right-of-way line of said 50-foot roadway, being a south corner of said called 12.8176 acre tract, an east corner of a called 0.212 acre tract of land described in an instrument to Houston Lighting & Power Company filed for record under Volume 995, Page 381 of the Brazoria County Deed Records and continuing for a total distance of 1,377.74 feet to a 1/2-inch iron rod found for the southwest corner of said called 12.8176 acre tract and the north corner of said called 0.212 acre tract, same also being in the east right-of-way line of a 40-foot roadway (unimproved) as shown on the plat of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, N 03°15'24" W, a distance of 619.03 feet along the west line of said called 12.8176 acre tract and the east right-of-way line of said 40-foot roadway to the southwest corner of the residue of said called 1.8554 acre tract, the northwest corner of said Lot 24 and the southwest corner of said Lot 23 and from which a found 1/2-inch iron rod bears S 06°52' W, 2.30 feet;

THENCE, N 87°10'35" E, a distance of 150.00 feet along the common line of Lot 23 and Lot 24 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 to an interior corner of the herein described tract same being the southwest corner of said 1.070 acre tract and the southeast corner of said residue of 1.8554 acre tract;

THENCE, N 03°15'24" W, a distance of 195.13 feet along the common line between said 1.070 acre tract and said residue of 1.8554 acre tract to the most northerly northwest corner of the herein described tract same being the common north corner of said 1.070 acre tract and said residue of 1.8554 acre tract, lying in the southerly right-of-way of State Highway 6 (200 foot wide) recorded under B.C.C.F. No's 94-014297, 94-014296, 94-037011, 96-005004, 95-001320, 95-038346, 94-000272;

THENCE, S 70°29'05" E, along and with the southerly right-of-way line of said State Highway 6 at a distance of 513.37 feet pass a 5/8-inch iron rod with a Texas Department of Transportation aluminum disk found for the most northerly northeast corner of said 12.8176 acre tract same being the east corner of said 1.070 acre tract then continuing for a total distance of 1,230.85 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the northeast corner of said called 5.8609 acre tract, same lying on the west right-of-way line of a 40-foot wide road right-of-way (unimproved) as shown on said plat of EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 03°21'02" E, along the west right-of-way line of said 40-foot road right-of-way and the east line of said called 5.8609 acre tract, at a distance of 445.95 feet, 5.83 feet left pass a found 1/2-inch iron rod in the north right-of-way line of said 50-foot roadway and continuing for a total distance of 495.96 feet to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner in the south right-of-way line of said 50-foot roadway, same being in the north line of said called 4.2755 acre tract;

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JUNE 15, 2016
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THENCE, N 87°36'13" E, along the north line of said called 4.2755 acre tract and said called 8.0046 acre tract, at a distance of 37.36 feet, 0.85 feet left, pass a 1/2-inch iron rod (disturbed) and continuing for a total distance of 697.25 feet to a 3/4-inch iron pipe found for the northeast corner of said called 8.0046 acre tract and the northwest corner of Lot 246 of said Emigration Land Company Subdivision of Section 66;

THENCE, S 02°48'24" E, a distance of 662.23 feet along the east line of said called 8.0046 acre tract and the west line of said Lot 246 to the **POINT OF BEGINNING** and containing 33.731 acres of land.

9.595 ACRES

BEING 9.595 acres of land situated in said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 as shown on the plat filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, being a portion of Lot 6 and Lot 7 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, and being a portion of a called 10.36432 acre tract of land described in an instrument to Jerry A. Argovitz, filed for record in Volume 1151, Page 839, of the Brazoria County Deed Records, said 9.595 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the common west corner of Lot 7 and Lot 8 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, lying on the east right-of-way line of County Road 48 (width varies);

THENCE, N 03°21'39" W, a distance of 778.58 feet along and with the west line of the remainder of said called 10.36432 acre tract, same being the east right-of-way line of said County Road 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the most southerly southeast cutback corner of the intersection of said County Road 48 and State Highway 6 (200 foot wide) recorded under Brazoria County Clerk's File (B.C.C.F.) Numbers 94-014297, 94-014296, 94-037011, 96-005004, 96-005004, 95-001320, 95-038346, 94-000272;

THENCE, N 53°04'38" E, distance of 30.00 feet along the most easterly southeast cutback corner of the intersection of said State Highway 6 and said County Road 48 to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for corner;

THENCE, S 70°29'05" E, along and with the southerly right-of-way line of said State Highway 6, at a distance of 645.15 feet pass a found Texas Department of Transportation aluminum disk, then continuing for a total distance of 645.84 to the northeast corner of said 10.36432 acre tract and the herein described tract, same being the northwest corner of a called 6.001 acre tract of land described in an instrument to Hemisphere Holdings, Inc., filed for record under B.C.C.F. Number 02-015690, in the common line of Lot 7 and Lot 15 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 03°22'05" E, a distance of 543.48 feet along said common line to a 1/2-inch iron pipe with a cap stamped "Brown & Gay" found for the common corner of Lot 7, Lot 8, Lot 15 and Lot 16 of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71;

THENCE, S 86°34'55" W, a distance of 620.11 feet along the common line of said Lot 7 and said Lot 8 to the **POINT OF BEGINNING** and containing 9.595 acres of land.

MTC PUD
268.618 TOTAL ACRES

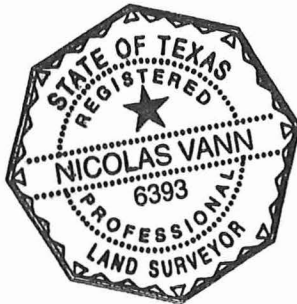
JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

In conclusion, the herein described tracts comprise a total acreage of 268.618 acres of land, described for the boundary of the MTC PUD.

Bearing orientation of tracts south of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of N 70°26'24" W, 2876.17 feet along the northeast line of a 30-foot wide roadway adjoining the northeast side of a 100-foot wide railroad right-of-way as shown on the plat of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291 and Emigration Land Company Subdivision of Section 66 of the H.T. & B.R.R. Co. Survey, Abstract 560, a plat of which is filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said northeast 30-foot roadway northeast line being monumented at the east end with a 1/2-inch iron rod found for the southeast corner of Lot 245, Section 66 and on the west end with an Iron Bar found for the southwest corner of Lot 16, Section 71.

Bearing orientation of tracts north of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of S 03°21'02" E, 2106.40 feet along the east line of Lots 18, 19 & 20 of the EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 of the H.T. & B.R.R. Co. Survey, Abstract 291, a plat of which is filed for record in Volume 2, Page 81-82 of the Brazoria County Plat Records, said east line being monumented at the northeast corner of said Lot 18 with a found 1-inch iron pipe and at the southeast corner of Lot 20 with a found 3/4-inch iron pipe with a cap stamped "S. Adams".

This map was prepared under 22 Texas Annotated Code 663.21 and reflects the assembly of instruments of record to describe the political boundary limits shown hereon and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. Dated this the 22nd day of June, 2016.



Nicolas Vann RPLS No. 6393
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

100 KERRY & GARNETT & ASSOCIATES

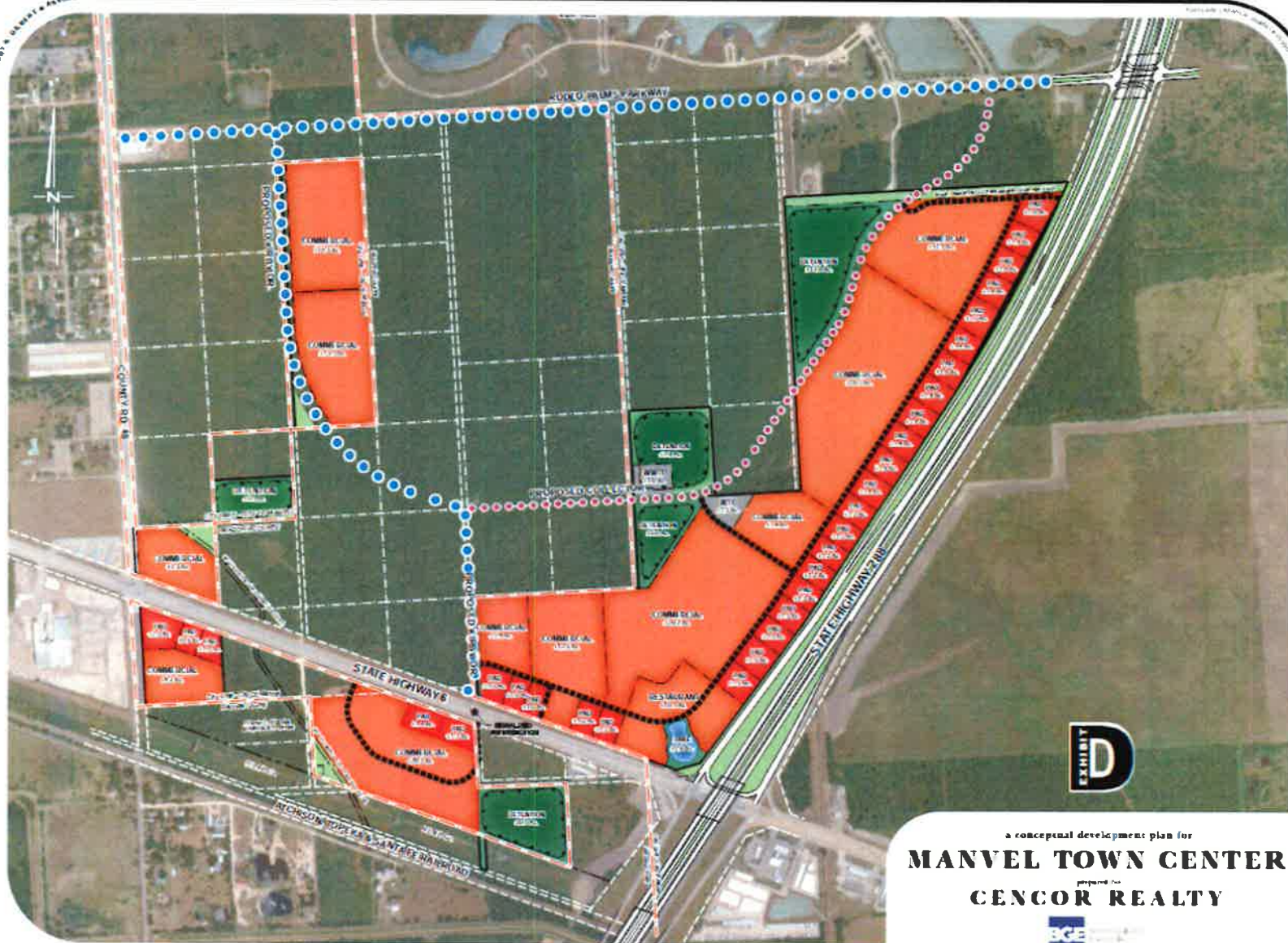


EXHIBIT D

a conceptual development plan for
MANVEL TOWN CENTER
 prepared for
CENCOR REALTY



Land Planning Consultant
 22001 Central Expressway, Suite 400
 Katy, Texas 77450

100 North Maple, Suite 200
 Houston, TX 77060
 281-291-1234
 281-291-1235

DATE: 08/14/08
 SCALE: 1" = 100'

