

**NOTICE OF A TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
April 26, 2021
7:00 PM**

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

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

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

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.
Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 749 715 007#

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

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

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

***All Public Comment Requests must be received before 6:00 p.m., April 26, 2021.

Regular Session

Call To Order

ROLL CALL

Pos #1 Ryan Miller 3/2023

Pos #2 Kyle Marasckin 3/2023

Pos #3 Christine Diaz 3/2023

Pos #4 Alina Rogers 3/2023

Pos #5 Christy Kennard 3/2022

Pos #6 Dorothy Wynne 3/2022

Pos #7 Muhammed Alam 3/2022

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.*

Read and Approve Minutes

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

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 28A AND A PARTIAL REPLAT OF LULLING STONE SECTION THREE BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, AND 7, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FORTY-FIVE (45) LOTS, TWO (2) BLOCKS, AND FIVE (5) RESERVES.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 33A AND A REPLAT OF LULLING STONE SECTION THREE BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS, VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FORTY-SEVEN (47) LOTS, THREE (3) BLOCKS, AND FOUR (4) RESERVES.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 27 BEING A SUBDIVISION OF 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE FIFTY-TWO (52) LOTS, TWO (2) BLOCKS, AND SIX (6) RESERVES.

Consent Agenda

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

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Cumulus Drive Phase 2;
BEING A SUBDIVISION OF 2.358 ACRES; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 & 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOL. 22, PG. 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 28A;
BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, & 7, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 33A;
BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND ALSO, BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 1,
BEING A SUBDIVISION OF 14.03 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to forward a 30-day plat extension to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 2,
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Consideration and possible action to forward a 30-day extension to City Council, Preliminary Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Consideration and possible action to forward a 30-day plat extension to City Council, Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- H. Consideration and possible action to approve a 30-day plat extension, Preliminary Plat for Avellino Section 1;
BEING A SUBDIVISION OF 50.753 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A PARTIAL REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

Regular Agenda

- A. Consideration and possible action to approve, Preliminary Plat For Newport Lake Estates Section Three;
BEING A SUBDIVISION OF 11.04 ACRES LOCATED IN SECTION 75 OF THE H.T. & B.R.R. SURVEY, A-299, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve excused committee member absences.

Adjourn

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on April 23, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



Tammy Bell
City Secretary



Planning Development and Zoning Meeting

**MINUTES
TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
April 12, 2021
7:00 PM**

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

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

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

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

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

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

Regular Session

Call To Order

The meeting was called to order at 7:03 p.m.

ROLL CALL

	<u>Present</u>	<u>Not Present</u>
Pos #1 Ryan Miller 3/2023	<u> x </u>	<u> </u>
Pos #2 Kyle Marasckin 3/2023	<u> x </u>	<u> </u>
Pos #3 Christine Diaz 3/2023	<u> x </u>	<u> </u>
Pos #4 Alina Rogers 3/2023	<u> x </u>	<u> </u>
Pos #5 Christy Kennard 3/2022	<u> x </u>	<u> </u>
Pos #6 Dorothy Wynne 3/2022	<u> x </u>	<u> </u> (Late)
Pos #7 Muhammed Alam 3/2022	<u> x </u>	<u> </u>

Pledge

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



Planning Development and Zoning Meeting

Citizen Comments: "Comment Card" Required

None

Read and Approve Minutes

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

Motion made Alina Rogers to approve. Ryan Miller seconded the motion. A roll call vote was taken 6 to 0. Dorothy Wynne was absent from the vote. Motion approved.

Public Hearing

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

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

Public Hearing opened at 7:08 p.m.

1st call for comments –

*Bessie Jennings, 9156 Pilgrim Circle, Manvel, Tx.

Comments made were not for or against the proposed replat. Questions asked to the developer about why survey markers were on her property. Mrs. Jennings will reach out directly to the developer with further questions.

2nd call for comments –

3rd call for comments –

Public Hearing closed at 7:12 p.m.

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

Public Hearing opened at 7:12 p.m.

1st call for comments – None



Planning Development and Zoning Meeting

2nd call for comments – None

3rd call for comments – None

Public Hearing closed at 7:15 p.m.

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

Public Hearing opened at 7:16 p.m.

1st call for comments – None

2nd call for comments – None

3rd call for comments – None

Public Hearing closed at 7:17 p.m.

Update by the Director of Development Services

Update on the Consent Agenda process.

Consent Agenda

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

- A. Approve six-month preliminary plat extension, Preliminary Plat for Pomona Section 22; BEING A SUBDIVISION OF 19.1 ACRES OF LAND OUT OF THE R.B. LYLE SURVEY, A-540, AND THE A.C.H. & B.R.R. CO. SURVEY, A-417, BRAZORIA COUNTY, TEXAS.
- B. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Retail Detention Reserve No. 1; BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1 PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve U; BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.



Planning Development and Zoning Meeting

D. Action To Forward A 30-Day Plat Extension To City Council, Final Plat For Meridiana Northeast Village Center;

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

E. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;

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

Motion made by Kyle Marasckin to approve consent items A-E. Christy Kennard seconded the motion. A roll call vote was taken 6 to 0. Dorothy Wynne absent for the vote. Motion approved.

Regular Agenda

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

Motion made by Kyle Marasckin to approve. Alina Rogers seconded the motion. A roll call vote was taken 0 to 6. Dorothy Wynne absent for the vote. **Motion FAILED.**

2. Consideration and possible action on the following;

A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 5;

BEING A SUBDIVISION OF 0.53 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL.

B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 50;

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'V';

BEING A SUBDIVISION OF 4.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE RECORDED AT B.C.C.F. NO. 2011032948, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by Kyle Marasckin to approve item 2 a, b, and c. Muhammed Alam seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

3. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 3;

BEING A SUBDIVISION OF 3.728 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-



Planning Development and Zoning Meeting

286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

Motion made by Alina Rogers to approve with the condition that the land surveyor revise the certification block as recommended. Kyle Marasckin seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

4. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 48;

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

5. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 49,

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

Motion made by Ryan Miller to approve item #4 and item #5 with the condition that the land surveyor revise the certification block as recommended. Christine Diaz seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

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

Motion made by Kyle Marasckin to appoint Dorothy Wynne as Chairman. Muhammed Alam seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

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

Motion made by Kyle Marasckin to appoint Alina Rogers as Vice Chairman. Christy Kennard seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

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

Motion made by Muhammed Alam to appoint Kyle Marasckin as Secretary. Dorothy Wynne seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

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

None



Planning Development and Zoning Meeting

Adjourn

Motion made by Kyle Marasckin to adjourn at 8:30 p.m. Ryan Miller seconded the motion. A roll call vote was taken 7 to 0. Motion approved.

Tammy Bell
City Secretary



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Cumulus Drive Phase 2, being a subdivision of 2.358 acres; being a partial replat of a
portion of Lots 6 & 7 of Lulling Stone Section Three, a subdivision as per plat recorded in Vol. 22, Pg. 231-234
of the Brazoria County Plat Records; out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 13:44:07 -05'00'

SIGNATURE

April 19, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Cumulus Drive Phase 2 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Cumulus Drive Phase 2 Final Plat.

[illegible]

[illegible]

Land Use Table

Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%

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

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

GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2010
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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 28A, being a subdivision of 13.78 acres out of the Oliver Hall Survey,
Abstract 203; also being a partial replat of a portion of Lots 5, 6, & 7, of Lulling Stone Section Three,
as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 12:51:55 -05'00'

SIGNATURE

April 19, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

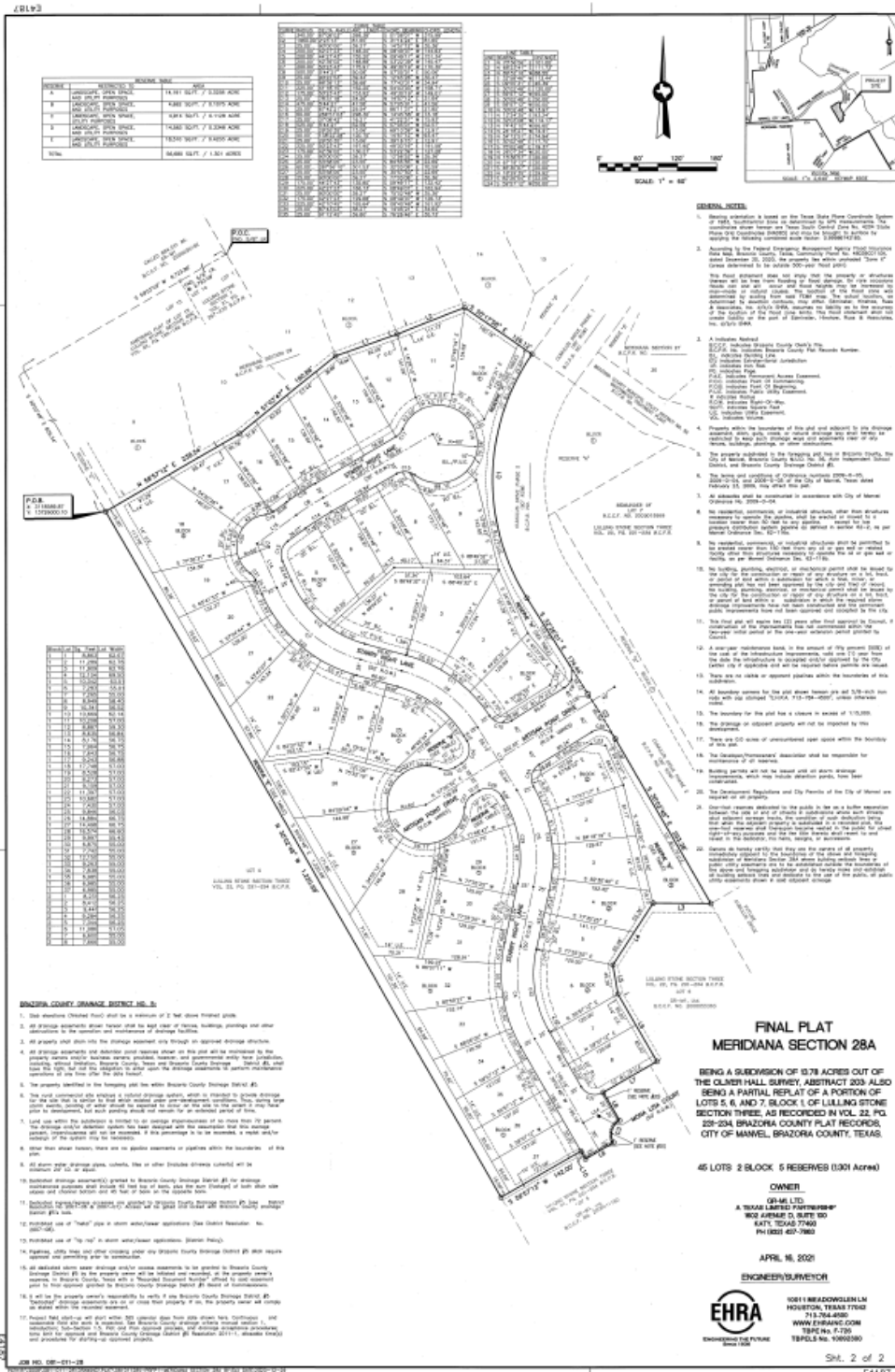
Plat Name	Meridiana Section 28A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 28A Final Plat.

[illegible]

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 28A, 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 28A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

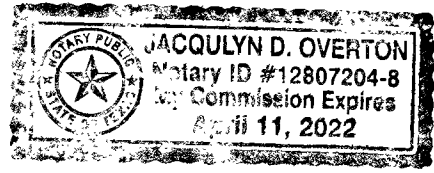
OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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



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

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA SECTION 28A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 28A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this day of , 2021.