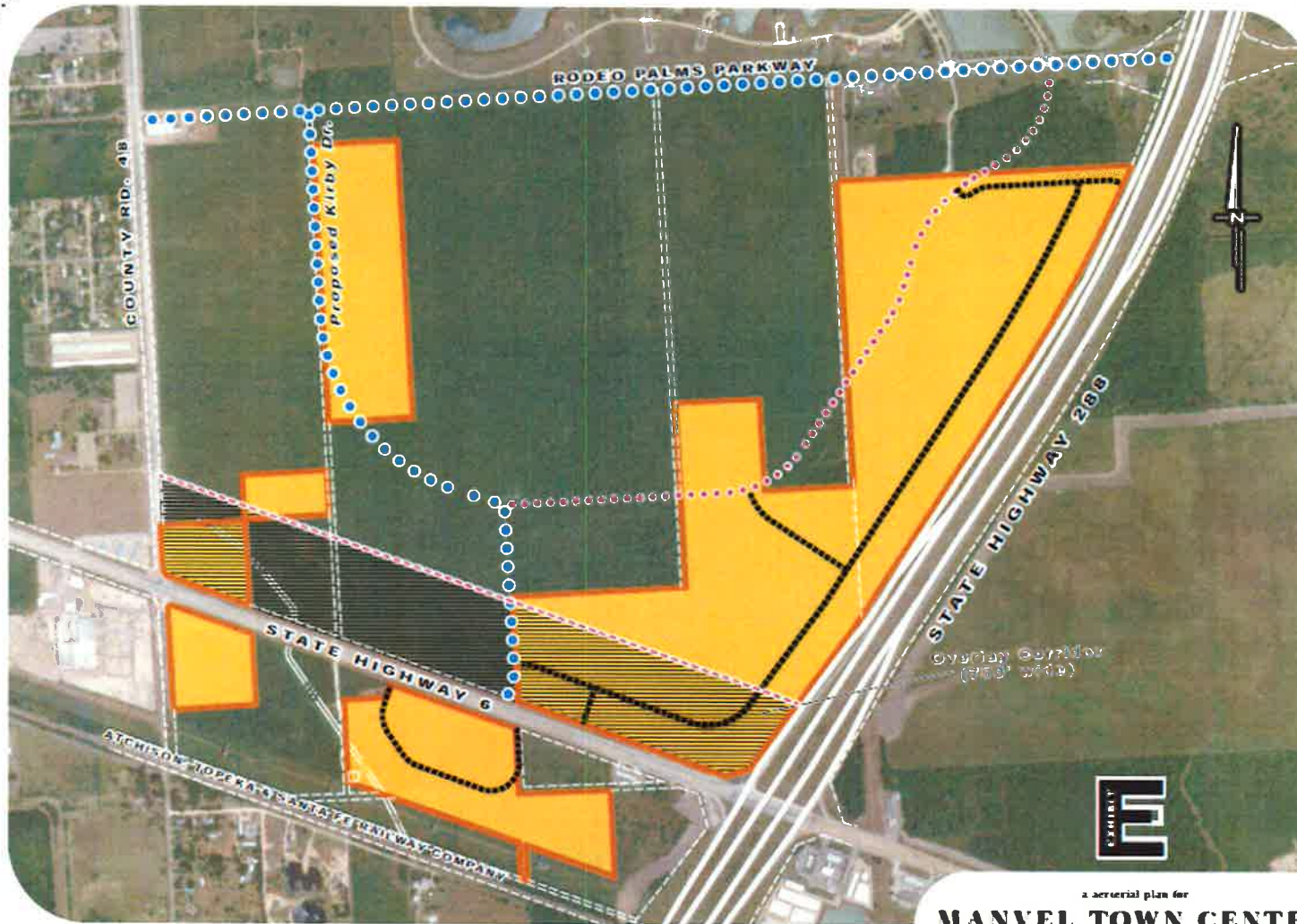
LEGEND

- • • PROPOSED PARKING
- • • PROPOSED COLLECTOR
- — — INTERNAL CIRCULATION

NOTE: ALL LAND USES AND ROAD ALIGNMENTS
 ARE PROPOSED AND SUBJECT TO CHANGE.
 BASED ON FINAL UTILITY COMMENTS ALL CHANGES
 WILL BE INCORPORATED INTO THE FINAL DESIGN.
 SEE EXHIBIT J FOR FURTHER DETAILS.

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100 KERRY & GARNETT & ASSOCIATES



NO. 12 PROPOSED MODIFICATIONS
SUBJECT TO CHANGE

LEGEND

- • • • • PROPOSED PARKWAY
- • • • • PROPOSED COLLECTOR

— INTERNAL CIRCULATION
(P.A. WILL BE PROVIDED
WITHIN THE OVERLAY
CORRIDOR)

OVERLAY CORRIDOR (700')

a aerial plan for MANVEL TOWN CENTER prepared for CENCOR REALTY

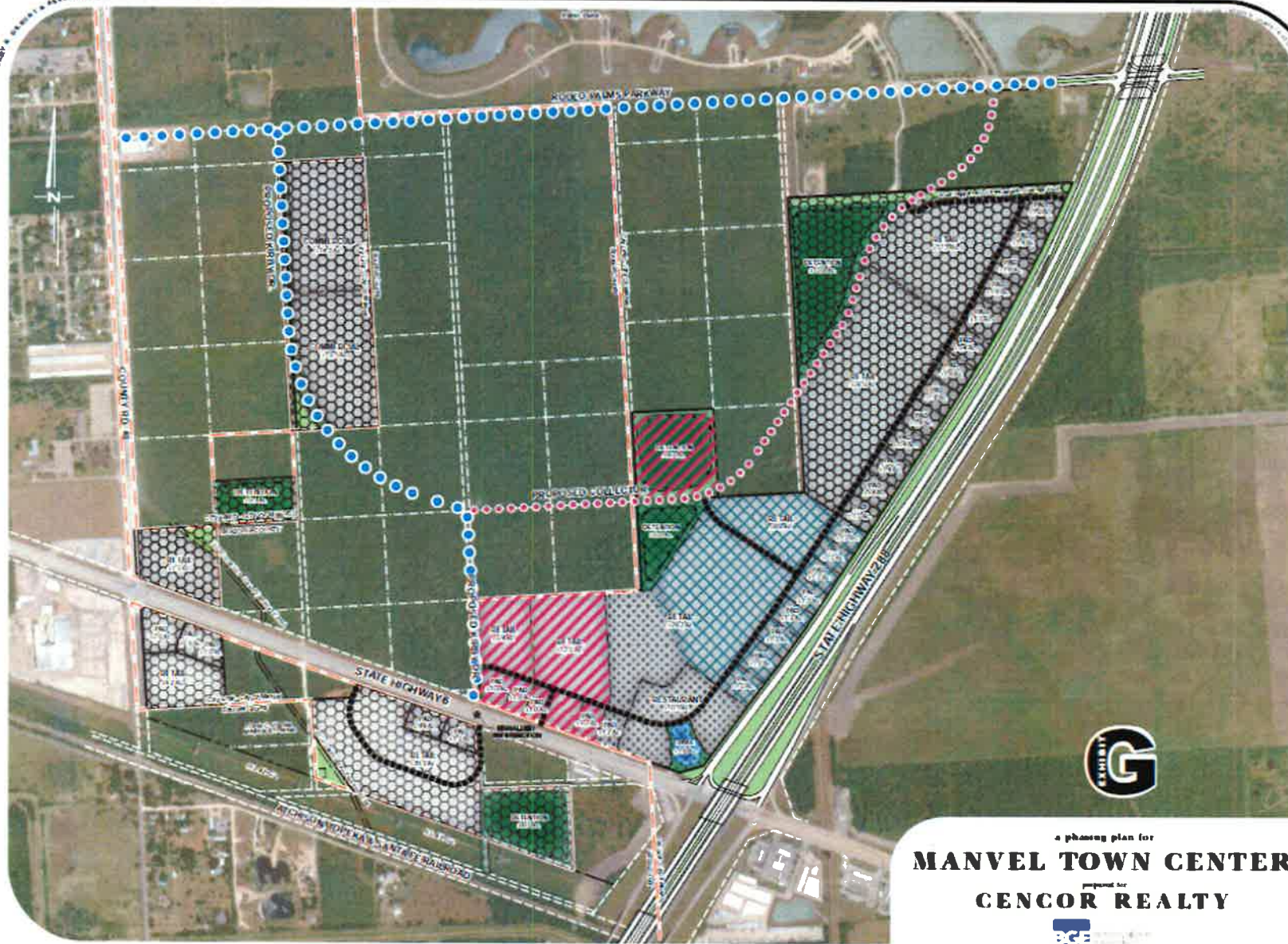


and Planning Consultants
2000 North Main Street, Suite 100
Atchafalaya, Texas 75825
Phone: 409.855.1234
Fax: 409.855.1235



DATE: 10.10.2010
BY: [Signature]

801 / HENRY & ASSOCIATES



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LEGEND

- PHASE IA**
- PHASE IB**
- PHASE II**
- PHASE III**
- PROPOSED COLLECTOR**
- INTERNAL CIRCULATION**
- PROPOSED PARKWAY**



a phasing plan for
MANVEL TOWN CENTER
 prepared for
CENCOR REALTY

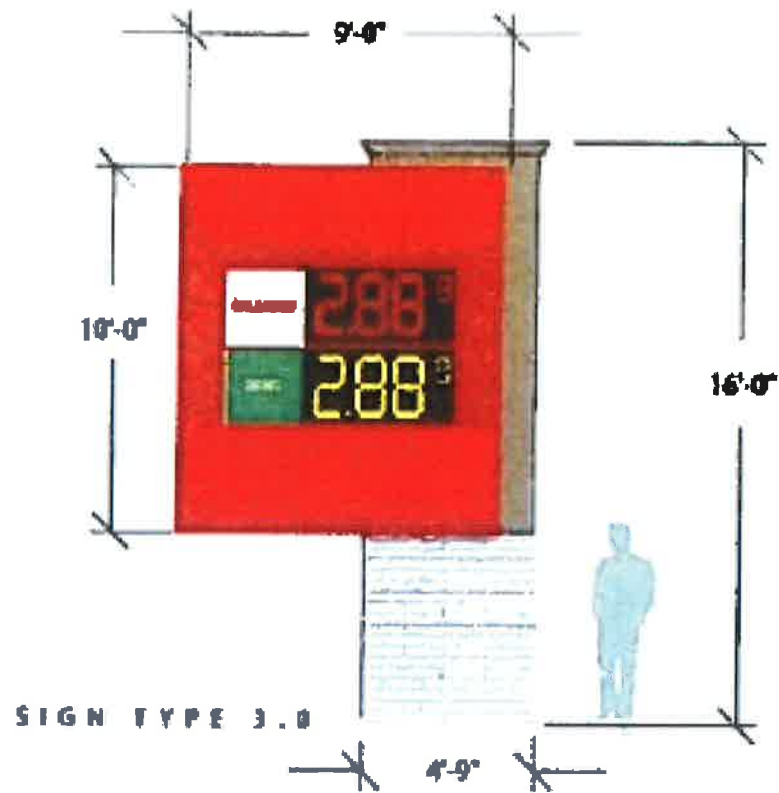


As of 10/15/2015, the project is in the preliminary design phase. The project is located in the City of Manvel, Texas. The project is a commercial development consisting of approximately 100,000 square feet of retail space. The project is owned by Cencor Realty. The project is being developed in three phases. Phase I is the first phase and consists of approximately 30,000 square feet of retail space. Phase II is the second phase and consists of approximately 40,000 square feet of retail space. Phase III is the third phase and consists of approximately 30,000 square feet of retail space. The project is being developed in three phases. Phase I is the first phase and consists of approximately 30,000 square feet of retail space. Phase II is the second phase and consists of approximately 40,000 square feet of retail space. Phase III is the third phase and consists of approximately 30,000 square feet of retail space.

801 / HENRY & ASSOCIATES

EXHIBIT H

LED SIGN





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: January 13, 2025

TOPIC: Public Hearing followed by consideration of a city-initiated request to change the zoning classification of an approximate 0.18 acre tract of land generally located east of Uzzel Road (a portion of Property ID: 171882), from Open Single-Family Residential district (OSFR) to Open-Single-Family Residential district with Specific Use Permit (OSFR-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 7133990 “all other amusement and recreation industries”.

BACKGROUND: The subject site is an approximate 0.18-acre (400 feet X 200 feet) portion of a larger property located on the east side of Uzzel Road. The subject site can be accessed only from 9431 Uzzel Road, which is the location for City of Manvel Public Works Department. The subject site includes an existing concrete slab from a previous non-residential development spanning the entire site.

The City of Manvel Police Department and Houston Pipeline Company (owner), intends to enter into a 10-year lease agreement, to use the subject site as an outdoor shooting range for police firearms training. An annual payment of \$2,667 or a one-time lump sum of \$24,003 is being considered for the proposed lease agreement. Payments will begin in FY 2026 to allow for budget planning. The proposed use of a shooting range is classified as NAICS use 7133990 “all other amusement and recreation industries” and requires an SUP within OSFR district.

Currently, the Manvel Police Department lacks a similar facility and must rely on outside facilities, such as Alvin Community College and the City of Alvin shooting range for training. Establishing this dedicated training facility will enable officers to enhance their skills and maintain firearm proficiency within the city. The applicant is proposing a 21' X 42' wide earth berm based on National Rifle Association standards for sound mitigation. The applicant has also indicated the subject site being surrounded by trees and vegetation will further help in sound dampening. The applicant intends to utilize the parking areas available on the Public Works department property. The proposed use will also require placing of a storage container and a carport on site out of public view from Uzzel Road.

Section 77-50(e) of the Zoning Ordinance provides approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts. The attached staff report provides a discussion on these criteria. Generally, shooting ranges result in noise related concerns in the surrounding area where they are located. However, the proposed use is expected to have minimal impact in the area, given the following:

1. The immediate surrounding of the subject site includes non-residential land uses or

vacant land. The nearest residential homes are across from Uzzel Rd. The subject site is setback approximately 540 feet from Uzzell Rd. Existing vegetation and buildings serve as a buffer between the subject site and residences across from Uzzell Rd.

2. Since the proposed use is not a commercial operation and its use is limited to training for Manvel Police Department, change in traffic patterns is not anticipated.
3. The applicant is proposing to use suppressors, tall berms, and other best practices to reduce noise levels. Additionally, the normal hours of operation will be during the daytime and will not include any lighting or nighttime operations.

Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with three (3) conditions listed in the Staff Report.



ATTACHMENTS: Staff Report and Ordinance No. 2025-O-02

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Jose Abraham,
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



Planning, Development, and Zoning Commission Specific Use Permit Request

Agenda of:	January 13, 2025	Initiated By:	Jose Abraham Director, Development Services
Department:	Development Services	Presented By:	Jose Abraham Director, Development Services

Summary

This is a city-initiated request to change the zoning classification of an approximate 0.18 acre tract of land generally located east of Uzzel Road (a portion of Property ID: 171882), from Open-Single-Family Residential district (OSFR) to Open-Single-Family Residential district with Specific Use Permit (OSFR-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 7133990 "all other amusement and recreation industries". The City of Manvel Police Department and Houston Pipeline Company (owner), intends to enter into a 10-year lease agreement, to use the subject site as an outdoor shooting range for police firearms training. An annual payment of \$2,667 or a one-time lump sum of \$24,003 is being considered for the proposed lease agreement. Payments will begin in FY 2026 to allow for budget planning. The proposed use of a shooting range is classified as NAICS use 7133990 "all other amusement and recreation industries" and requires an SUP within OSFR district.

Exhibits

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Lease Agreement, Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

Recommended Action

A Public Hearing followed by consideration and action from the Commission to provide a recommendation to the City Council.

General Site Information

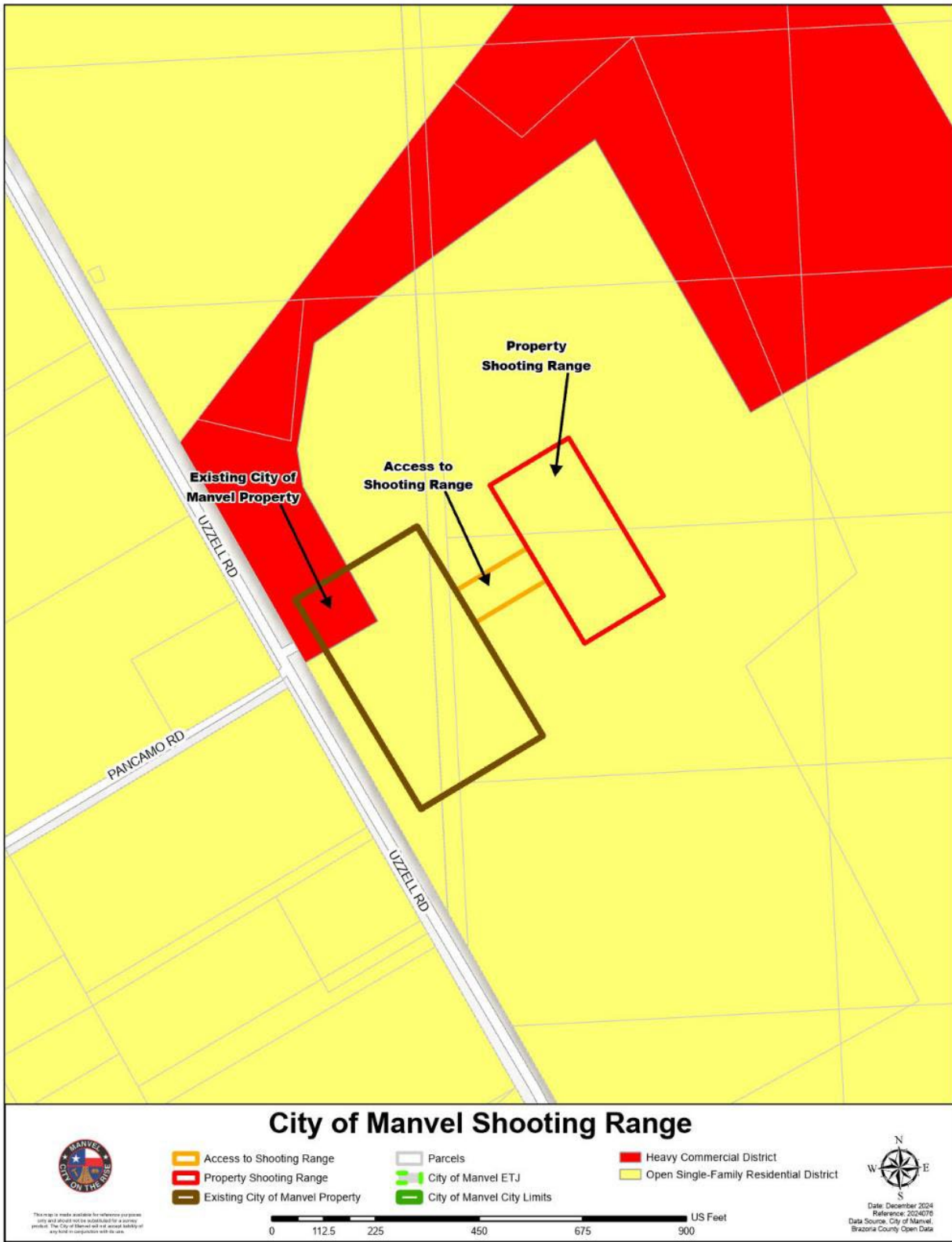
The following is a summary of general site information.

Surrounding Property Zoning	North: Open-Single-Family Residential District (OSFR)/ Heavy Commercial District South: Open-Single-Family Residential District (OSFR) East: Open-Single-Family Residential District (OSFR) West: Open-Single-Family Residential District (OSFR)/ Heavy Commercial District (HC)
Surrounding Land Use	North: Houston Pipeline Company LP industrial operation South: Undeveloped land East: Undeveloped land West: City of Manvel Public Works / Residential across from Uzzell Road

Aerial Vicinity Map



Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

Requested SUP and Staff Analysis

The subject site is an approximate 0.18-acre (400 feet X 200 feet) portion of a larger property located on the east side of Uzzel Road. The subject site can be accessed only from 9431 Uzzel Road, which is the location for City of Manvel Public Works Department. Uzzell Road is classified as a collector road and requires a minimum right-of-way width of 80 feet. The subject site includes an existing concrete slab from a previous non-residential development spanning the entire site. Currently, the Manvel Police Department lacks a dedicated arms training facility and must rely on outside facilities, such as Alvin Community College and the City of Alvin shooting range for training. Establishing this dedicated training facility will enable officers to enhance their skills and maintain firearm proficiency within the city. Therefore, the applicant Captain Christopher Day, on behalf of the Manvel Police Department is requesting this SUP to allow for a shooting range to operate on the subject site.

The applicant is proposing that the following be considered as part of reviewing this request:

- The shooting range is proposed to be surrounded by a 21’ tall x 42’ wide berm that meets National Rifle Association (NRA) standards, with mature trees surrounding the area to help mitigate sound.
- Normal operating hours will be during daylight hours, with occasional low light shooting during daylight savings, and no external lights or electricity are planned for the site.
- The existing concrete pad will make lead remediation easier in the future.
- Secure operation of the proposed shooting range will be defendant on the placement of a 20’ storage container out of public view.
- Additionally, a 20’ x 30’ carport will be provided to shelter officers during breaks. The shooting range will be restricted to certified police officers with Qualified Range Safety Officers conducting training. Limited public training events may be held a few times per year to cover

firearm safety, with at least two Qualified Range Safety Officers present. Parking will be accommodated at the nearby public works facility.

Criteria for Approval

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The proposed shooting range does not directly tie into one of the comprehensive plan goals. However, a dedicated arms training facility for the Police Department facilitates promotes safety within the community, which is a recently adopted core value for the City of Manvel. A safe community is foundational to achieving all the land-use goals specified in the Comprehensive Plan.
2. Compatibility with the character of the neighborhood: The proposed shooting range will not include any high intensity development. The subject site is surrounded by vegetation and abuts vacant land and non-residential use, thereby, allowing some physical compatibility.
3. The suitability of the property for the uses permitted by right: The subject site is zoned OSFR but abuts non-residential uses on two sides. Also, the subject site includes an existing slab and would possibly need remediation before developing for single-family residential development. Therefore, the subject site is not the most suitable site for uses permitted by right.
4. Detrimental impact on nearby property: Generally, shooting ranges result in noise related concerns in the surrounding area where they are located. However, the proposed use is expected to have minimal impact in the area due to multiple reasons. The immediate surrounding of the subject site includes non-residential land uses or vacant land. The nearest residential homes are across from Uzzel Rd. The subject site is setback approximately 540 feet from Uzzell Rd. Existing vegetation and buildings serve as a buffer between the subject site and residences across from Uzzell Rd. The applicant is proposing to use suppressors, tall berms, and other best practices to reduce noise levels. Additionally, the normal hours of operation will be during the daytime and will not include any lighting or night-time operations.
5. Traffic and Parking issues: Since the proposed use is not a commercial operation and its use is limited to training for Manvel Police Department, change in traffic patterns is not anticipated. The existing Public Works facility provides enough parking for the proposed use.
6. Harm to the value of nearby properties: Since the abutting properties are either developed as non-residential uses or is vacant land, it is difficult to establish the impact of the proposed use on nearby properties. Even though noise related concerns can be minimized, the proposed use could have an impact the value of nearby properties. However, it is important to also note that the area includes land that is currently zoned Heavy Commercial.
7. Impedance to orderly development surrounding vacant property: a large portion of the surrounding property is owned by the same property owner.
8. Utility Provisions: The proposed use is not anticipated to have any further impact on utility provisions.

9. Safe site development and layout: The propose shooting range will not include site improvements other than a berm, placement of a storage container, and a carport. The shooting range will be primarily used by Police Department for training purposes, therefore, no adverse impact on public or adjacent properties is anticipated.
10. Lighting: The absence of external lighting and limited daytime operation prevents light pollution and associated nuisance.
11. Landscaping and screening: The subject site is surrounding by existing trees and vegetation.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The range will be used exclusively by police officers and qualified personnel, with occasional public training events supervised by Range Safety Officers. These safety measures, along with a 540-foot distance from the proposed use to Uzzell Road, ensure compatibility with the neighborhood while addressing potential concerns. The applicant is also proposing to use suppressors, tall berms, and other best practices to reduce noise levels.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 7133990: "All Other Amusement and Recreation Industries" with the following conditions:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

Major Thoroughfare Plan Map



Application



Development Services

20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Specific Use Permit Application

Project Information

Project Name: Police Department Shooting Range
Project Location/Address: 400' X 200' vacant parcel located off Uzzel Rd behind/ east of Manvel Public Works Dept.
Legal Description: A0410 A B & M TRACT 30A1-31A-32A- 33A-38A-39A-40A-41A-46A (as per BCAD)
Current Zoning: O-SFR Proposed Land Use: Shooting Range NAICS No.: 713990
Parcel/Tax ID# (s): PID 171882 Total Acreage: 0.18 acres (80,000 Sq. Ft.)