City Council

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

Brandon Middleton 3/1/21
Brandon Middleton Date
Secretary/Treasurer

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

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

BCDD 5 ID# B200064

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 28A
BEING 13.78 ACRES OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 13.78 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 5, 6 AND 7, BLOCK 1 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-MI IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008041150 (LOT 5), B.C.C.F. NO. 2008055363 (LOT 6) AND B.C.C.F. NO. 2009023828 (LOT 7), SAID 13.78 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 6,723.86 feet to a 5/8-inch iron rod found marking the north common corner of said lot 4 and lot 5 of Lulling Stone Section Three;

THENCE, South 30°02'48" East, a distance of 826.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 59°57'12" East, for a distance of 238.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

2) THENCE, North 51°03'47" East, for a distance of 190.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, North 70°36'56" East, for a distance of 101.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 68°23'41" East, for a distance of 111.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 55°17'58" East, for a distance of 126.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

6) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 340.00 feet, a central angle of 67°08'03", an arc length of 398.38 feet, and a chord bearing of South 01°08'01" West, for a distance of 375.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

7) THENCE, South 32°26'01" East, for a distance of 174.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

8) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 1,960.00 feet, a central angle of 02°23'13", an arc length of 81.65 feet, and a chord bearing of South 31°14'24" East, for a distance of 81.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, South 30°02'48" East, for a distance of 293.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 89°32'16" West, for a distance of 88.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 32°58'46" West, for a distance of 113.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 09°55'31" East, for a distance of 45.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, South 30°02'48" East, for a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 59°57'12" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, South 30°02'48" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

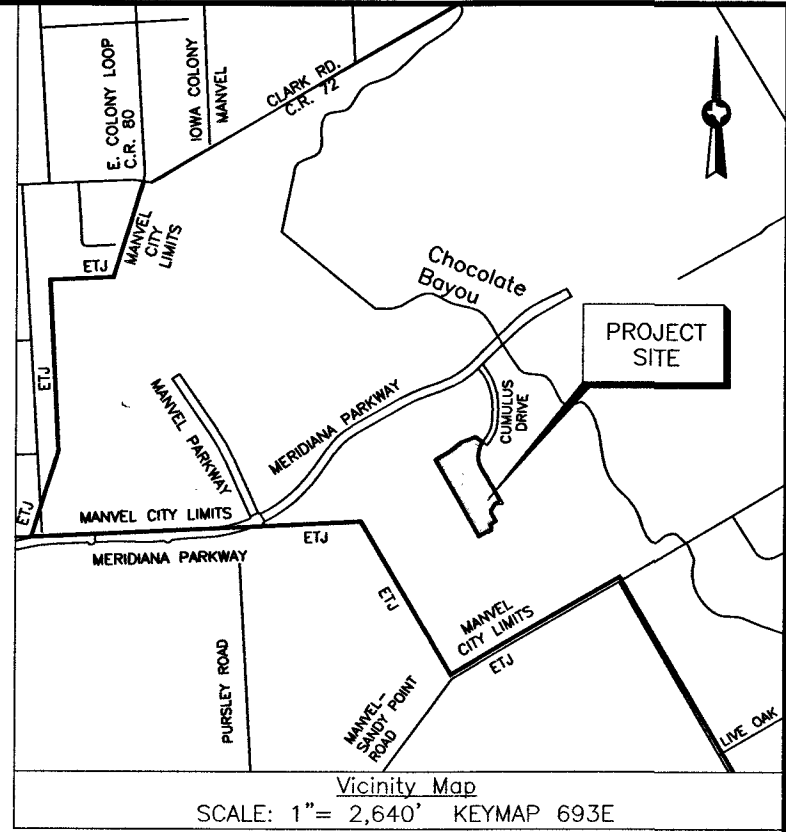
16) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 14°57'12" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, South 59°57'12" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 30°02'48" West, for a distance of 13.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, South 59°57'12" West, for a distance of 142.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, North 30°02'48" West, for a distance of 1,220.68 feet to the POINT OF BEGINNING and containing 13.78 acres of land.



BENCHMARK:

NGS MONUMENT # E 305 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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	47.70
BLOCK 2	47.70

**FINAL PLAT
MERIDIANA SECTION 28A**

BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, AND 7, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

45 LOTS 2 BLOCK 5 RESERVES (1301 Acres)

OWNER

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

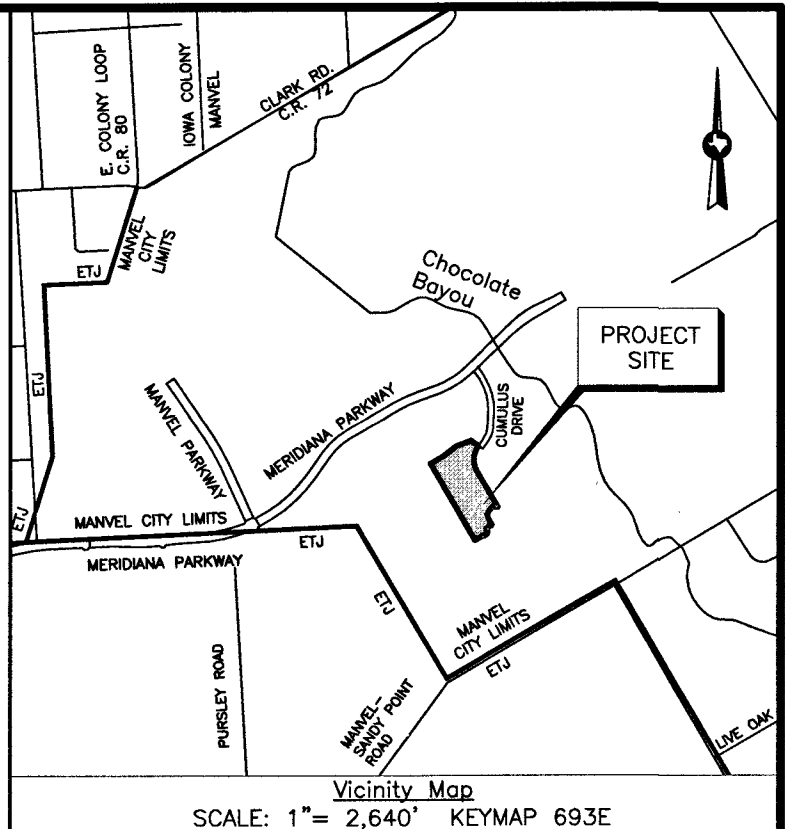
APRIL 16, 2021

ENGINEER/SURVEYOR



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

Sht. 1 of 2



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereafter for Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) will be accurate to surface by applying the following combined scale factor: 0.9998742185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900110K, dated December 30, 2020, the property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by manmade 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, Hinchaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinchaw, Russ & Associates, Inc. d/b/a EHRA.
3. A indicates Abstract
B.C.C.F. indicates Brazoria County Clerk's File.
B.C.F.P.R. No. indicates Brazoria County Plat Records Number.
B.L. indicates Building Line.
E.T.J. indicates Extraterritorial Jurisdiction
I.R. indicates Iron Rod.
I.S. indicates Pole.
P.A.E. indicates Permanent Access Easement.
P.O.C. indicates Point Of Commencing.
P.O.B. indicates Point Of Beginning.
P.U.E. indicates Public Utility Easement.
R. indicates Radius
R.O.W. indicates Right-Of-Way.
S.Q.F.T. indicates Square Feet
U.E. indicates Utility Easement.
VOL. indicates Volume.
4. Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted, kept clear, or otherwise cleared of any obstructions clear of any fences, buildings, plantings, or other obstructions.

The property subdivided in the foregoing plat lies in Brazoria County, the City of Baytown, Brazoria County M.U.D. No. 10, Arvin Independent School District, and Brazoria County Drainage District #5.
5. The terms and conditions of Ordinance numbers 2009-0-03, 2009-20-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
6. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
7. 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.
8. 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.
9. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
10. This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
11. A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
12. There are no visible or apparent pipelines within the boundaries of this subdivision.
13. 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.
14. The boundary for this plot has a closure in excess of 1:15,000.
15. The drainage on adjacent property will not be impacted by this development.
16. There are 0.00 acres of unencumbered open space within the boundary of this plot.
17. The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
18. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
19. The Development Regulations and City Permits of the City of Manvel are required on all property.
20. 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 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 remain in the dedicator, his heirs, assigns, or successors.
21. Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above described foregoing subdivision of Meridiano Section 25A 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 the above and foregoing setbacks and dedications to the use of the public, all public utility easements shown in said adjacent acreage.

Block	Lot	Sq. Feet	Lot Width	Lot Depth
1	1	8,863	62.87	62.76
1	2	11,289	62.76	62.76
1	3	11,909	62.76	62.76
1	4	12,424	62.76	62.76
1	5	10,342	63.51	63.51
1	6	6,283	55.00	55.00
1	7	7,265	55.00	55.00
1	8	8,949	58.40	58.40
1	9	10,341	56.52	56.52
1	10	10,669	62.14	62.14
1	11	10,668	62.14	62.14
1	12	8,863	56.84	56.84
1	13	8,835	59.90	59.90
1	14	8,176	56.75	56.75
1	15	7,964	56.75	56.75
1	16	7,643	56.75	56.75
1	17	9,243	56.88	56.88
1	18	17,148	57.00	57.00
1	19	8,523	57.00	57.00
1	20	8,273	57.00	57.00
1	21	9,159	57.00	57.00
1	22	11,397	57.00	57.00
1	23	10,682	57.00	57.00
1	24	7,430	57.00	57.00
1	25	9,846	56.73	56.73
1	26	14,498	66.05	66.05
1	27	14,498	66.05	66.05
1	28	16,574	66.60	66.60
1	29	9,997	55.00	55.00
1	30	6,875	55.00	55.00
1	31	7,742	55.00	55.00
2	1	32,163	55.00	55.00
2	33	9,250	55.00	55.00
2	34	9,250	55.00	55.00
2	35	6,985	55.00	55.00
2	36	6,985	55.00	55.00
2	37	6,985	55.00	55.00
2	1	8,231	56.25	56.25
2	2	8,412	56.25	56.25
2	3	9,916	56.25	56.25
2	4	9,284	56.00	56.00
2	5	7,344	56.25	56.25
2	6	11,086	57.05	57.05
2	7	6,600	55.00	55.00
2	8	7,666	55.00	55.00

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

1. Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
3. All property shall drain into the drainage easement only through an approved drainage structure.
4. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
5. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
6. This rural residential site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
7. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
8. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
9. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
10. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007--06 & 2007--07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
12. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007--08).
13. Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
15. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, introductory; Sub-Section 1.3, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011--1, allowable time(s) and procedures for starting-up approved projects.

FINAL PLAT
MERIDIANA SECTION 28A

BEING A SUBDIVISION OF 13.78 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO
BEING A PARTIAL REPLAT OF A PORTION OF
LOTS 5, 6, AND 7, BLOCK 1, OF LULLING STONE
SECTION THREE, AS RECORDED IN VOL. 22, PG.
231-234, BRAZORIA COUNTY PLAT RECORDS,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

45 LOTS 2 BLOCK 5 RESERVES (1.301 Acres)

OWNER

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

APRIL 16, 2021

ENGINEER/SURVEYOR



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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve and forward with recommendation to City Council,
Final Plat for Meridiana Section 33A, being a subdivision of 13.75 acres out of the Oliver Hall Survey,
Abstract 203, and also, being a replat of Lots 1-2, Block 1, of Lulling Stone Section 3, as
recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, City of Manvel,
Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 12:35:45 -05'00'