Applicant Information

Applicant Name: Christopher Day, Patrol Captain / Keith Traylor, Director of Public Safety and Chief of Police,
Company Name: City of Manvel Police Department
Address: 6615 North Masters Road City: Manvel State: Texas Zip: 77578
Phone #: 281-489-1212 Email: ktraylor@manvelpd.org / cday@manvelpd.org

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire when requested in writing by either party.

[Signature]
Applicant Signature (REQUIRED)

12/5/2024
Date

Property Owner Information

Owner(s) Name: HOUSTON PIPE LINE COMPANY LP
Address: 1300 Main Street, 19th Floor (ROW) City: Houston State: Texas Zip: 77002
Phone #: 713.989.2865 Email: keith.tyree@energytransfer.com (Right-of-Way Dept.)

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

[Signature]
Owner's Signature (REQUIRED)

12/5/2024
Date



Development Services

20025 Highway 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

Submittal Checklist

So that we may efficiently review the City of Manvel's project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted by the City of Manvel with the application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for the City of Manvel's project **before** submitting this application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

Specific Use Permit Submittal Checklist Items	Required (Please Check)
Completed Specific Use Permit Application (with all signatures)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

Applicant Certification

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Applicant Signature

Date

Letter of Authorization



Development Services

20025 Highway 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

HOUSTON PIPE LINE COMPANY LP

Owner Name

1300 Main Street, 19th Floor (ROW)

Owner Address

Houston, Texas

77002

Owner City, State

Zip

Date

2/5/2024

Building and Inspections 20025

Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Mark Vedral, certify that I am the Senior Director for Land and Right-of-Way representing owner (Houston Pipe Line Company LP) concerning the project property located at 6615 North Masters Road, Manvel, Texas 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Keith L Tyree with the company (Houston Pipe Line Company LP) to act as the Company representative for this project. I agree that my representative will be responsible for receiving payments of invoices due from the City of Manvel related to this application and the project lease. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure for the City of Manvel to remit invoice payments for services to the Company can lead to delays in this project – up to and including rejecting the project and forfeiting any fees or annual payments already paid.

Please contact our representative directly at 713.989.2865 if you have any questions. Sincerely,

Owner Name: Mark Vedral, Senior Director for Land and Right-of-Way

Owner Signature

Lease Agreement

SURFACE SITE AND ACCESS LEASE AGREEMENT

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF BRAZORIA §

That this lease agreement between HOUSTON PIPE LINE COMPANY LP (HPL), a Delaware limited partnership, whose address is 1300 Main Street, Houston, Texas 77002, in Harris County, Texas, acting by and through its duly authorized representative, hereinafter called LESSOR and the CITY OF MANVEL, TEXAS, a municipal corporation, acting herein by and through its authorized and constituted MAYOR, hereinafter called LESSEE,

WITNESSETH:

I.

Lessor hereby leases, rents and lets to Lessee for a period of time hereinafter stated and upon the terms and conditions and for the rental hereinafter set out, within that certain 400' x 200' vacant parcel of land owned by Lessor (as shown on attached Exhibit "A" and heretofore after called "Owned Premises"), together with all improvements and hereditaments which the Lessor may own or have any claim to which are thereon situated, located in the City of Manvel, County of Brazoria, State of Texas.

II.

The primary term of this lease shall begin October 1, 2024 and shall extend for a ten (10) year term ending September 30, 2034, unless sooner terminated by mutual agreement by and between the parties hereto or under and pursuant to the terms of this agreement as hereinafter set out. LESSEE is given the expressed option to renew this lease agreement for additional ten (10) year periods each, on the same terms and conditions, with the exception of rental which shall be established by LESSOR. In the event LESSEE wishes to exercise its options for renewal, it shall give LESSOR notice in writing six (6) months prior to that term's expiration date.

III.

LESSEE shall pay LESSOR the following as rent therefor during said term:

The rental for the leased premises shall be 9 annual payments of \$2667.00 per year, subject to appropriations, with \$0.00 (zero) being due the first year. Alternatively the 10-year term can be made in one lump sum of \$24,003.00.

Rental for the ten-year option periods shall be as established by Lessor using the Consumer pricing Index (CPI) at the time such options are exercised by the Lessee.

IV.

LESSEE agrees to pay all gas, electric, water, sewage and other utility charges pertaining to the leased premises. The parties acknowledge that the City of Manvel is a governmental entity and is tax-exempt.

V.

LESSOR has no duty to inspect said premises to determine the need for repairs or to determine whether LESSEE is maintaining the premises and/or buildings in the manner in which it has agreed; however, with notification, LESSOR may need to enter the premises and inspect the same to determine if LESSEE is complying with the covenants contained in this lease and at any reasonable times due to emergency issues.

VI.

LESSEE agrees to conduct its business on the premises herein leased in compliance with all valid ordinances and/or regulations of the CITY OF MANVEL, as well as all the laws of the

COUNTY OF BRAZORIA, the STATE OF TEXAS, the UNITED STATES OF AMERICA and/or STATE and FEDERAL regulatory agencies, and any amendments thereto.

VII.

LESSEE shall not permit the accumulations of waste, trash or refuse matter on the premises herein being leased. LESSEE shall perform shooting range regulated safety protocols and soil sifting and shall maintain a high-quality range facility.

VIII.

LESSEE shall ACCESS LESSOR'S property from the existing City of Manvel leased property (as shown on Exhibit A) either through or around the eastern side so the HPL Facility can maintain safety and security.

IX.

LESSEE shall not assign, sublet, pledge, mortgage or encumber this lease in whole or in part or sublet the premises or any part thereof. This covenant shall be binding upon the employees, legal representatives and any third-party representative of LESSEE herein. No consent on the part of LESSOR shall operate as a release of the duties of LESSEE unless said release is in writing and specifically states LESSEE has been relieved of its duties and obligations included in this agreement.

X.

LESSEE shall not be entitled to claim a constructive eviction from the premises unless LESSEE shall have first notified LESSOR in writing of the condition or conditions giving rise thereto and if the complaints be justified, unless LESSOR shall have failed within a reasonable time after receipt of such notice to remedy such condition.

XI.

LESSEE further covenants and agrees that it will at all times during the term of this lease, or any extension thereof, at its own expense, maintain and keep in force liability insurance insuring LESSEE in an amount of not less than:

- a) \$500,000.00 per accident,
- b) \$250,000.00 per person for injury to any one person or any one occurrence and
- c) \$50,000.00 for property damage, against loss, liability or damage which may result to LESSEE, from accident or casualty whereby any person or persons whomsoever may be injured or killed or sustain property damage on the leased premises. LESSEE shall furnish LESSOR an endorsement naming the HOUSTON PIPE LINE COMPANY LP (HPL GP, LLC, it's general partner) as an additional insured.

XII.

Upon the termination of this lease, for whatever cause, LESSEE shall deliver to LESSOR peaceable possession of the entire premises, in as good condition as it was received, except by ordinary wear and tear, and/or damage by fire or acts of God.

XIII.

In the event LESSEE should temporarily hold over or be permitted to hold over and occupy said premises after the expiration of the term of said lease, or after the termination hereof pursuant to the provisions herein contained, such holding over by LESSEE shall not be deemed a renewal or extension of this lease in any way, but LESSEE shall after such termination, be deemed a tenant wholly at the will of LESSOR.

XIV.

For any uncured default, the lease herein granted can be terminated by LESSOR in the following circumstances:

- a) Should default be made by LESSEE in the payment of any rental provided for herein, and should default continue for a period of thirty (30) days, then LESSOR may mail notice of such default and thirty (30) days from the date of receipt of such notice of default to LESSEE then in such event LESSOR may declare all of said rent for the entire term of said lease due and payable and/or terminate the lease and all rights of LESSEE to possession under the terms of this lease and it shall be lawful for LESSOR, its agents or assigns to enter upon the said premises or any part thereof either with or without process of law without incurring any legal responsibility therefor. In the event said power to terminate is exercised by LESSOR, it shall not constitute an election of waiver of any right of LESSOR.
- b) If LESSEE shall breach any other condition or neglect or refuse to perform any of the covenants and/or agreements herein contained, or in case the said LESSEE shall assign or sublet the premises or any part thereof to any person, firm or corporation without the written consent of LESSOR, then in any of those events LESSOR may give written notice of said breach or attempted breach setting out the nature thereof, and if the same is not corrected within thirty (30) days after such notice, then LESSOR can declare all of said rent for the entire term of said lease due and payable and/or terminate this lease and reenter said premises as provided in (a) above.

XV.

In case of loss or damage to the premises herein leased by storm waters or any other cause whatsoever, so that use thereof by LESSEE is impossible, if LESSOR does not deem it advisable in its sole and unlimited discretion to repair or replace the land and/or improvements herein leased, LESSOR shall, within thirty (30) days after the loss from any of the foregoing causes, notify LESSEE in writing of LESSOR's election not to repair or replace said land and/or improvements, in which event LESSEE may repair the premises or terminate the lease with regard to the payment of rentals and the term hereof, and for all other purposes, SAVE AND EXCEPT, that LESSEE shall have a continuing duty to deliver up to the LESSOR possession of the premises in as good condition as is reasonable possible under all the circumstances then existing. If said lands and/or improvements are seriously damaged by storm waters or any other cause as aforesaid LESSOR may if it deems advisable in its sole and unlimited discretion to do so repair or replace said land, Using reasonable diligence in so doing to the end that the entire premises may be placed in a tenantable condition as soon as is reasonably possible after such loss or damage in which event this lease shall continue in full force and effect, PROVIDED, HOWEVER, that during the term that such premises are not in tenantable condition, the LESSEE shall be relieved of its obligation to pay the rental thereon until such premises are again rendered tenantable.

XVI.

LESSEE shall upon the expiration of this lease, if all rents and charges have been paid; and all covenants and agreements on its part have been performed, have the right to remove all property placed on said premises by LESSEE, SAVE AND EXCEPT any permanent improvements so attached to the premises that their removal will cause permanent damage to the premises.

XVII.

It is strictly understood that the only relationship between the parties hereto is LESSOR – LESSEE and the parties have no intention of entering a partnership or joint venture or any other similar relationship by virtue of this agreement.

XVIII.

The parties waiver of breach of one covenant and condition of this lease is not a waiver of breach or of subsequent breach of the one waived. LESSOR's acceptance of rent installments after breach is not a waiver of the breach except of the breach of the covenant to pay the rent installments accepted.

XIX.

Appointment of a receiver to take possession of LESSEE's assets, LESSEE's general assignment for benefits of creditors, or LESSEE's insolvency or taking suffering action under the Bankruptcy Act shall constitute a breach of this lease.

XX

This lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors in interest, heirs, executors, administrators and assigns, except as otherwise provided herein.

XXI.

The terms LESSOR and LESSEE and the pronouns used herein referring to LESSOR and LESSEE shall always mean and include the proper gender and the applicable singular or plural for the party or parties herein named.

XXII.

Any notice required by this lease shall be sent to the respective party as follow:

LESSOR:

HOUSTON PIPE LINE COMPANY LP
(HPL GP, LLC, it's general partner)
1300 Main Street, ROW 19th Floor
Houston, Texas 77002

By: (Signed) _____

Name: (Print) _____

Title: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me, a Notary Public duly commissioned and qualified in and for said county and state, on this _____ day of _____, 2024 by Mark Vedral, Senior Director of Land and Right-of-Way for HPL GP, LLC, general partner of Houston Pipe Line Company LP, a Delaware limited partnership, as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

(S E A L)

Notary Public

My Commission Expires _____

LESSEE:

THE CITY OF MANVEL TEXAS

6615 North Masters Road
Manvel, Texas 77578

By: (Signed) _____
Name: (Print) _____
Title: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

ACKNOWLEDGED BEFORE ME by _____,
Mayor of the City of Manvel, Texas, a home rule municipality duly incorporated under the laws
of the State of Texas, in the capacity herein stated and as said City of Manvel, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of
_____, 2024.

(S E A L)

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

Upon Recording, Please Return To:
ENERGY TRANSFER/HOUSTON PIPE LINE COMPANY LP
Attn: Keith Tyree, 19th Floor, ROW Dept.
1300 Main Street, Houston, TX 77002

Letter of Request



CITY OF MANVEL

DEPARTMENT OF PUBLIC SAFETY

Police



6615 North Masters Road
Manvel, Texas 77578

<http://www.cityofmanvel.com>

Phone: (281) 489-1212
Fax: (281) 489-4401

Keith Taylor
Director of
Public Safety/
Chief of Police
281.489.1212

Shonna Bellow
Fire Marshal
281.489.0630

Daniel Franklin
Code
Enforcement
281.489.0630

John Sherman
Animal Control
281.489.1212

To: Jose Abraham – Director of Development Services.
From: Chris Day – Police Captain
Date: December 5, 2024
Ref: Shooting Range Specific Use Permit.

Jose, the Manvel Police Department would like to apply for a Specific use permit for the vacant parcel off Uzzel Rd behind/ east of the Manvel Public Works Dept. The Legal description is A0410 A B & M TRACT 30A1-31A-32A- 33A-38A-39A-40A-41A-46A (as per BCAD). This property is 400' x 200' 80,000 sq. ft. leased to the City of Manvel from the Houston Pipeline Company. We would like to utilize the area for a live-fire training range for the Police Department. Below are some key points.

- The entire range is surrounded by a 21' tall x 42' wide earth shooting berm that conforms to the NRA standard. There are also mature trees surrounding the area to help reduce sound.
- The normal hours of operation will be during daylight hours. Some low-light shooting training will occur during daylight savings when it gets darker early. There are no external lights or electrical on site.
- The site is a complete concrete pad, this will make lead remediation easier in the future and greatly reduce the environmental impact.
- This site will house a 20' storage container out of view from the public. The storage container is an essential piece of security equipment to keep the range equipment safe from possible theft.
- The site will also have a 20' x 30' carport to keep officers out of the elements during breaks.
- The nearest house is almost 1000' away from the site. No shooting will be in the direction of the houses or Uzzell Road.
- This shooting range will not be open to the public. Only Certified police officers with Qualified Range Safety Officers will conduct training on location. A few times a year we can hold training events for members of the public, to go over firearm safety. These training events will be hosted by the Manvel Police Department and at least 2 Qualified Range Safety Officers will be in attendance.
- There is an area at the public works facility that we will utilize for parking.

Thank You for your help with this matter.

Chris Day
Patrol Captain
Manvel Police Department.

Public Hearing Notice to run on Sunday 12/29/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JANUARY 13, 2024, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, JANUARY 21, 2024, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.18 ACRES TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2025-O-02

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 “ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Houston Pipe Line Company LP, is the owner (the “Owner”) of a certain 0.18-acre tract of land (400’ x 200’ vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell a map of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.18-acre tract is currently zoned Open-Single-Family Residential District; and

WHEREAS, the applicant, City of Manvel Police Department, has filed an application to change the zoning classification of the 0.18-acre tract to Open-Single-Family Residential District with a Specific Use Permit (OSFR-SUP) allowing the

proposed use of the property for NAICS use 713990 “All Other Amusement and Recreation Industries”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

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

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

Section 2. The zoning classification of a certain 0.18-acre tract of land (400’ x 200’ vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell a map of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Open-Single-Family Residential District (OSFR) to Open-Single-Family Residential District with a Specific Use Permit (OSFR-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1.All Other Amusement and Recreation Industries– (NAICS 7133990)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit

authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. This proposed use of a “All Other Amusement and Recreation Industries” and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Certain 0.18-acre tract of land (400' x 200' vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell.



Exhibit B

Conditions of Approval:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.

MANVEL 2045 STRATEGIC PLAN



Manvel 2045 Strategic Plan

Adopted XX.XX.25



INTRODUCTION

Strategic plans come in many forms, and they vary in their focus. Some are done for businesses or organizations, including churches and non-profits, to help clarify their internal mission and confirm



Image Source: Open.edu

essential values. The resulting plan then provides a basis for

“strategic” decisions on how best to allocate available resources or invest for future growth. Educational institutions, from universities to local school districts, also engage in strategic planning for similar reasons. Militaries especially need to crystallize their strategic aims, for a single upcoming battle or for their overall defense mission. Even a football coach’s game plan reflects strategic thinking on how best to move the ball down the field, against a similarly game-planned opponent, to get across a literal goal line.

Government entities, including cities and counties, also prepare strategic plans at times. Such plans are often a hybrid of the types described above. Some are similarly focused on defining a set of “core values” and establishing an internal organizational structure with clear roles that will yield operational efficiencies. As with other types of purposeful organizations, a public agency intends to use strategic planning to help optimize its mission of delivering public services and promoting public health, safety and welfare. Specialized public functions, often with an appointed board of directors such as a lead agency for economic development, also use strategic planning to ensure a sustained focus on activities that will produce the best results – however “best” was defined through the strategic planning process, and often linked to performance metrics or other measures of progress.

“Strategic Planning” is ...

The process of arriving at a clear consensus (“getting on the same page”) about:

1. **Where you are** — and have been.
2. **Where you want to be** — or how to avoid where you are headed if nothing changes.
3. **How you will get from here to there** — i.e., how best to position yourself for the future.

The real goal — and benefit — from strategic planning is common understanding of your situation and core functions, now and in the future. The ultimate goal of strategic planning and thinking is to position oneself to anticipate needs and desires versus reacting most of the time.

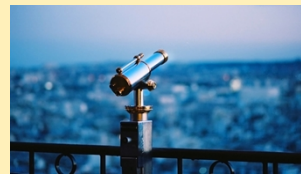


Image Source: Wallpapers.com

A Comprehensive Plan ...

Lays out a “big picture” vision and associated goals regarding the future growth and enhancement of a community. It is comprehensive” in two ways, by:

1. Considering at once the entire geographic area of the community, including areas where new development and redevelopment may occur, as opposed to more specialized plans and studies that focus on particular sub-areas of the city.
2. Assessing near- and longer-term needs and desires across a variety of inter-related topics that represent the key “building blocks” of a community (e.g., land use, transportation, urban design, commercial development, redevelopment, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, etc.).

Through a comprehensive plan, a community considers how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Such plans are intended to ensure that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents’ quality of life will be enhanced. Significantly, by clarifying and stating the City’s intentions regarding the area’s physical development and infrastructure investment, the plan also creates greater predictability for residents, land owners, developers and potential investors.

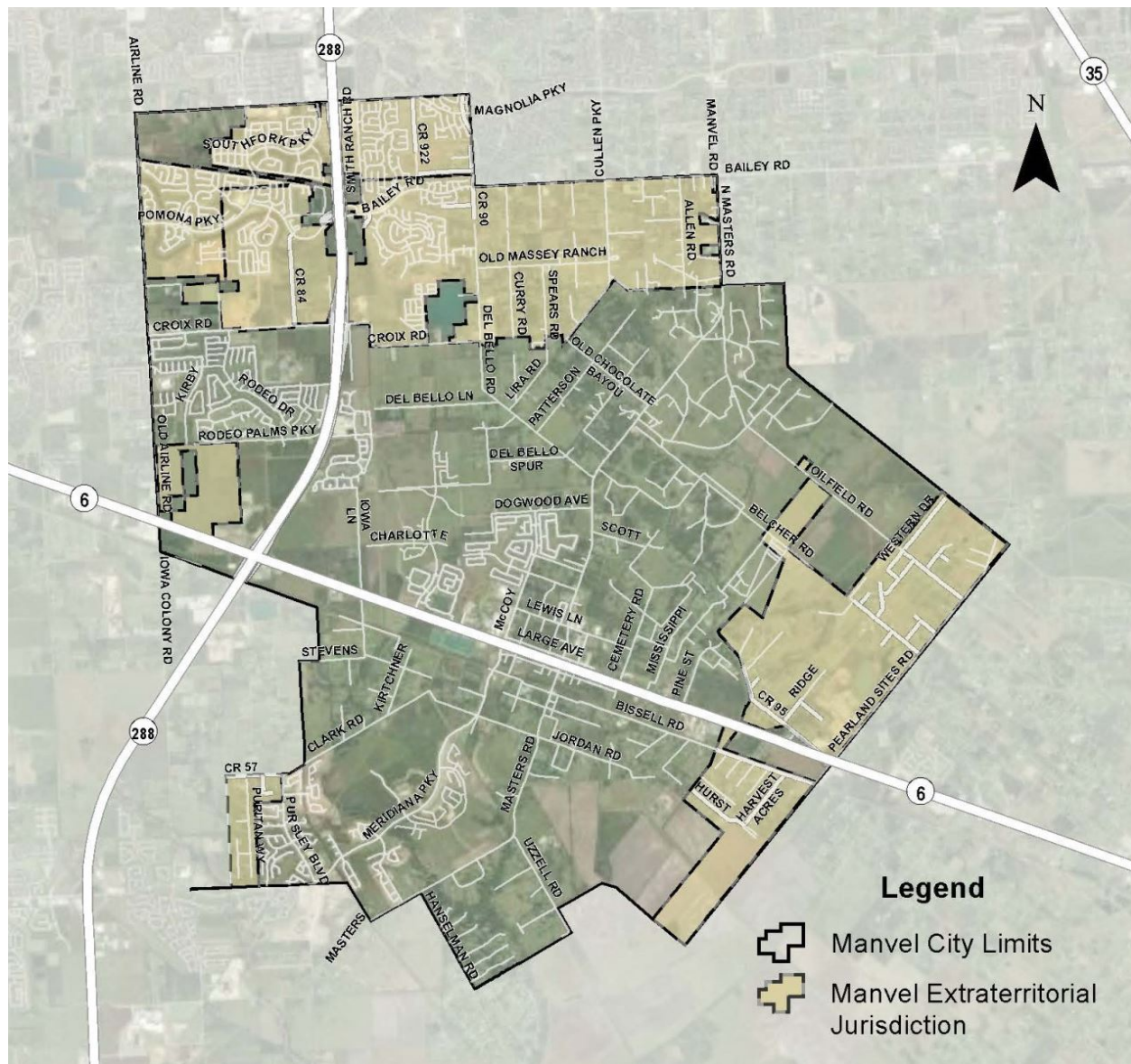
Other local government strategic planning efforts are more of the “**vision plan**” variety, enabling local officials, residents and other stakeholders to look outward first and consider what type of community theirs may turn out to be – and, more importantly, how they would prefer it to be – in the years ahead. This Manvel 2045 Strategic Plan falls squarely within this vision-based type of strategic planning. It shares many of the elements described above, but it also was prepared in anticipation of, and as a guiding document for updating Manvel’s citywide Comprehensive Plan. Therefore, this Strategic Plan has more of a physical planning orientation, aiming to link core values and community aspirations to the issues and topics that comprehensive plans typically address, including:

- the future use of land in the area;
- local housing needs and options;
- how people will travel in and around Manvel – and safely do so;
- opportunities for outdoor recreation and enjoyment of both sports and nature;
- what types of business and industry will comprise the area’s long-term tax base, along with residential taxpayers, to fund public services and improvements; and



Image Source: Medicaldaily.com

or near-term actions an organization should take to achieve some essential objectives that will be clear difference-makers in carrying out the organization's mission and working toward some ultimate vision.



Manvel's city limits and extraterritorial jurisdiction at the time of this Manvel 2045 Strategic Plan.

VISION AND MISSION

VISION

MANVEL
2045

A distinctive, secure and highly livable suburban community that combines the best of city and country living – including verdant natural landscapes, excellent public services and a variety of quality, in-town housing and shopping opportunities — in a curated, oasis-like environment amid the south central portion of the Houston metro area.

A “Vision” ...

Describes where you want to be in the future, as a community, an organization, etc. It is usually “big picture” and long range – a statement of aspirations. It depicts where you should be when all your strategies are implemented. The sentiments and determination expressed through a vision statement should become the driving force that energizes all subsequent efforts to marshal available resources and capabilities toward achieving the desired outcomes.