SIGNATURE

April 19, 2021

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

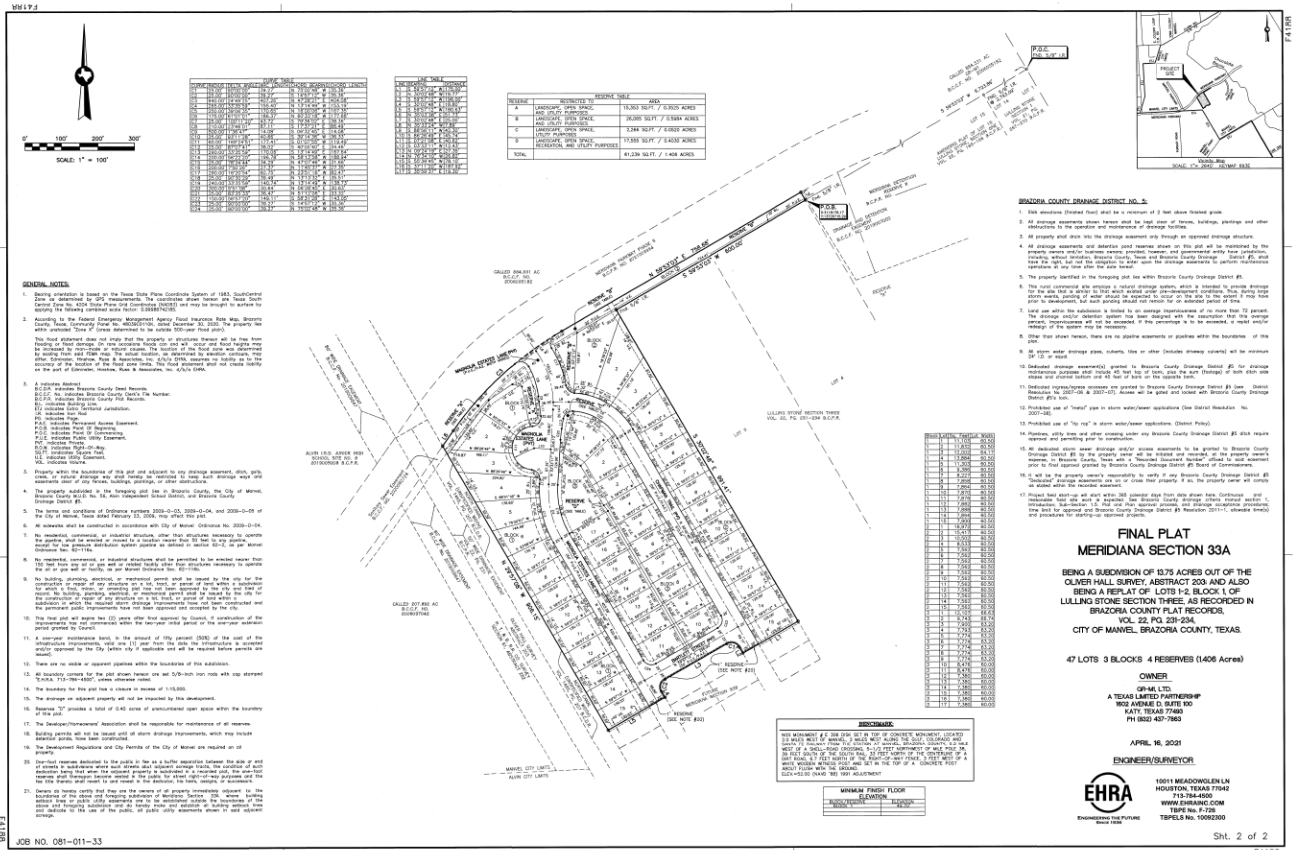
Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 33A Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Meridiana Section 33A Final Plat.

Plat Exhibit



STATE OF TEXAS I
COUNTY OF BRAZORIA I

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, its Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Meridiana Section 33A, 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 33A where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

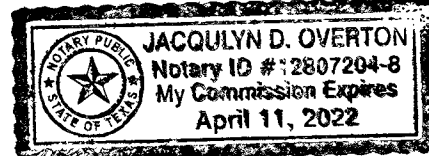
OWNER
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

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

STATE OF TEXAS I
COUNTY OF HARRIS I

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

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



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of Meridiana Section 33A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Meridiana Section 33A in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 33A
BEING 13.75 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 13.75 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 1-4, BLOCK 1, OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-MI IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006040254 (LOT 1), B.C.C.F. NO. 2006021294 (LOT 2), B.C.C.F. NO. 2007030251 (LOT 3) AND B.C.C.F. NO. 2003053519 (LOT 4), SAID 13.75 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2006035182, same being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plat recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, for a distance of 6,723.86 feet to a 5/8-inch iron rod found marking the north common corner of said Lot 4 and Lot 5 B.C.C.F. NO. 2008041150 of Lulling Stone Section Three and POINT OF BEGINNING of the herein described tract;

1) THENCE, South 59°53'03" West, continuing along the southerly line of said 884.331 acre tract for a distance of 800.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
2) THENCE, South 30°02'48" East, for a distance of 991.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 59°57'12" West, for a distance of 175.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, North 30°02'48" West, for a distance of 19.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

5) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 75°02'48" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

6) THENCE, South 59°57'12" West, for a distance of 196.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

7) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 14°57'12" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

8) THENCE, South 30°02'48" East, for a distance of 18.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 59°57'12" West, for a distance of 180.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

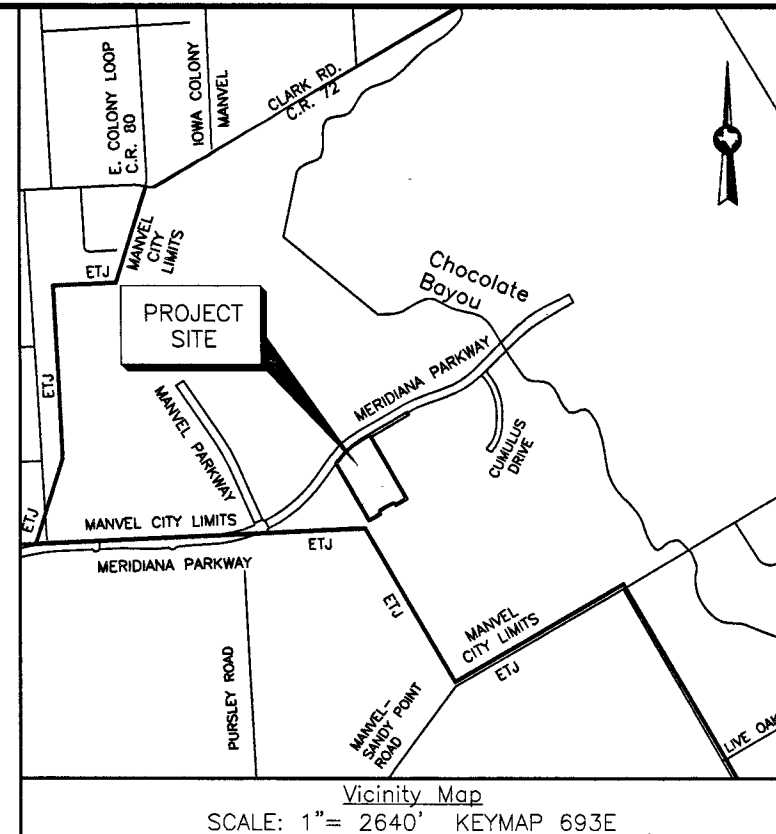
10) THENCE, North 29°57'08" West, for a distance of 906.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 35°03'38" East, for a distance of 51.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

12) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 940.00 feet, a central angle of 24°49'25", an arc length of 407.26 feet, and a chord bearing of North 47°28'21" East, for a distance of 404.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

13) THENCE, North 59°53'03" East, for a distance of 758.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 30°02'48" East, for a distance of 25.00 feet to the POINT OF BEGINNING and containing 13.75 acres of land.



APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

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

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

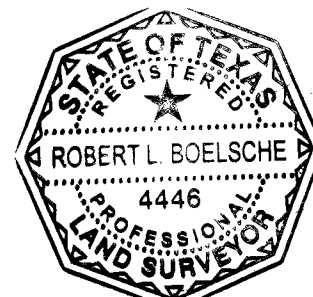
Brandon Middleton 3/1/21
Brandon Middleton Date
Secretary/Treasurer

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

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

BCCDD 5 ID# B200062

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



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

FINAL PLAT
MERIDIANA SECTION 33A

BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE
OLIVER HALL SURVEY, ABSTRACT 203, AND ALSO,
BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF
LULLING STONE SECTION 3, AS RECORDED IN
BRAZORIA COUNTY PLAT RECORDS
VOL. 22, PG. 231-234,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

47 LOTS 3 BLOCKS 4 RESERVES (1406 Acres)

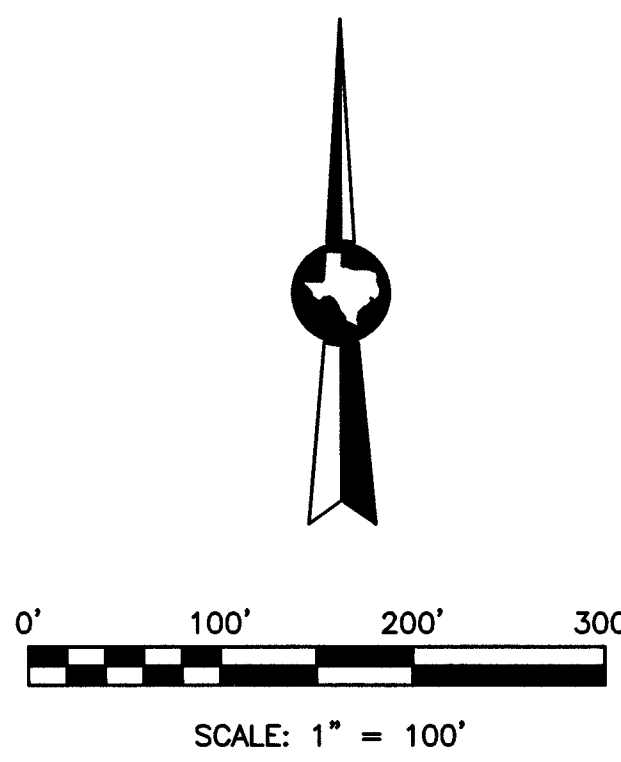
OWNER
GR-MI, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 16, 2021

ENGINEER/SURVEYOR



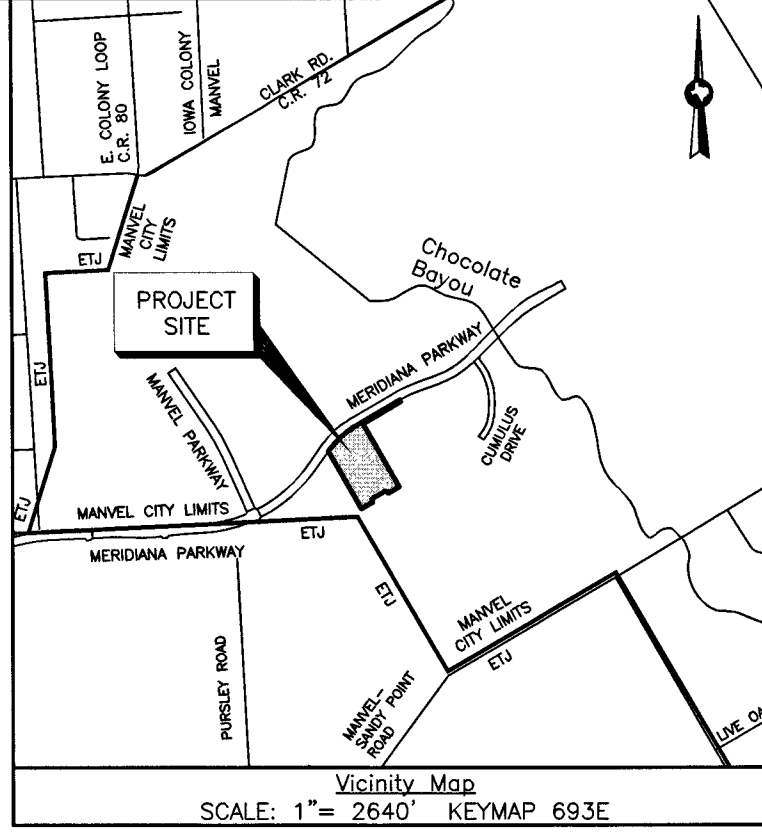
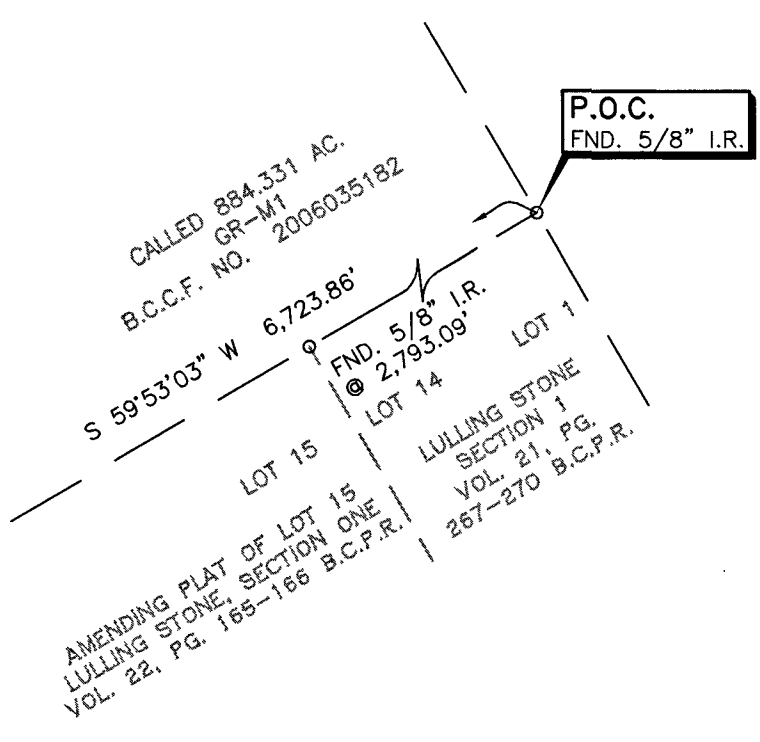
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPELS No. 10092300



CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	CHORD BEARING	CHORD	BEARING	CHORD	LENGTH
C1	25.00	90°00'00"	39.27	N 75°02'48" W	35.36'				
C2	25.00	90°00'00"	39.27	S 14°57'12" W	35.36'				
C3	940.00	24°49'25"	407.26	N 47°28'21" E	404.08'				
C4	265.00	13°35'59"	155.40	N 13°14'49" W	153.19'				
C5	250.00	39°06'35"	170.65	N 16°00'06" W	167.35'				
C6	175.00	61°01'01"	186.37	N 60°33'18" W	177.68'				
C7	25.00	100°11'20"	43.72	S 79°36'02" E	38.36'				
C8	210.00	23°46'01"	87.11	S 17°37'21" E	86.49'				
C9	500.00	13°36'47"	14.08	S 06°32'45" E	14.08'				
C10	25.00	93°11'28"	40.66	S 39°14'36" W	36.33'				
C11	60.00	169°24'51"	177.41	S 01°07'55" W	119.49'				
C12	25.00	87°07'41"	38.02	S 49°00'40" E	34.46'				
C13	290.00	33°35'59"	170.08	S 13°14'49" E	167.64'				
C14	200.00	56°22'20"	196.78	N 58°13'58" W	188.94'				
C15	25.00	78°34'44"	34.29	N 47°07'46" W	31.66'				
C16	200.00	175°02'26"	27.37	N 11°45'37" W	27.35'				
C17	290.00	16°20'54"	82.75	N 23°51'16" W	82.47'				
C18	25.00	90°30'29"	39.49	N 13°13'32" E	35.51'				
C19	240.00	33°35'59"	140.74	N 13°14'49" W	138.73'				
C20	300.00	65°10'08"	30.64	N 06°28'45" E	30.63'				
C21	25.00	83°35'33"	36.47	N 51°12'08" E	33.32'				
C22	150.00	56°57'20"	149.11	S 58°31'28" E	143.05'				
C23	25.00	90°00'00"	39.27	S 14°57'12" W	35.36'				
C24	25.00	90°00'00"	39.27	N 75°02'48" W	35.36'				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°57'12" W	175.00'
L2	N 30°02'48" W	19.77'
L3	S 59°57'12" W	196.00'
L4	S 30°02'48" E	18.80'
L5	S 59°57'12" W	180.63'
L6	N 35°33'38" E	51.73'
L7	S 30°02'48" E	25.00'
L8	N 35°33'24" W	7.89'
L9	S 88°56'11" W	42.30'
L10	S 86°26'49" E	45.74'
L11	S 07°21'08" E	40.62'
L12	S 03°33'11" W	12.43'
L13	N 09°24'19" E	27.35'
L14	N 76°34'10" W	26.82'
L15	S 55°39'45" W	78.10'
L16	S 37°11'20" W	187.92'
L17	S 35°59'37" E	19.30'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	15,353 SQ.FT. / 0.3525 ACRES
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	26,065 SQ.FT. / 0.5984 ACRES
C	LANDSCAPE, OPEN SPACE, UTILITY PURPOSES	2,266 SQ.FT. / 0.0520 ACRES
D	LANDSCAPE, OPEN SPACE, RECREATION, AND UTILITY PURPOSES	17,555 SQ.FT. / 0.4030 ACRES
TOTAL		61,239 SQ.FT. / 1.406 ACRES



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. 48039C0110K, dated December 30, 2020. The property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
B.C.D.R. indicates Brazoria County Deed Records.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
ETJ indicates Extra Territorial Jurisdiction.
I.R. indicates Iron Rod
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencement.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-Of-Way.
SQ.FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
- 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. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-1156.
- 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. 62-1166.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- 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.
- Reserves "D" provides a total of 0.40 acres of unencumbered open space within the boundary of this plat.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- 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 and be in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns, or successors.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 33A 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.

ALVIN I.S.D. JUNIOR HIGH SCHOOL SITE No. 8
2019005008 B.C.P.R.

SEVENTH STREET EASEMENT
B.C.C.F. NO. 2006009714

CALLLED 207.892 AC
B.C.C.F. NO. 2006087042

MANVEL CITY LIMITS
ALVIN CITY LIMITS

LULLING STONE SECTION THREE
VOL. 22, PG. 231-234 B.C.P.R.

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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCK 1	49.70'

Block	Lot	Sq. Feet	Lot Width
1	1	11,103	60.50
1	2	11,832	60.50
1	3	12,002	64.17
1	4	13,884	60.50
1	5	11,303	60.50
1	6	9,386	60.50
1	7	8,227	60.50
1	8	7,858	60.50
1	9	7,864	60.50
1	10	7,870	60.50
1	11	7,876	60.50
1	12	7,882	60.50
1	13	7,888	60.50
1	14	7,894	60.50
1	15	7,900	60.50
2	1	16,972	60.50
2	2	15,417	60.50
2	3	10,502	60.50
2	4	8,533	60.50
2	5	7,562	60.50
2	6	7,562	60.50
2	7	7,562	60.50
2	8	7,562	60.50
2	9	7,562	60.50
2	10	7,562	60.50
2	11	7,562	60.50
2	12	7,562	60.50
2	13	7,562	60.50
2	14	7,562	60.50
2	15	7,562	60.50
3	1	12,107	66.63
3	2	9,743	66.74
3	3	7,900	63.20
3	4	7,793	63.20
3	5	7,774	63.20
3	6	7,774	63.20
3	7	7,774	63.20
3	8	7,774	63.20
3	9	7,774	63.20
3	10	8,476	60.00
3	11	8,476	60.00
3	12	7,380	60.00
3	13	7,380	60.00
3	14	7,380	60.00
3	15	7,380	60.00
3	16	7,380	60.00
3	17	7,380	60.00

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

**FINAL PLAT
MERIDIANA SECTION 33A**
BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE
OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO
BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF
LULLING STONE SECTION THREE, AS RECORDED IN
BRAZORIA COUNTY PLAT RECORDS,
VOL. 22, PG. 231-234,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

47 LOTS 3 BLOCKS 4 RESERVES (1406 Acres)

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

APRIL 16, 2021
ENGINEER/SURVEYOR



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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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

Person to Speak: Jared Bowlin

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

E-mail Address: jbowlin@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward with recommendation to City Council,
Final Plat for Meridiana Detention Reserve T Phase 1, being a subdivision of 14.03 acres
out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey, A-203,
City of Manvel, Brazoria County, Texas.

Plats:

Preliminary _____

Final x

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.21 14:58:16 -05'00'

SIGNATURE

April 21, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve T Phase 1 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Background

At the April 12, 2021, Planning, Development and Zoning Commission meeting, a 30-day plat extension per Texas Local Government Code Section 212.009 was recommended to City Council for the Meridiana Detention Reserve T Phase 1 Final Plat. The City Council approved the 30-day plat extension for Meridiana Detention Reserve T Phase 1 Final Plat at their April 19, 2021, meeting.

Staff Recommendation

Staff recommends approval of the Meridiana Detention Reserve T Phase 1 Final Plat. All outstanding items have been corrected so staff can make a positive recommendation to the Planning, Development and Zoning Commission.



F4170

STATE OF TEXAS

Robert C. Borscher
Robert Borscher, Registered Professional Land Surveyor
Texas Registration No. 4465

The map shows a proposed development area (shaded) located between the existing road network and the proposed road layout. The existing road network includes the main road, the proposed road, and the proposed road. The proposed road layout shows the proposed road, the proposed road, and the proposed road. The map also shows the location of the project area relative to the existing road network and the proposed road layout.

STATE OF TEXAS

APPROVED BY GRAZIOSA COUNTY DRAINAGE DISTRICT NO. 5

<u><i>Lee Warren</i></u> <u>3/1/14</u>	<u><i>Kerry Johnson</i></u> <u>3/1/14</u>
Lee Warren, P.E.	Kerry Johnson
President	Vice President
<u><i>Brandon Weidner</i></u> <u>3/1/14</u>	<u><i>Jarrod A. Aden</i></u> <u>3/1/14</u>
Brandon Weidner	Jarrod A. Aden, P.E., C.F.M.
Secretary/Treasurer	District Engineer

Note: Project field status will start within 300 calendar days from date here shown. Continues

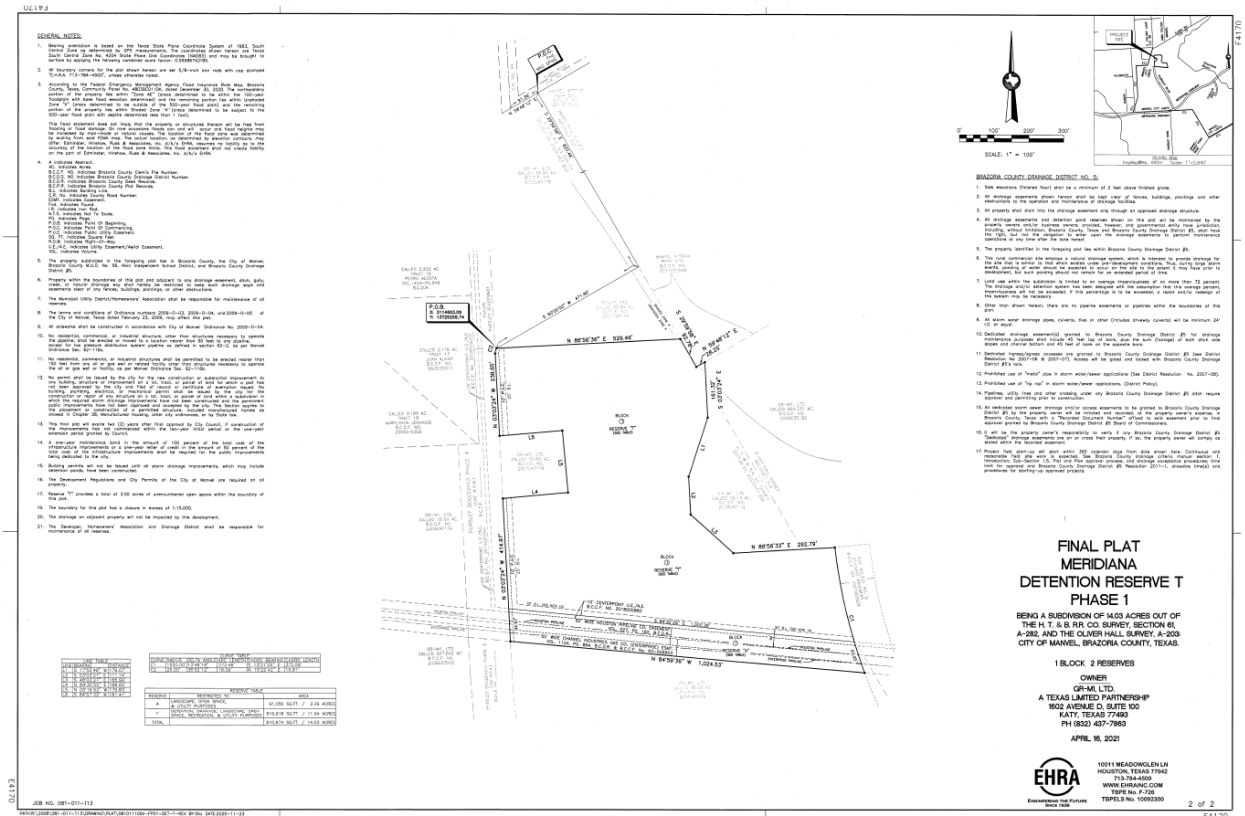
ECDD #5 REF ID: A20005

Planning, Development and Zoning Commission

City Council

FW748-1/2008/081-011-112, Drawing of the 1011100W-PP01-DET-F. In Use. DATE 2008-11-2