MISSION

MANVEL
2045

With the City of Manvel committed to fostering a safe, vibrant and responsible community for all its residents, and with its elected leaders recognizing the importance of establishing a clear mission statement and core values to guide the City's actions and decisions, the City Council in 2024 adopted this new Mission Statement:

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

In pursuing its mission, City leaders, management and staff are guided by these **core values**:

1. Quality
2. Service
3. Transparency
4. Accountability
5. Stewardship
6. Engagement
7. Safety

A "Mission" ...

A Mission defines what an organization sees as its core activities and responsibilities, on more of a day-to-day basis, in working toward achieving its longer-term vision. In this way it is more task-oriented compared to more general vision statements. Both a vision and mission are based on fundamental values and identification of priorities amid many competing demands on time and resources. For both, the bottom line is: "What are you trying to accomplish?"

COMMUNITY VALUES

Along with a statement of values that is inward-focused, as above, to support the City's operations and policy- and decision-making processes, the Manvel Plans team also identified a set of community values through its outreach and engagement efforts. In listening to stories and memories about Manvel, along with residents' desires and concerns for its future, the following values came through consistently:

Values ...

Identify what matters most to a community and how it wishes to be viewed by others. Shared values inform the vision.

- Enjoying a “town and country” lifestyle.
- Being a part of – yet apart *from* – Greater Houston.
- A commitment to neighborliness and family values.
- Desiring safe, uncongested roads and neighborhoods.
- Supporting local institutions and businesses.
- Providing safe and enriching environments for children and seniors.
- Preserving the area's natural, rural landscapes.
- Keeping the cost of housing as attainable as possible for the most people.
- Taking pride in an open and friendly community spirit.

Without a vision built on community values, decisions that impact those shared values will be made without a solid foundation. Therefore, a framework for **values-based, priorities-driven decision making** is another fundamental intended outcome from the Manvel 2045 Strategic Plan process, along with providing direction for Manvel's Comprehensive Plan and Thoroughfare Plan updates (in terms of prioritizing data/information needs, providing a focus for ongoing community and leadership engagement activities, etc.). Then, going forward, Manvel officials and staff can apply the new vision – along with the guiding principles presented below – when weighing various choices. Examples include annual budgeting, capital project planning, department programs and staffing, grant pursuits, new or expanded partnerships, and zoning applications and land development proposals, among others.



Image Source: GeneticLiteracyProject.org

GUIDING PRINCIPLES

Based on the Vision and Mission, and the core values from which they originated, the Manvel Plans team also compiled the series of Guiding Principles listed below. Such principles are another centerpiece of a strategic plan. They also provide a bridge between this plan and Manvel’s Comprehensive Plan given how they are defined below, and how they will also be incorporated into the Comprehensive Plan.



A “Guiding Principle” ...

Expresses a basic philosophy or operating policy that will apply regardless of the course of action ultimately chosen. In essence, such principles frame how the organization goes about pursuing its Mission. The guiding principles should be consulted when making crucial decisions and when evaluating the results of previous decisions and actions (i.e., “Have we made our community more [insert a guiding principle such as Connected]?”).

Today and into the Future, Manvel will strive to be more ...

SAFE



Manvel will be a safe, protective and disaster-resistant community with reduced-speed traffic on local streets, ample sidewalks, engaged residents, responsive public services, and neighborhoods and infrastructure consciously designed to protect lives and property.

CONNECTED



Manvel will be an increasingly connected and accessible community, both in a physical sense and through events and other places and opportunities for its residents to gather and interact. It will expand upon its regional ties via highways and arterials to include a network of local through-streets, in-city trails and sidewalk-equipped neighborhoods except in its most rural areas. Evolving technology and network speeds will link it even more to the nation and world. It will be an inclusive and neighborly community that provides opportunities for youth, seniors and residents to thrive, including through more alternative mobility options.

SUSTAINABLE



Manvel will be an even more fiscally and environmentally sustainable and resilient city that protects its natural resources, encourages alternative and redundant forms of transportation and energy, adapts smoothly to change, seeks to mitigate weather-related hazards and damage to property, and strikes a balance between its commercial and residential tax bases, and between areas of the community with visibly distinct suburban character relative to rural character.

PRUDENT



Manvel will be prudent in how it safeguards its long-term financial position, in part, through an ongoing commitment to strategic and comprehensive planning as it continually monitors and evaluates the “best” way to grow, develop and mature as a community.

OPPORTUNISTIC



Manvel will maintain its emphasis on phased economic development as its residential population continues to build, and as new market opportunities become feasible and attractive in such a growing community. The City of Manvel and the Manvel Economic Development Corporation will continue to sync their strategic planning efforts to ensure that private and public investments are aligned and consistent with community values and objectives for making the city an appealing place to live, work and invest.

HEALTHY



Manvel will be a vibrant, healthy and wellness-focused community that encourages recreation and outdoor lifestyles, promotes walkability and access to healthcare services and fresh food, and provides opportunities for positive community interactions.

AGE-FRIENDLY



Manvel will be a full life-cycle, age-friendly community that promotes quality of life at all life stages and encourages lifelong learning, personal autonomy, non-auto forms of mobility, diverse housing options for residents to age-in-place, and opportunities for both youth and seniors to make meaningful contributions to civic life.

WELCOMING



Manvel will continue to be an open and welcoming place that respects diverse people and opinions, appreciates (if not always approves) good-faith investments in the community, provides opportunities for meaningful and constructive community dialogue and feedback, and operates with the highest levels of decorum and civility.

The descriptive words below resulted from a May 2024 online survey of residents and others (taken by 676 individuals), and specifically when asked to “describe a better version of Manvel you would like to see upon your return if you had to leave Manvel and came back in 20 years to live here again.” Larger word sizes indicate the words mentioned most.



CONTEXT: MANVEL TODAY AND TOMORROW

What Do We Like About Our City Now, and What Would We Like to Change?

Manvel is a slice of small town Americana nestled within the vast suburban landscape that is metropolitan Houston. This is reflected in the community's physical traits – its juxtaposition of low-intensity development interspersed with rural landscapes and natural scenery. It is also reflected in the mindsets of many of its residents who value a slower pace of life and in getting to know, and looking out for, one another. Manvel is also relatively affordable and accessible. It is a place that is easy to get to and around. Life is simply *simpler* here. Manvel is more than just a place on a map – it is a refuge, a haven and a state of being.

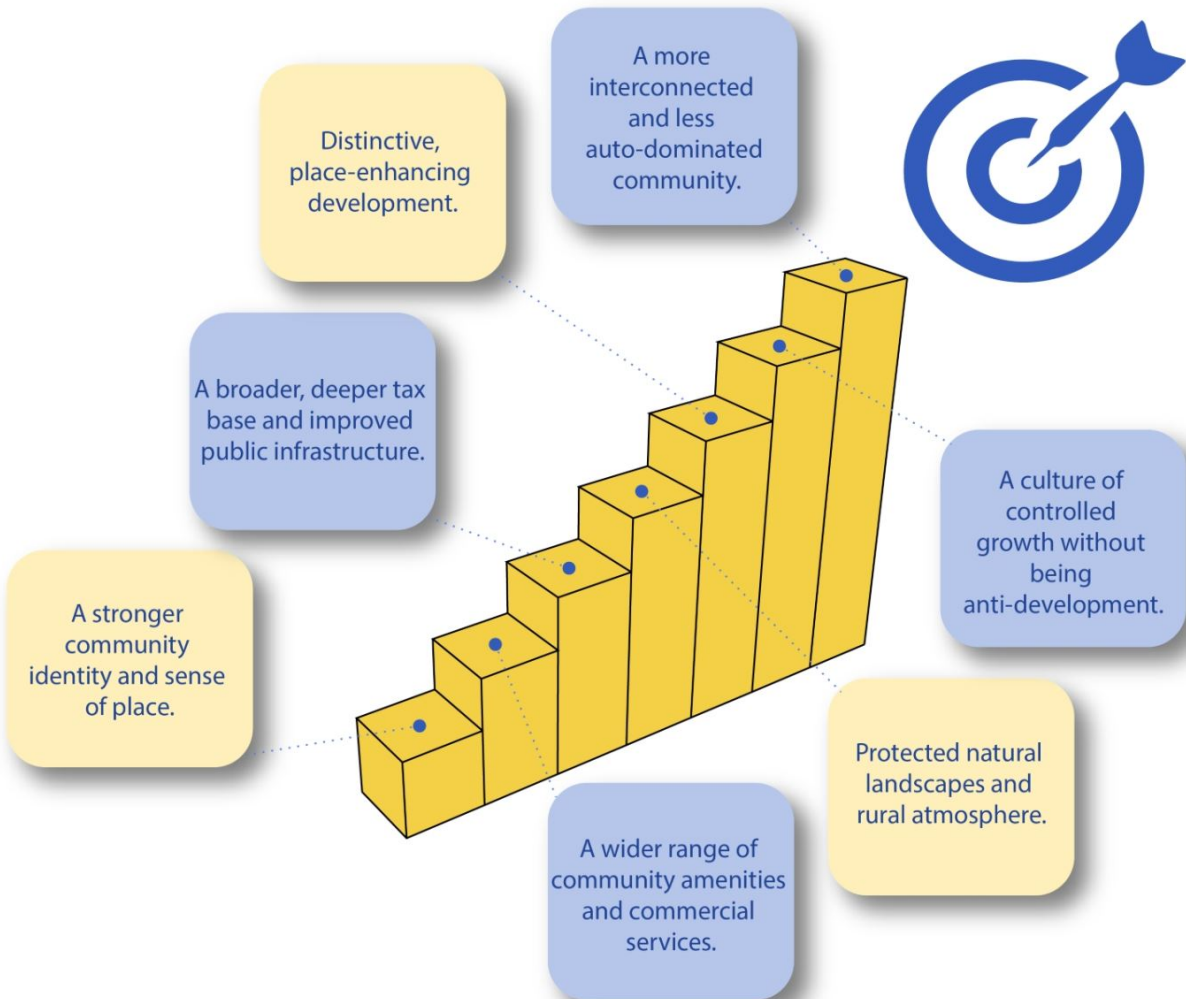


Source: City of Manvel

What Do We Want in the Future?

As a community, we know that new development is coming and that a certain amount of it is welcome and needed. We want to make sure, however, that it fits in and does not overwhelm us. We do not want the same anonymous, standard-issue developments that we see everywhere else. We also do not want the wall-to-wall traffic and visual clutter that comes with it. We want something very different and better. We want something that expresses the special qualities of our community, helps define our identity and reinforces our sense of community. We want something that allows us to grow sensibly and sustainably. We want to stand out from the crowd but not in a showy or exclusive way.

Aims and Aspirations



Area Trends and Influences

From the leadership and community engagement for this plan, plus the Manvel Plans team's own deep familiarity with the Houston metropolitan region, the following broader factors were identified as also providing context for Manvel's strategic and comprehensive planning:

- Metropolitan Houston continues to grow outward, fueled by freeway system upgrades and expansions (i.e., State Highway 288 and State Highway 99/Grand Parkway) and the "flight to affordability."
- Metropolitan Houston has an increasingly diverse, mobile and commute-tolerant working population.
- The Houston-area economy continues to expand and diversify.

- Regional housing costs continue to rise.
- Storm risks and resulting power outages will continue to plague the region.
- Remote work has become routinized, making telecommuting a viable, permanent lifestyle/career choice for some share of workers.
- E-commerce has resulted in the need for fewer physical merchandise stores. Those remaining are increasingly large national discount retailers except in the most affluent markets.
- Specialty retail stores are consolidating in fewer, highly-selective locations (e.g., areas of relatively high housing density and high area household incomes) as retail continues to “follow rooftops.”
- E-commerce has exploded the demand for large distribution warehouses, with their associated truck traffic, even in formerly rural areas.
- National and regional markets remain generally weak for traditional professional office space. Firms are occupying less but better space in high-profile locations. Co-working spaces have become a permanent part of the office world.
- Aging homeowners in many areas remain locked in oversized homes due, among other reasons, to a lack of quality senior housing options.
- First-time homeownership is becoming increasingly out of reach for many young individuals and families.