Plat Exhibit



METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE T PHASE 1
BEING A 14.03 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT NO. 282
AND THE OLIVER HALL SURVEY, A-203
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 14.03 ACRE TRACT OF LAND IN THE H. T. & B. R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282 AND THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 56.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2008047179, OUT OF A CALLED 884.331 ACRE TRACT OF LAND DESCRIBED IN DEED TO GR-M1, LTD. RECORDED UNDER B.C.C.F. NO. 2006035182, AND BEING A PORTION OF THE MANVEL INTERIM PARK SITE AS PER THE PLAT RECORDED UNDER B.C.C.F. NO. 2011032948; THE SAID 14.11 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

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

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

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

- 1) THENCE, North 86°56'36" East, for a distance of 529.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 2) THENCE, South 29°59'58" East, for a distance of 92.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 3) THENCE, North 59°48'12" East, for a distance of 28.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 4) THENCE, South 03°03'24" East, for a distance of 161.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 5) THENCE, South 17°52'48" West, for a distance of 179.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;
- 6) THENCE, South 03°03'27" East, for a distance of 111.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;
- 7) THENCE, South 48°03'27" East, for a distance of 165.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;
- 8) THENCE, North 86°56'33" East, for a distance of 292.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;
- 9) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 1,550.00 feet, a central angle of 13°48'18", an arc length of 373.46 feet, and a chord bearing of South 13°21'05" East, for a distance of 372.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 10) THENCE, North 84°59'36" West, for a distance of 1,024.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 11) THENCE, North 03°03'24" West, for a distance of 414.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 12) THENCE, North 84°35'55" East, for a distance of 188.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 13) THENCE, North 05°19'52" West, for a distance of 179.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 14) THENCE, South 84°57'33" West, for a distance of 181.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- 15) THENCE, North 03°03'24" West, for a distance of 238.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature;
- 16) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet, and a chord bearing of North 13°22'42" East, for a distance of 15.81 feet to the POINT OF BEGINNING and containing 14.03 acres of land.

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of MERIDIANA DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of MERIDIANA DETENTION RESERVE T PHASE 1 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

STATE OF TEXAS:

COUNTY OF BRAZORIA:

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

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

OWNER

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

BY:

Print Name: Matt Lawson

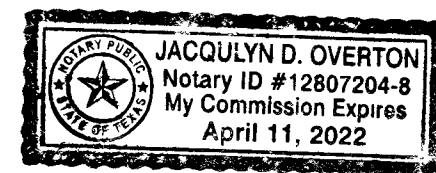
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

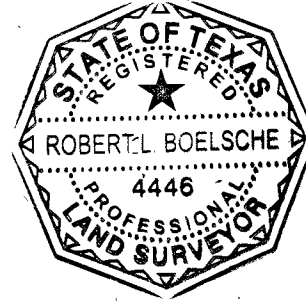
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, Vice President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument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

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



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

I, Robert Boelsche, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the perimeter boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.



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

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E.,
President

Kerry L. Osburn
Vice President

Brandon Middleton
Secretary/Treasurer

Jarrod D. Aden, P.E., C.F.M.
District Engineer

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

BCDD #5 REF ID # B200055

FINAL PLAT MERIDIANA DETENTION RESERVE T PHASE 1

BEING A SUBDIVISION OF 14.03 ACRES OUT OF
THE H. T. & B. R.R. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

APRIL 16, 2021



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

GENERAL NOTES:

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

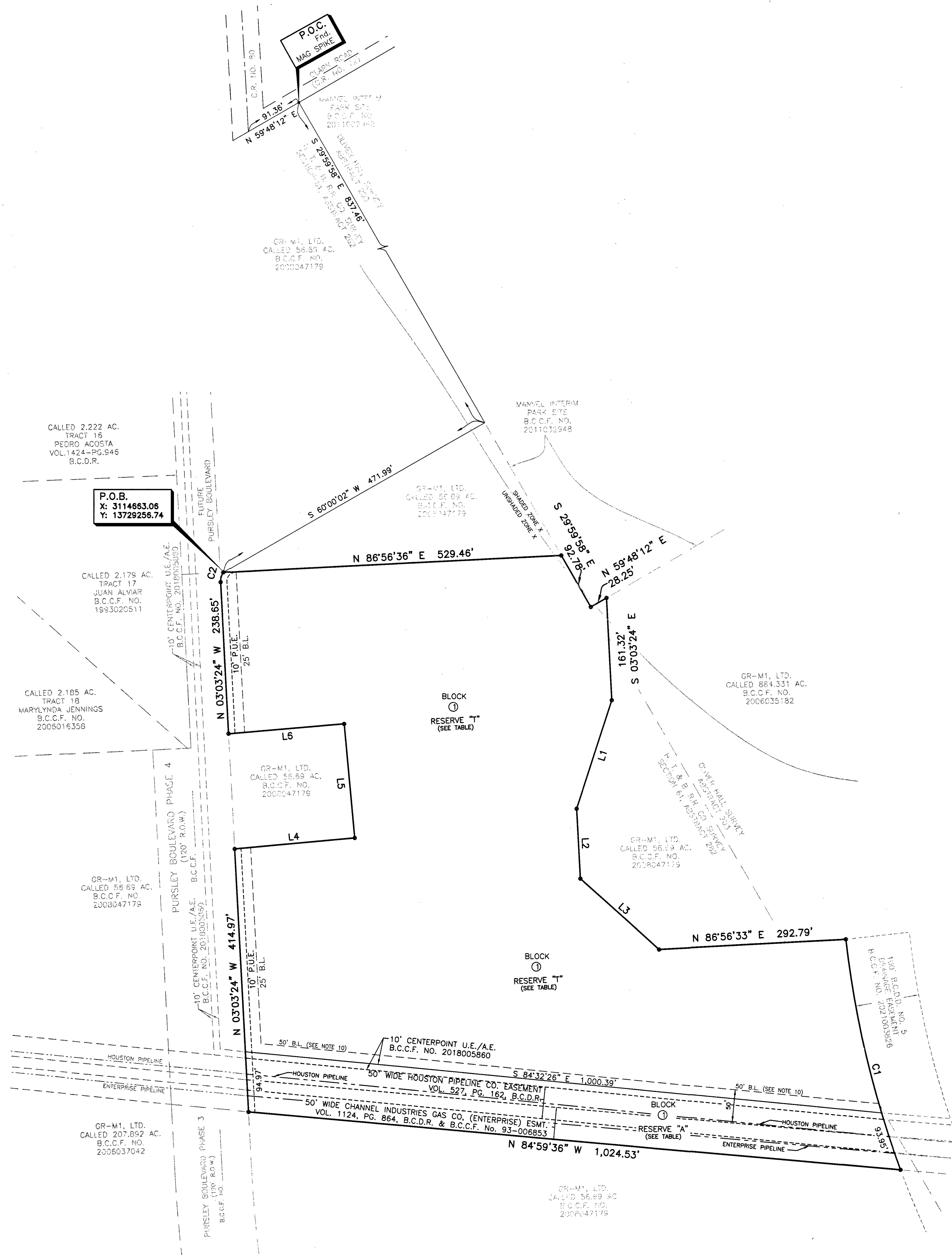
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA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

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

LINE/BEARING	DISTANCE
L1 S 17°52'48" W 179.07'	
L2 S 03°03'27" E 111.14'	
L3 S 48°03'27" E 165.99'	
L4 N 84°35'55" E 168.60'	
L5 N 05°19'52" W 179.83'	
L6 S 84°57'33" W 181.41'	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	BEARING	CHORD LENGTH
C1	1550.00'	11°54'18"	373.46'	1321.03'	S 13°21'03" E	1372.56'
C2	25.00'	36°52'12"	16.09'	15.22'42"	E 15.81'	

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	91,056 SQ.FT. / 2.09 ACRES
T	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	519,918 SQ.FT. / 11.94 ACRES
TOTAL		610,974 SQ.FT. / 14.03 ACRES



FINAL PLAT MERIDIANA DETENTION RESERVE T PHASE 1

BEING A SUBDIVISION OF 14.03 ACRES OUT OF
THE H. T. & B. RR. CO. SURVEY, SECTION 61,
A-282, AND THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

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

APRIL 16, 2021



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

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

NICOLE LISTON-TYSON

DOROTHY WYNNE

MUHAMMAD ALAM

KYLE MARASCKIN

ALINA ROGERS

CHRISTY KENNARD



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2019
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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☐	City Council	☐	Both	☒
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Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Preliminary Plat for Meridiana Inspiration Way Phase 2, being a subdivision of
5.46 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County,
Texas.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:38:59 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Inspiration Way Phase 2 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Inspiration Way Phase 2 Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to obtain approval of Meridiana General Development Plan Amendment No. 18 by the Planning, Development and Zoning Commission. This preliminary plat has not been approved on the Meridiana General Development Plan.

[illegible]

METES AND BOUNDS DESCRIPTION
MERIDIANA CUMULUS DRIVE PHASE 2
BEING 2.358 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 2.358 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 6 AND 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGE 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) CONVEYED TO GR-M1 IN BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2008055363 (LOT 6) AND B.C.C.F. NO. 2009023828 (LOT 7), SAID 2.358 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found at the original southeasterly corner of the called 884.331 acre tract as recorded in B.C.C.F. No. 2008035182, some being the northeasterly corner of Lot 1 of Lulling Stone Section 1, a subdivision as per plot recorded in Volume 21, Page 267-270 of the Brazoria County Plat Records (B.C.P.R.);

THENCE, South 59°53'03" West, along the southerly line of said 884.331 acre tract, passing at 2,793.09 feet a 5/8-inch iron rod found marking the northerly common corner of Lot 14 and Lot 15 of Lulling Stone Section 1, and continuing for a total distance of 6,034.31 feet to a point for corner;

THENCE, South 30°06'57" East, for a distance of 946.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, South 55°17'58" East, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

2) THENCE, South 53°49'26" East, for a distance of 128.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle point;

3) THENCE, South 71°59'30" East, for a distance of 50.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 59°53'05" West, for a distance of 210.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 30°02'48" East, for a distance of 642.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 59°57'12" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, North 30°02'48" West, for a distance of 293.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the left;

8) THENCE, in a northwesterly direction along the arc of said curve to the left having a radius of 1,960.00 feet, a central angle of 02°23'13", an arc length of 81.65 feet, and a chord bearing of North 31°14'24" West, for a distance of 81.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

9) THENCE, North 32°26'01" West, for a distance of 174.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for curvature to the right;

10) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 340.00 feet, a central angle of 67°08'03", an arc length of 398.38 feet, and a chord bearing of North 01°08'01" East, for a distance of 375.98 feet to the POINT OF BEGINNING and containing 2.358 acres of land.

STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, Vice President of Rise Communities, LLC, A Nevada Limited Liability Company, its Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, Cumulus Drive Phase 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

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

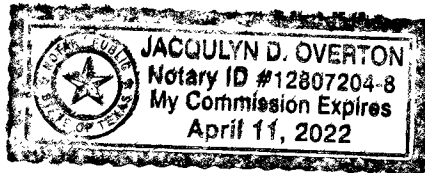
OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its Authorized Agent

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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



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

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



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

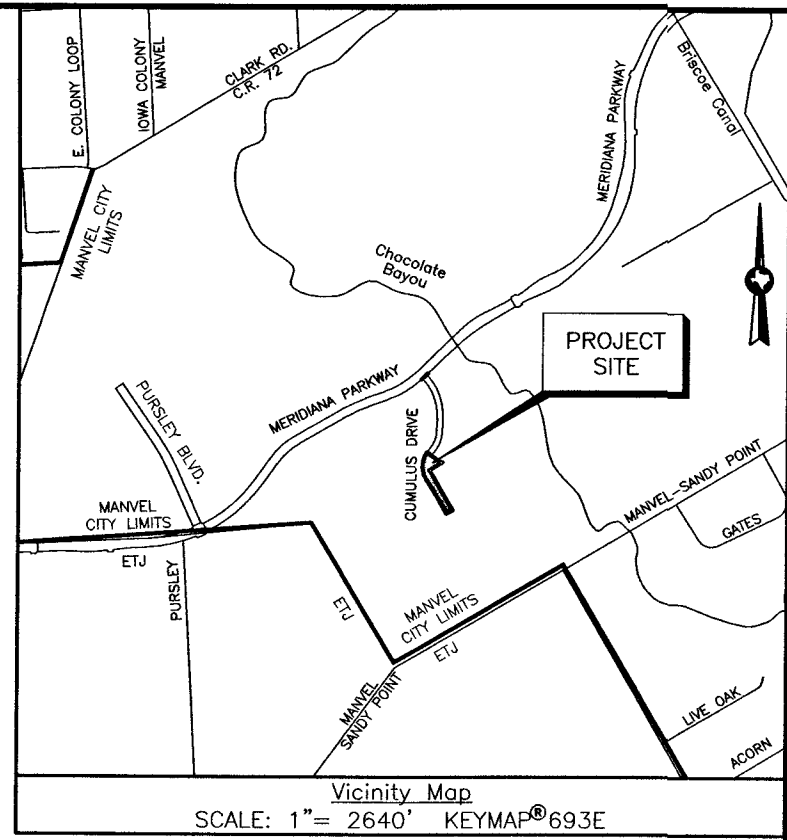
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden 3/1/21
Lee Walden, P.E.,
President
Brandon Middleton 3/1/21
Brandon Middleton
Secretary/Treasurer

Kerry Osburn 3/1/21
Kerry Osburn
Vice President
Jarrod D. Aden 3/1/21
Jarrod D. Aden, P.E., C.F.M.
District Engineer

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

BCCDD 5 ID# 200061



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

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has recommended approval of this plat of CUMULUS DRIVE PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

Planning, Development and Zoning Commission

This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of CUMULUS DRIVE PHASE 2 in conformance with laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2021.