Shared Priorities and Concerns

The Future Manvel survey cited above asked residents what they value most about living in Manvel, as well as concerns they have for their city’s future. In addition to the survey, the Manvel Plans team hosted 10 community outreach events (9 listening sessions with small groups of interested residents, and a community-wide Forum



on Manvel’s Future, all completed in April 2024), along with two workshop sessions each with City Council and with City management and department directors. The follow-up survey during May helped validate what was captured through the in-person conversations, in part, by including “drill-down” questions on the hopes and concerns Manvel residents and leaders had expressed. *The appendices to this plan provide documentation of the survey results, and of the in-person activities.*

The results from all these interactions provided insight into local



values and priorities that established the basis for the vision and guiding principles in this plan. Analysis of this input revealed that while there are various features and considerations about Manvel that people do not always agree on, many people share basic values as itemized above. Examples of the most frequently cited priorities and concerns include an appreciation of natural assets and the outdoors, concerns about growth, and interest in having a safe, inclusive, neighborly and visually attractive community.

Shared Priorities

The following topics consistently came up as being valued in Manvel, sometimes to register concern about how something might change or be threatened:

- We need to guide and manage development (especially along State Highway 6).
- Our infrastructure needs to keep up with development, especially stormwater management.
- We need to preserve nature and open space.
- We need a deeper and more varied commercial tax base that includes smaller-format, specialty (non-discount) stores.
- We want a proper and walkable Town Center area.
- We want more amenities: shopping, entertainment, parks, trails, new library, walkability.
- Horse trails and rural heritage are also important.



- We need improved regional mobility.
- Our city lacks identity – we need to distinguish ourselves.
- We are worried about eventual “Pearlandization” of Manvel.

Shared Concerns

The following topics consistently came up as being concerns about the future of Manvel, although in some instances residents differed as to why they were concerned about an issue:

- Traffic.
- Safety (both basic security and current hazards when biking or walking).
- Anonymous cookie-cutter suburban development.
- Detached, disengaged residents.
- Inadequate, underfunded infrastructure.
- Loss of rural heritage and small town “feel.”
- Lack of community identity, cohesion and a sense of belonging.
- Decreasing housing affordability and options.
- Keeping urban Houston at a comfortable “arm’s length.”



Community Input Sampler



BREAKING IT DOWN: What is Community Identity?

Numerous Manvel residents consulted for this plan lamented that the city lacks a strong identity and sense of place. A common theme was that many residents identify with their neighborhood or subdivision but not with the city at large. There was even a reported lack of awareness, among some residents, of actually residing inside the city. Although difficult to pinpoint with precise words, the implication was that Manvel's lack of discrete and definable activity areas (including a recognizable downtown), its indistinguishable subdivisions and streetscapes, and its lack of decorative monументation ("Welcome to" signs, etc.) contribute to its "placeless" quality. It may also have something to do with the current difficulty of classifying growing Manvel by familiar community types – is it rural or is it suburban (but certainly not urban)?



There is a natural tendency to think of a community's identity mainly in terms of its physical features: its aesthetics and "character." Discussed mainly in terms of architectural design and greenspace, "community character" also includes:

- the design quality of public spaces and infrastructure;
- the type and amounts of open space and landscaping;
- the sizes, shapes and spacing of buildings; and
- the prevalence of things like signs, lighting, noise, traffic and public art.

It also has to do with a community's ease of movement and overall livability.



A community's identity is also strongly shaped by the familiar **landmarks and symbols** that distinguish one community type from another. For example, the town squares, main streets, corner stores and painted water towers that symbolize small town America

versus the wide roads and chain stores typical of modern suburbia. These types of **environmental clues** can strongly influence a community's sense of place. Finally, in rarer cases, there are the unique natural or built features that can distinguish a community at a regional or national level (such as the Kemah Boardwalk or The Woodlands, for instance).

Many of these physical identifiers are often the result of historical or geographic accident. Others were willed into being through sheer vision and dogged determination. Some can be coaxed along through traditional urban planning and economic development policies along with bold public investments. Some communities, on the other hand, resort to breezy branding initiatives to help conjure their identities. But if not backed up with real public actions and investments, branding campaigns can often ring hollow as just sloganeering. These identity investments must also go beyond the typical “Welcome to” roadway signs and get to effectively **“living” the brand.**

But well beyond the obvious physical identifiers, there are also a number of non-physical, “X-factor” qualities that equally serve to define a community’s identity, culture and personality. These include things like levels of citizen engagement, volunteerism, family-friendliness, environmental ethos, and governmental responsiveness and transparency. Things, which in other words, comprise **“civic spirit.”** This collective mindset or attitude is sometimes difficult



to take hold of or instill given the various pressures and distractions of modern life, along with the capacity constraints facing local governments. They require persistence and intention on the part of City and neighborhood leadership, particularly in the areas of communication, public investment and consciously bringing the community together for regular public events, celebrations and collective decision-making opportunities.

Local governments can help unlock and mobilize their community’s latent energies and its “better angels” through **leading actions and investments** that communicate the value placed on community cohesion and togetherness. This includes things like:

- providing seed funding for neighborhood associations,
- conducting annual award or recognition ceremonies for community leaders,
- sourcing goods and services from local businesses, and
- actively engaging the community – through social media and other avenues – to help brainstorm solutions to common community problems.

Combined, these multiple public actions and investments can, over time, begin to bring a community’s identity into greater focus.

WHAT HAPPENS NEXT?

A Guide for Updating Manvel's Comprehensive Plan

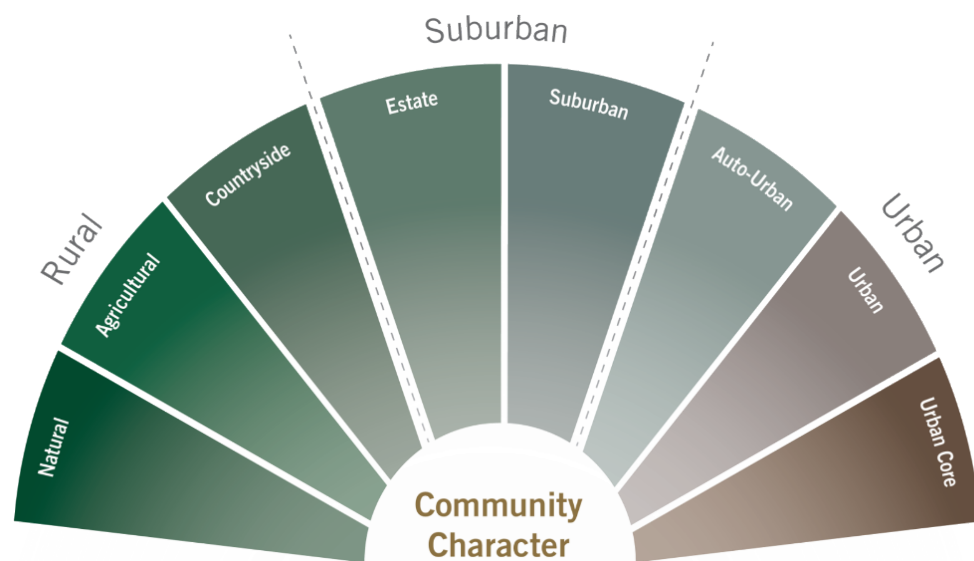
Unlike some other types of strategic plans, this Manvel 2045 Strategic Plan stops short of getting into specific action items. This is because, as intended by the City through its multi-faceted Manvel Plans initiative, the strategic planning effort will immediately transition into the future-oriented portion of the City's Comprehensive Plan update process. Along with refreshed goals and longer-range objectives to work toward for various community planning topics (e.g., growth management and land use, infrastructure, transportation, economic development, parks and recreation, etc.), the Comprehensive Plan will identify immediate and near-term "strategic" actions Manvel and/or its many public and private partners should take to address key community priorities sooner than later. The identification and prioritization of such actions will also benefit from ongoing community and leadership engagement, as well as from the added context and further framing of issues and needs that will occur through development of the new Comprehensive Plan.

The Manvel Plans team will be responsible for ensuring that the Strategic Plan and Comprehensive Plan (and the City's updated Thoroughfare Plan) are well aligned and that the Comprehensive Plan reflects the core community values, is consistent with the vision and guiding principles, and advances essential Manvel needs and priorities.

A Deeper Upcoming Conversation About "Character"

Attention will soon turn to Manvel's Comprehensive Plan. Especially through a future land use map and thoroughfare plan map, a comprehensive plan gives physical shape and form to a community's long-range vision.

The refreshed Comprehensive Plan will be centered on the concept of **"community character"** as a way to enhance Manvel's approach to land use planning, neighborhood conservation and open space preservation.



Various land uses can occur in a range of settings within a community, from the most Rural and Suburban to the most Urban, provided they are designed to match the character of the area. Community character accounts for the physical traits one can see in a neighborhood, on a roadway corridor, or along a recreational trail or a country lane which contribute to its "look and feel" relative to areas of the community with much different character.

Looking beyond land use alone (e.g., residential, commercial, industrial), a character-based approach focuses on the intensity and design of land uses, which encompasses:

- the density and layout of residential development;
- the scale and form of nonresidential development; and
- The coverage of land surfaces by buildings and paving relative to the extent of open space and natural vegetation or landscaping.

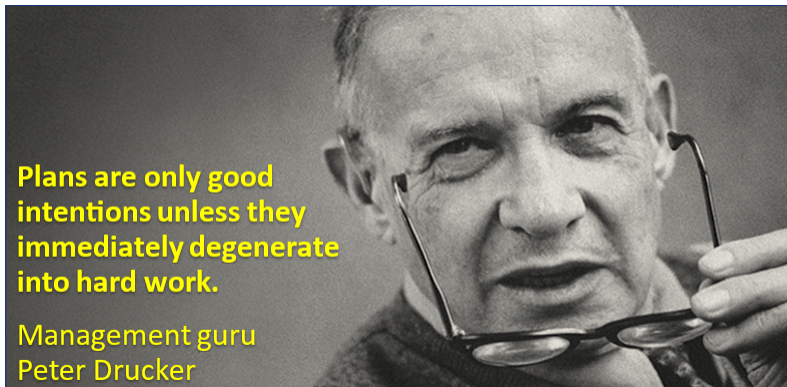
How the automobile is accommodated is a key factor in distinguishing character types, including how public streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites. It is this combination of land use and the characteristics and context of the use that determines the real compatibility and quality of land development, as well as the ongoing integrity of open space areas intended for minimal or no development.

Maintaining and enhancing desired character is a central aim – and challenge – of implementing community plans amid constant change.

A Basis for Strategic Implementation

One fundamental outcome from this process should be translation of strategic planning into **strategic implementation**. This involves the essential exercise of breaking down larger efforts into “first and next steps” to lay the groundwork for measurable action and build momentum toward targeted outcomes. This often requires any further clarification of objectives and a realistic assessment of resources and capabilities to move an initiative forward. As noted above, these activities will be part of the pending Comprehensive Plan update.

Confirming immediate versus later task priorities should also occur in conjunction with the City’s annual budgeting, capital projects planning, and in support of departmental work planning (*also see the discussion below on Various Means — and Perspectives — for Setting Priorities*). Then, nearly all daily efforts should be directed toward achieving the City’s core mission and priority initiatives, which, in turn, will help Manvel attain its broader community goals and aspirations as also elaborated on in its Comprehensive Plan.