City Council

FINAL PLAT
MERIDIANA
CUMULUS DRIVE PHASE 2

BEING A SUBDIVISION OF 2.358 ACRES;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 AND 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS;
OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 2 RESERVES (0.7001 ACRES)

OWNER

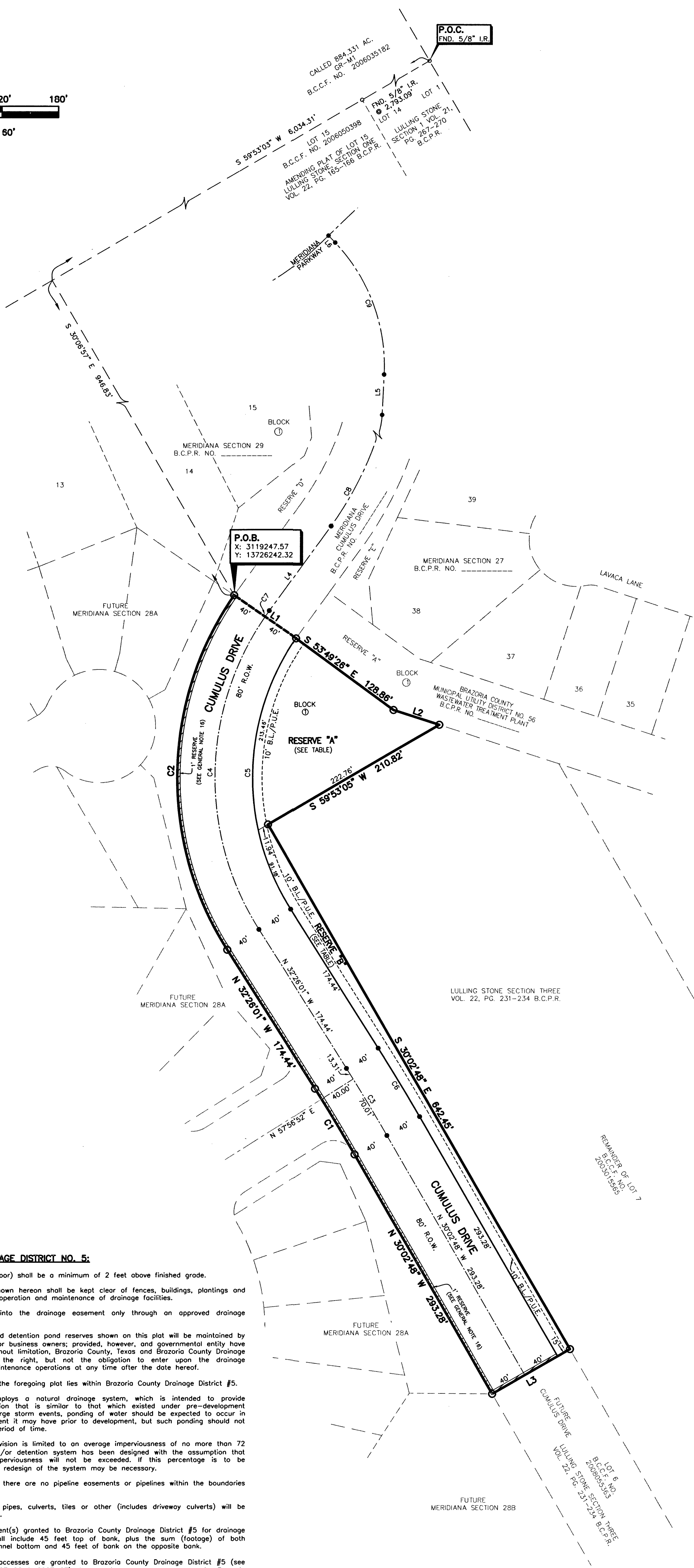
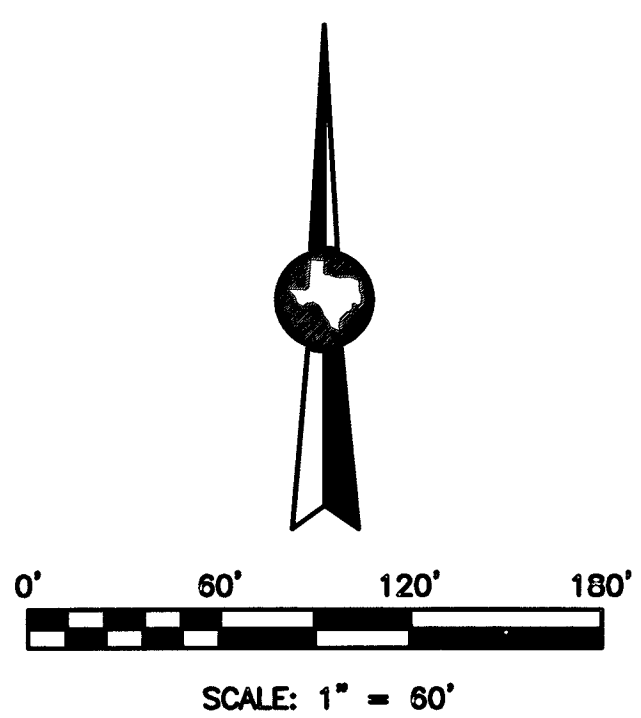
GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 437-7863

APRIL 16, 2021

ENGINEER/SURVEYOR



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



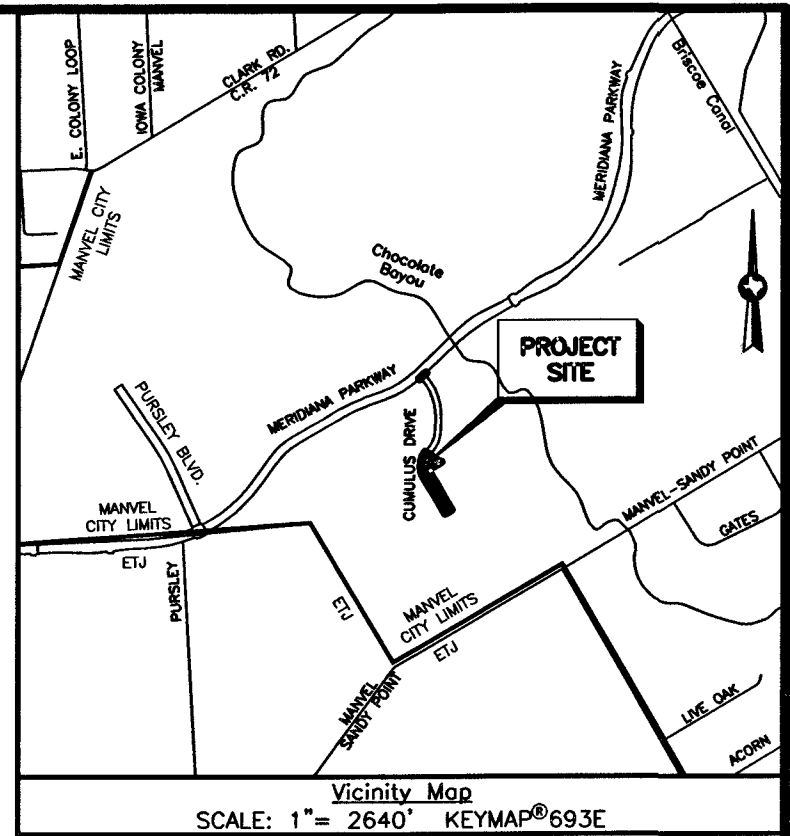
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

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

LINE	BEARING	DISTANCE
L1	S 55°17'58" E	80.00'
L2	S 71°59'30" E	50.93'
L3	S 59°57'12" E	95.00'
L4	N 36°10'54" E	111.42'
L5	N 02°51'24" E	186.21'
L6	N 43°40'06" W	144.57'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1950.00'	122°31'13"	81.65'	N 31°14'24" W	81.65'
C2	340.00'	67°08'03"	398.38'	N 01°08'01" E	375.98'
C3	2000.00'	22°23'13"	83.32'	N 31°14'24" W	83.31'
C4	800.00'	67°08'03"	351.51'	N 01°08'01" E	331.75'
C5	260.00'	67°08'03"	304.65'	S 01°08'01" W	287.51'
C6	2040.00'	22°23'13"	84.98'	S 31°14'24" E	84.98'
C7	800.00'	17°08'32"	7.73'	N 35°25'10" E	7.73'
C8	350.00'	33°19'10"	203.54'	N 19°30'59" E	200.68'
C9	820.00'	146°31'31"	665.85'	N 20°24'21" W	647.71'

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES	19,356 SQ.FT. / 0.4444 ACRE
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	11,139 SQ.FT. / 0.2557 ACRE
TOTAL		30,495 SQ.FT. / 0.7001 ACRES



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. 48039CD110K, dated December 30, 2020 under case number 15-06-1613P, the property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract.
AC, indicates Acres.
A.E. indicates Aerial Easement.
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
ESMT, indicates Easement.
I.R. indicates Iron Rod.
NO. indicates Number.
PG. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
U.E. indicates Utility Easement.
VOL. indicates Volume.
- 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. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in Section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Council, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Council.
- A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid one (1) year from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- 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.
- 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 rest in the dedicator, his heirs, assigns, or successors (Where applicable).
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- The Development Regulations and City Permits of the City of Manvel are required on all property.
- Reserve "A" contains 0.44 acres of unencumbered open space.
- Access to the Remainder of Lot 7 of Lulling Stone Section 3 is provided across Reserve "B" in alignment with existing streets platted in Meridiana Section 28A and Meridiana Section 28B. All road construction costs associated with the Remainder of Lot 7 to connect with Cumulus Drive will be the sole responsibility of said owner of Lot 7.

FINAL PLAT MERIDIANA CUMULUS DRIVE PHASE 2

BEING A SUBDIVISION OF 2.358 ACRES OUT OF
THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 AND
7 OF LULLING STONE SECTION THREE, A SUBDIVISION PER
PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE
BRAZORIA COUNTY PLAT RECORDS;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PURPOSE FOR REPLAT:
TO RECONFIGURE PORTIONS OF TWO PLATTED LOTS.
1 BLOCK 2 RESERVES (0.7001 ACRES)

OWNER

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

APRIL 16, 2021

ENGINEER/SURVEYOR



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- 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. 62-116(a).
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, on extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of unencumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA INSPIRATION WAY PHASE 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

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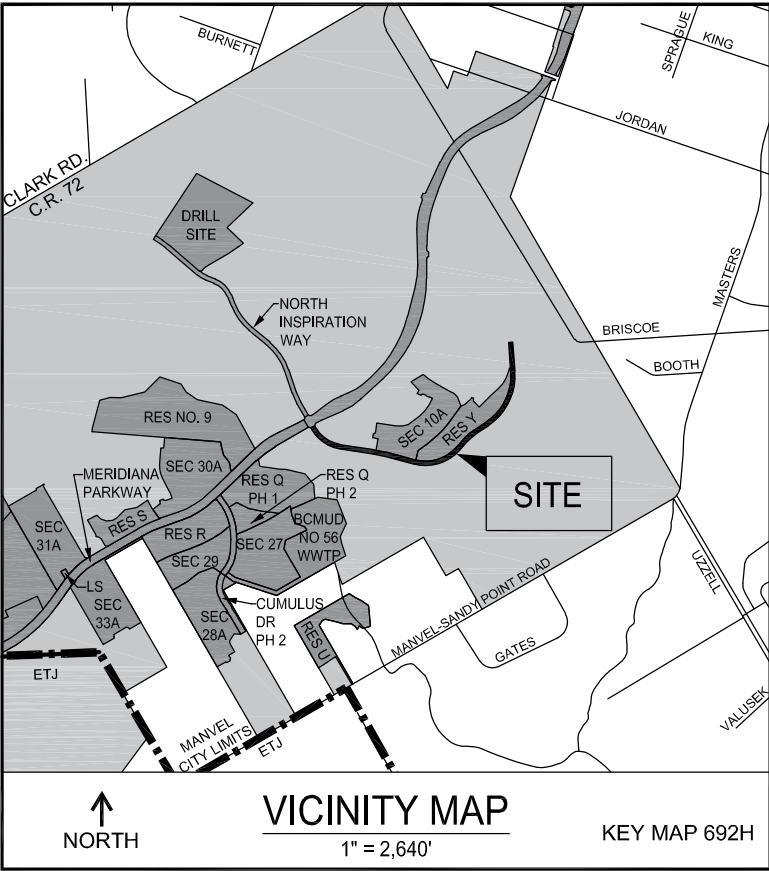
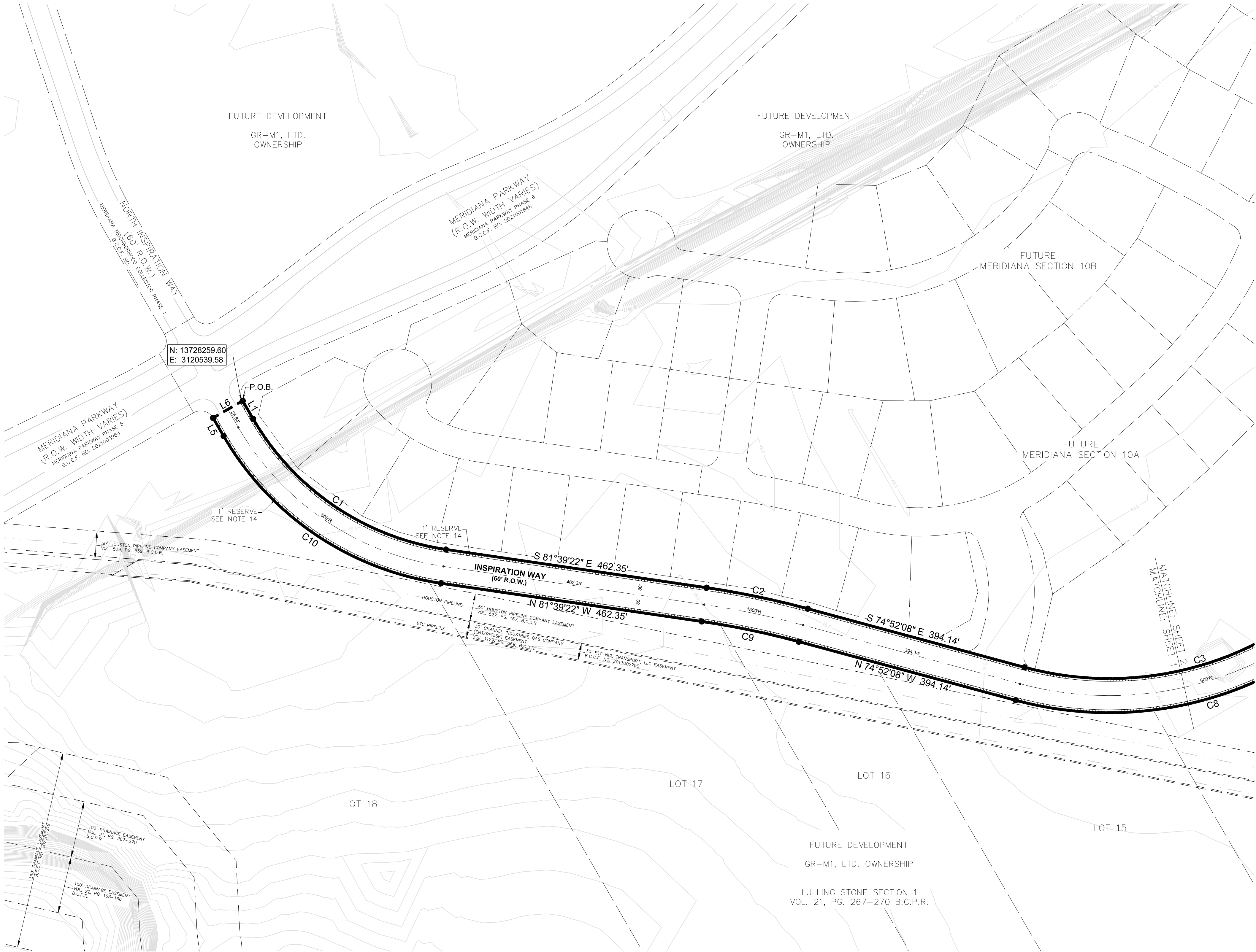
CITY COUNCIL

LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 30°06'57" E	36.64'
L2	N 41°28'02" E	138.84'
L3	N 85°38'37" E	60.00'
L4	S 41°28'02" W	138.84'
L5	N 30°06'57" W	36.84'
L6	N 60°04'14" E	60.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	422.79'	S 55°53'09" E	408.68'
C2	1,530.00'	181.24'	S 78°15'45" E	181.14'
C3	570.00'	633.35'	N 73°17'57" E	601.27'
C4	780.00'	210.86'	N 49°12'43" E	210.22'
C5	770.00'	823.98'	N 26°18'00" E	785.23'
C6	830.00'	888.19'	S 26°18'00" W	846.00'
C7	720.00'	194.64'	S 49°12'43" W	194.05'
C8	630.00'	700.02'	S 73°17'57" W	664.56'
C9	1,470.00'	174.13'	N 78°15'45" W	174.03'
C10	530.00'	476.76'	N 55°53'09" W	460.85'



Meridiana Inspiration Way Phase 2 Preliminary Plat

A Subdivision of 9.98 acres, being a partial replat of Lots 5-18, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas;

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

Sheet 1 of 2

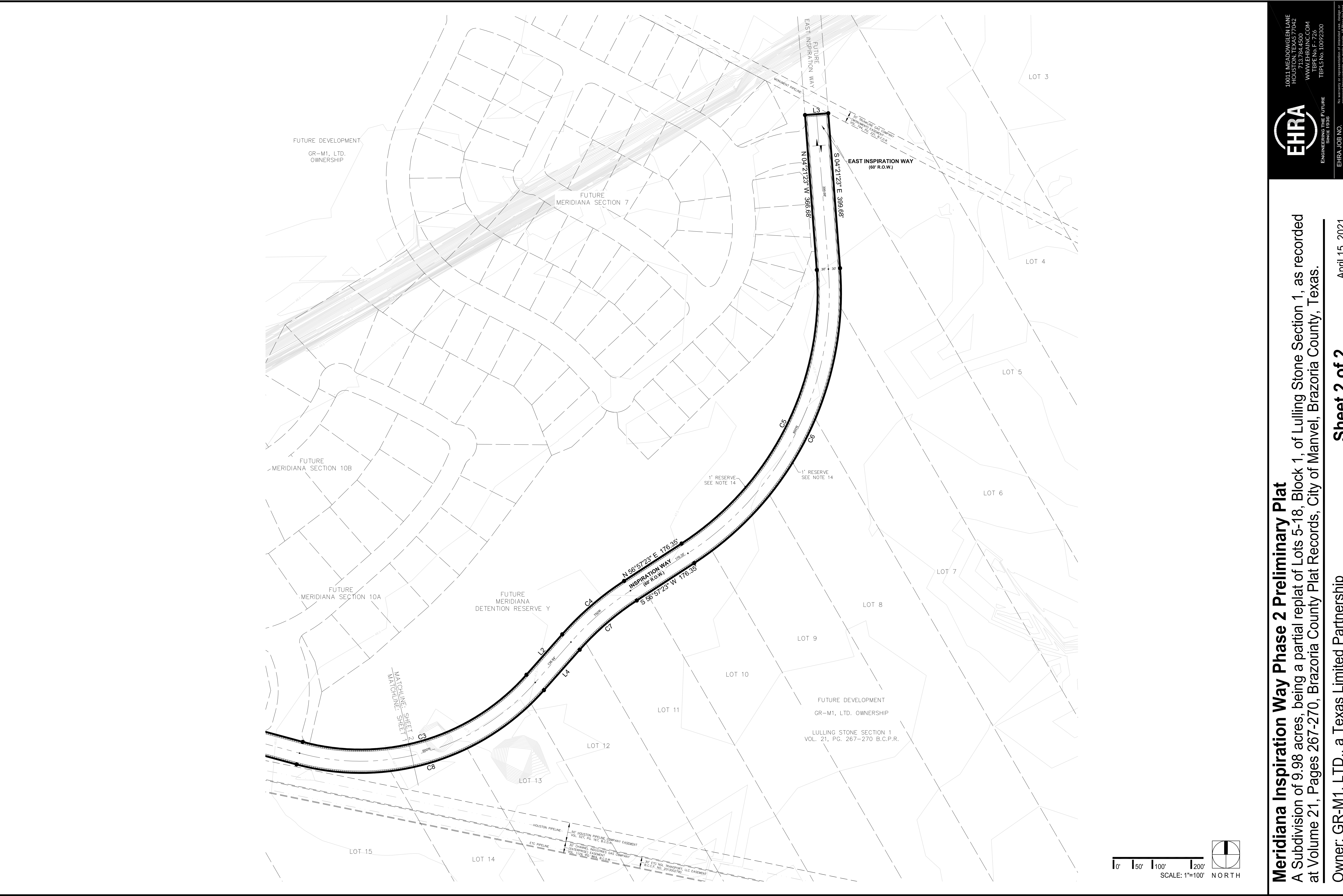
April 15, 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBPL No. 10029300

EHRA
ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO. 085-011-123

No warranty or representation of intended use, design or construction is made by EHRA. The user of this plat and its contents are subject to change without notice.



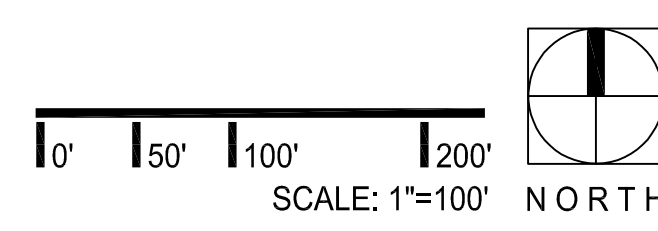
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Owner: GR-M1, LTD., a Texas Limited Partnership **Sheet 2 of 2** April 15, 2021



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBP ENG. F-726
TBP LSN. 10092300

No warranty or representation of intended use, design or construction is made by the engineer or architect. All conditions are subject to change without notice.



P:\081-011-123\DWG\PLAT\Meridiana Inspiration Way Phase 2 Preliminary Plat.dwg Apr 15, 2021 10:45am Edited by: P:\pda\da

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 931 Ac.	55%
Patio Home (PH)	+/- 50 Ac.	3%
Townhome (TH)	+/- 36 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 13 Ac.	1%
Institutional (I)	+/- 75 Ac.	5%
Rights-of-Way*	+/- 99 Ac.	6%
Parks & Open Space (P-OS)	+/- 431 Ac.	26%
Drill Site		
Totals	+/- 1,663 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

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

GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
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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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1" = 600'



10211 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.368.4500
WWW.EHRAINC.COM
TYPE No. F-726
TBDPL No. 10092300

EHRA JOB NO. 081-011-150



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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

Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day extension to City Council,
Preliminary Plat for Meridiana Detention Reserve Y, being a subdivision of 9.98 acres
out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:44:08 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Detention Reserve Y Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

The developer has requested the 30-day extension in writing in order to obtain approval of Meridiana General Development Plan Amendment No. 18 by the Planning, Development and Zoning Commission. This preliminary plat has not been approved on the Meridiana General Development Plan.