Various Means — and Perspectives — for Setting Priorities

Action priorities can be set in multiple ways, which vary depending on the roles, needs and expectations of those involved:

1. **“Picking the Low-Hanging Fruit,”** which involves items that are relatively quick and easy to accomplish. This is usually a priority for those responsible for managing budgets and limited resources, and needing to show tangible results relatively soon (i.e., elected officials, local government administration).
2. **“Bang for the buck,”** which emphasizes cost-effectiveness and return on investment. This is also usually a priority of those cited in the previous item, plus agencies that provide grants and foundations that target their funds toward community enhancement.
3. **Tangible results,** where the focus is on producing visible outcomes. This is a universal need and desire, whether near-term results are essential or in cases where it is understood that patience and perseverance will be needed while working toward longer-term objectives.
4. **“Chunking,”** which requires diligence to take on longer-term or more complex initiatives that must be pursued in piecemeal fashion over time, but which will ultimately prove very beneficial. This is especially the world of managers and hands-on project leads or teams that are committed to an ongoing process of breaking down ambitious objectives into manageable pieces, directing efforts toward interim progress and “small wins,” and staying on target and constantly making adjustments along a “critical path.” A classic example is the high-stakes, extreme-pressure and groundbreaking “moonshot” work — and ultimate success — of the National Aeronautics and Space Administration (NASA) during the 1960s.
5. **“Follow the money,”** which elevates items with an obvious, available funding source — or where prospects are good for securing external funding such as through state or federal grants, partnerships, foundation opportunities, etc. This is another common emphasis for elected officials and local government management, as well as all wishing to expedite certain outcomes.
6. **“Follow the leader,”** which underscores the importance of having a willing, available and enthusiastic “champion” to carry a priority initiative forward. This may be someone associated with a partner agency or entity (e.g., leaders from the business community, civic or philanthropic organizations, or non-profits) when logical in-house candidates are already committed to other vital programs and projects.

Along with these considerations for setting priorities, another fundamental factor that will determine the ability to achieve desired outcomes, whether near-term or beyond, involves asking:

- **What Do We Control?** What unique authorities, capabilities, tools and resources can we apply to each of the potential priority initiatives in front of us?
- **What Can We Influence?** If we do not fully control the path forward and can only influence our destiny, how and when can we best assert our means for influencing resource allocation, priority setting and similar processes that others control?
- **What Do We Not Control?** Where we have no control and minimal influence, how can we design our initiatives and methods to work around external factors and reduce risk?



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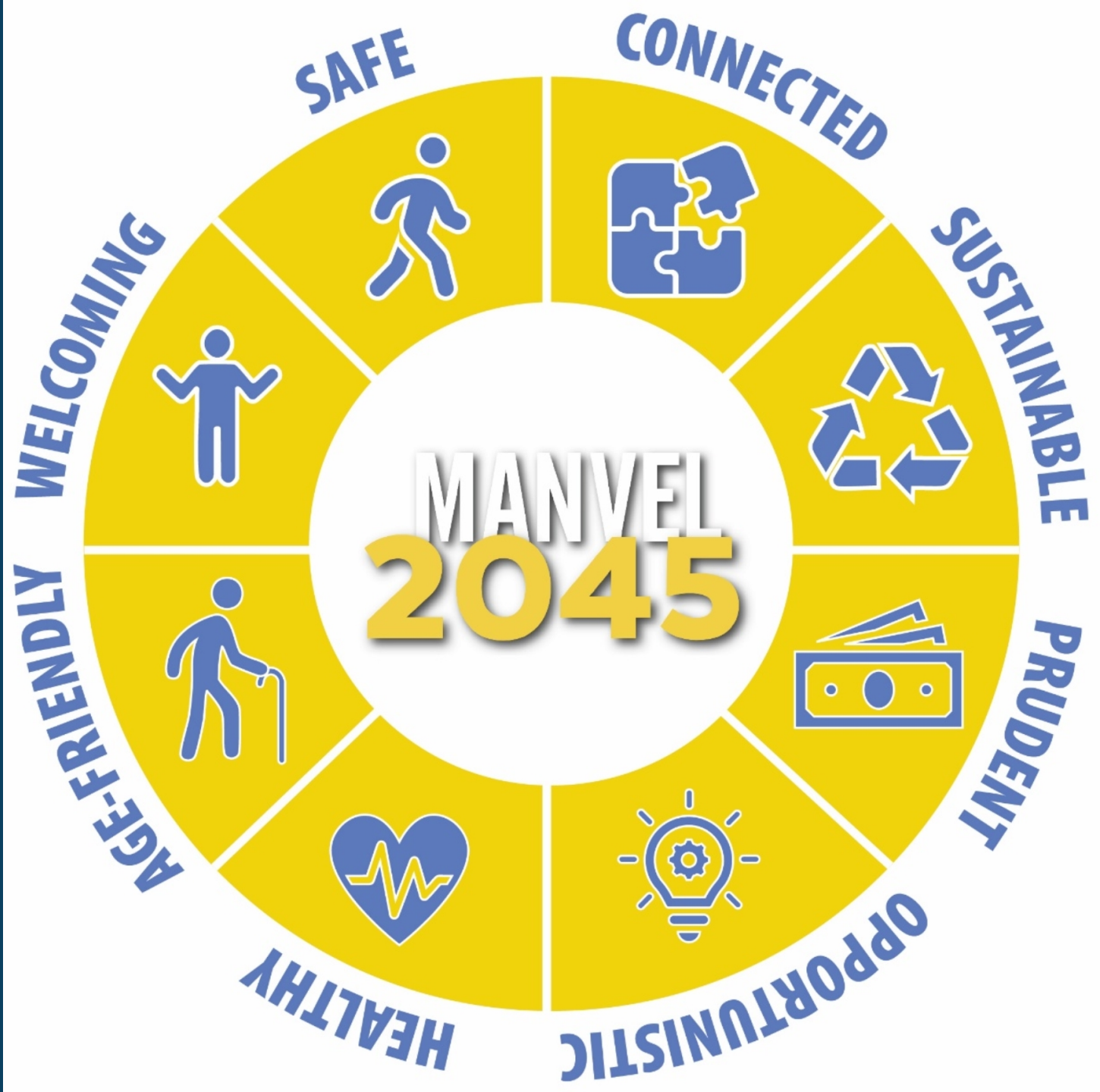
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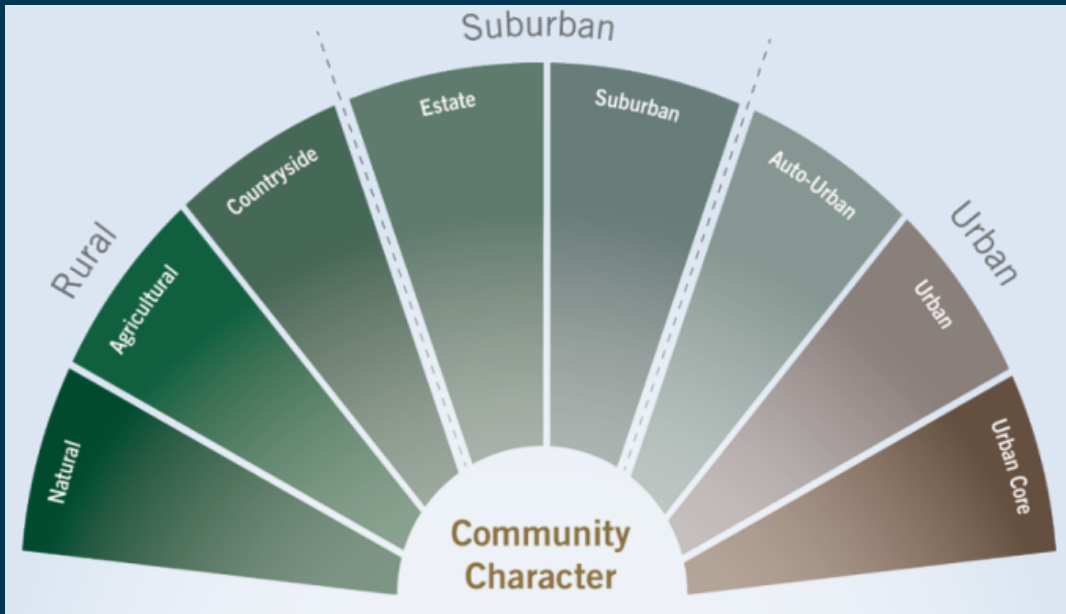
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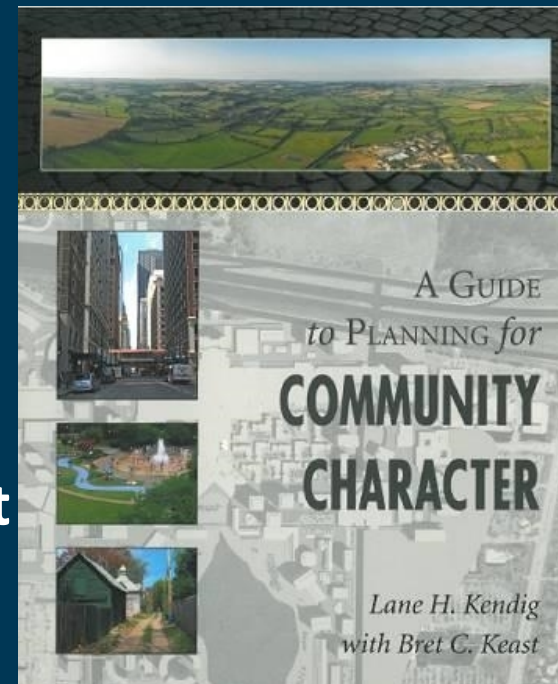
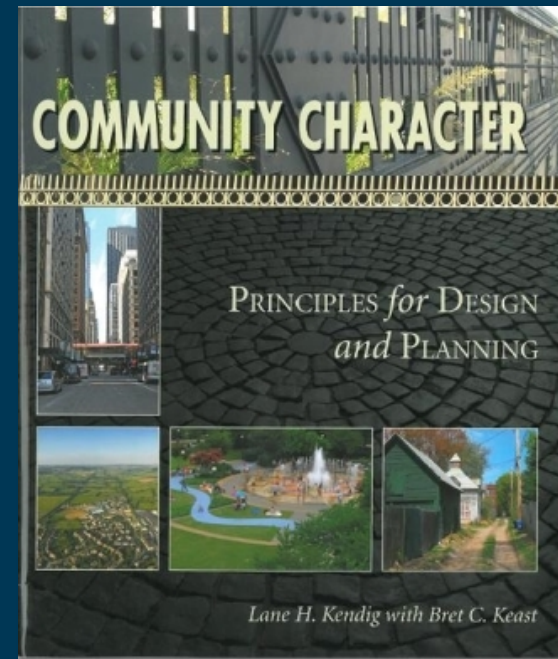
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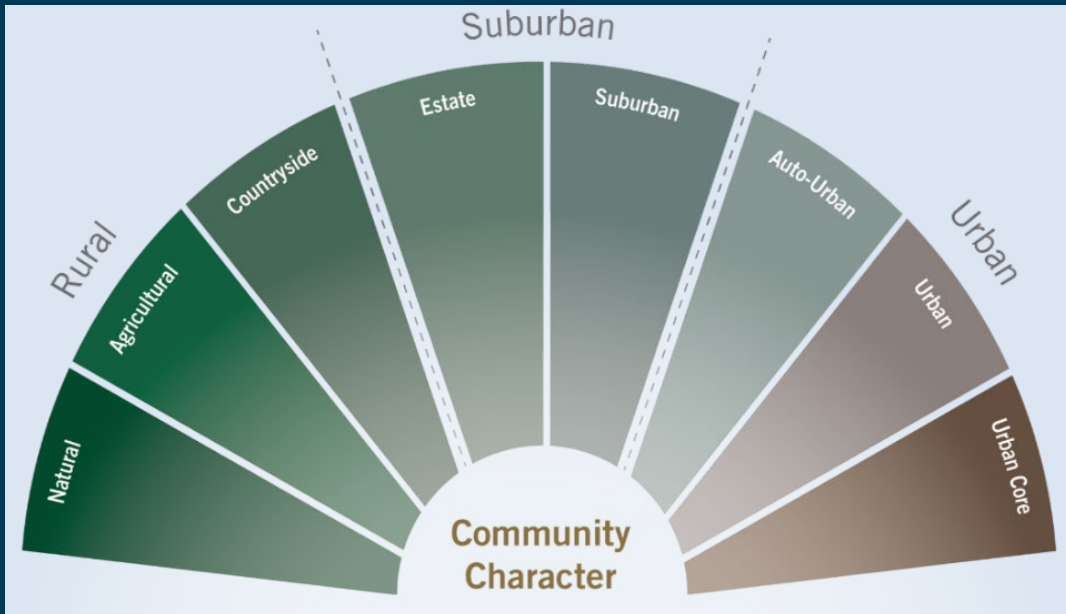
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