[illegible]

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.W.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plot lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Municipal Utility District/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- Reserve Y provides a total of 2.25 acres of unencumbered open space within the boundary of this plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

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

BENCHMARK(S):

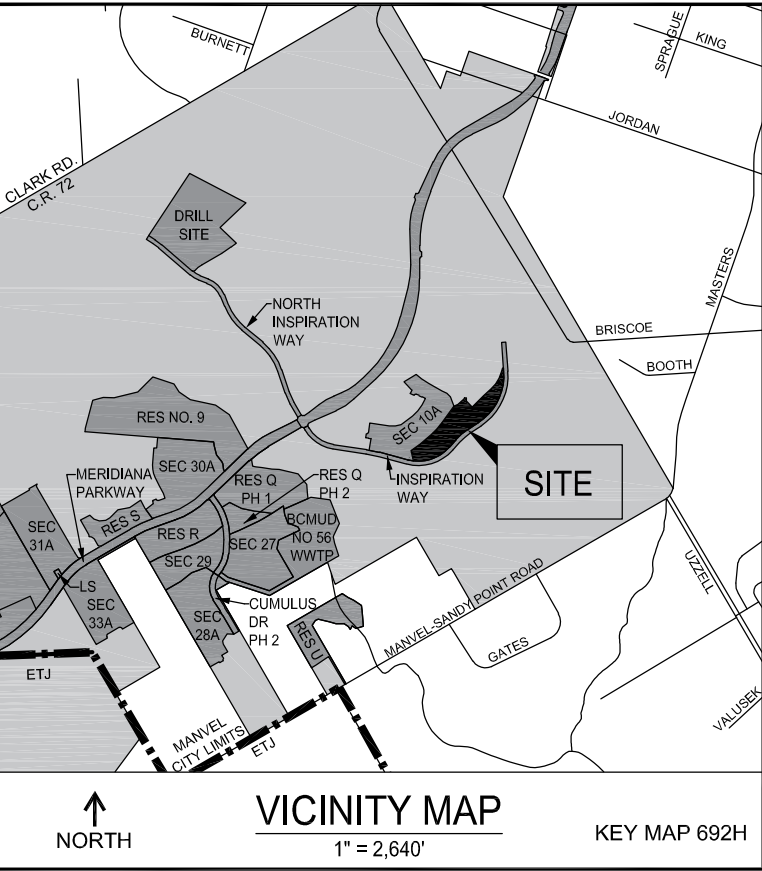
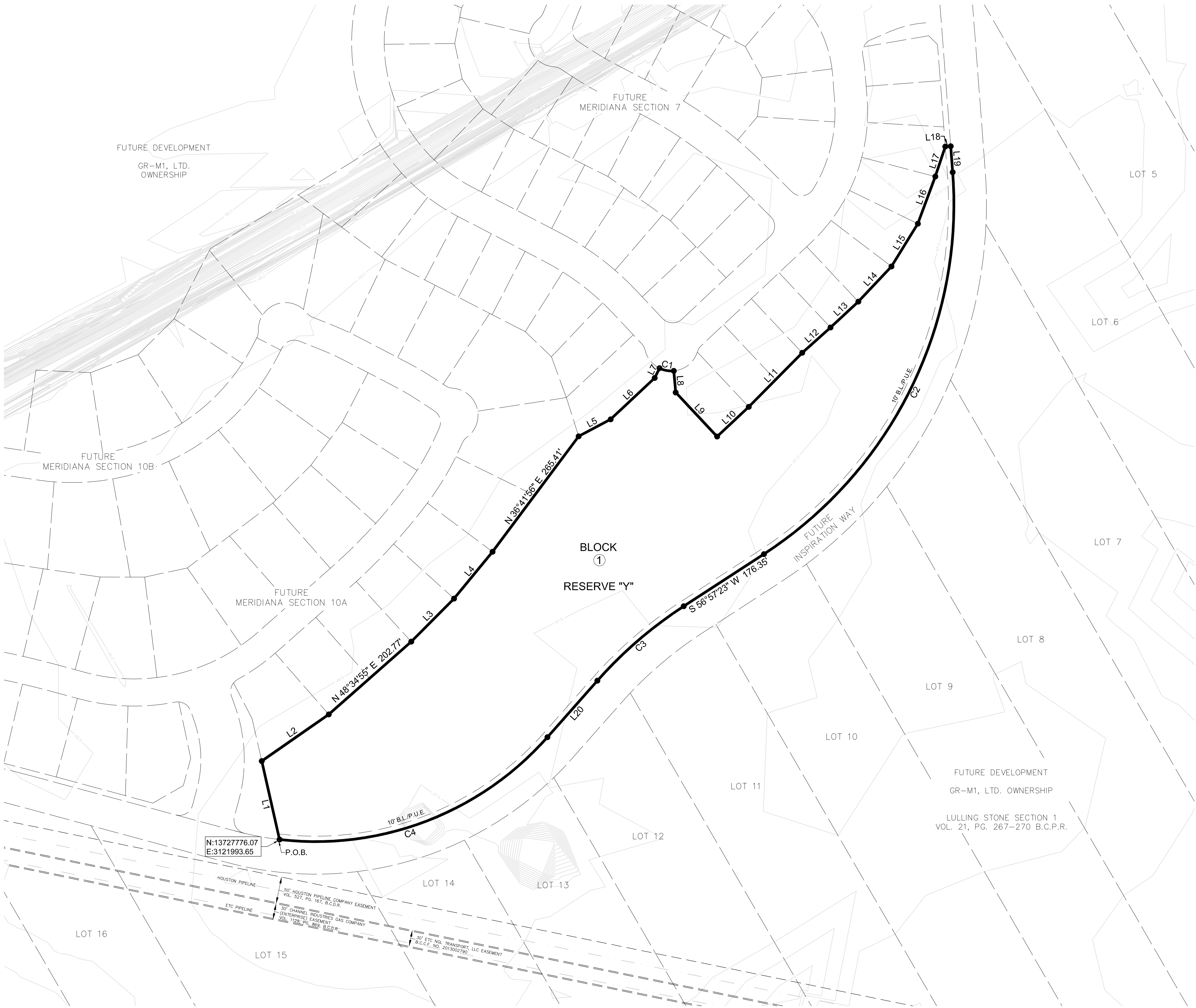
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ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

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PLANNING, DEVELOPMENT AND ZONING COMMISSION

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CITY COUNCIL



LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 12°47'21" W	148.28'
L2	N 55°09'07" E	150.48'
L3	N 44°46'40" E	111.86'
L4	N 39°26'18" E	111.85'
L5	N 61°59'03" E	66.75'
L6	N 46°48'18" E	111.48'
L7	N 26°11'16" E	20.00'
L8	S 04°56'11" E	39.98'
L9	S 43°11'42" E	111.50'
L10	N 46°48'18" E	80.00'
L11	N 44°41'52" E	140.09'
L12	N 48°07'25" E	70.02'
L13	N 47°07'24" E	70.00'
L14	N 43°16'21" E	89.04'
L15	N 31°37'02" E	92.68'
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L18	N 85°38'37" E	10.01'
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C4	570.00'	549.51'	S 69°05'07" W	528.48'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
Y	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	434,504.69	9.98



Meridiana Detention Reserve 'Y' Preliminary Plat

A Subdivision of 9.98 acres, being a partial replat of Lots 6-15, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve

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

April 15, 2021



ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081-011-203

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE REG. F-726
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Totals	+/- 1,663 Ac.	100%
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GEORGE GRIFFITH

KYLE MARASCKIN

NICOLE LISTON-TYSON

ALINA ROGERS

DOROTHY WYNNE

CHRISTY KENNARD

MUHAMMAD ALAM



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City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: April 26, 2021 PDZ & May 3, 2021 City Council

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Person to Speak: Brad Sweitzer

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

E-mail Address: bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to forward a 30-day plat extension to City Council,
Preliminary Plat for Meridiana Section 10A, being a subdivision of 12.94 acres out of
the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez

Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:32:15 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

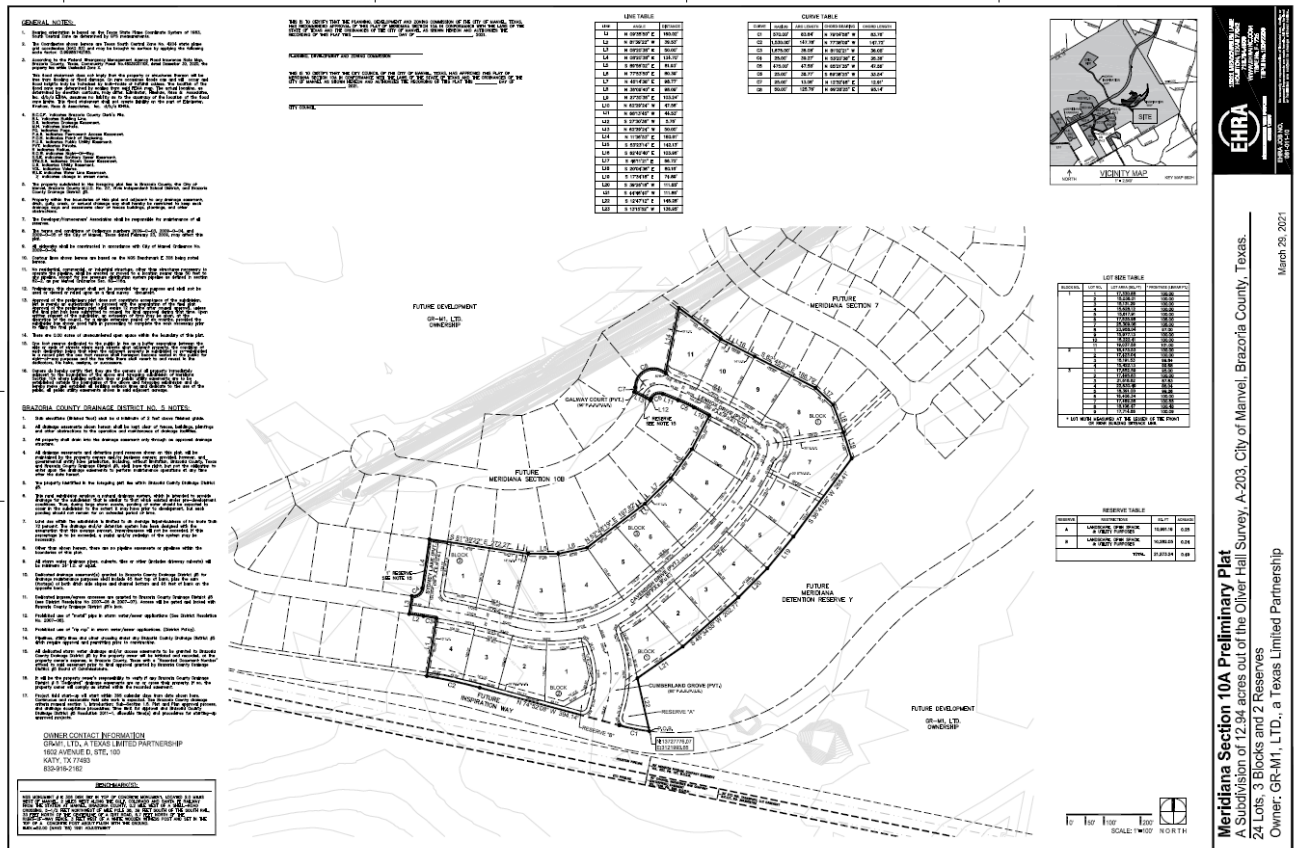
Plat Name	Meridiana Section 10A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

Staff recommends a 30-day extension for Meridiana Section 10A Preliminary Plat per Texas Local Government Code Section 212.009, whereby an applicant can request the extension in writing to the municipal authority responsible for approving the plats or the governing body of the municipality and the municipal authority or governing body approves the extension request.

The developer has requested the 30-day extension in writing in order to obtain approval of Meridiana General Development Plan Amendment No. 18 by the Planning, Development and Zoning Commission. This preliminary plat has not been approved on the Meridiana General Development Plan.

Plat Exhibit



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.480390101K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- There are 0.00 acres of uncumbered open space within the boundary of this plat.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and re-vest in the dedicators, his heirs, assigns, or successors.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 10A 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.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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

OWNER CONTACT INFORMATION

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

BENCHMARK(S):

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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 10A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 10A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

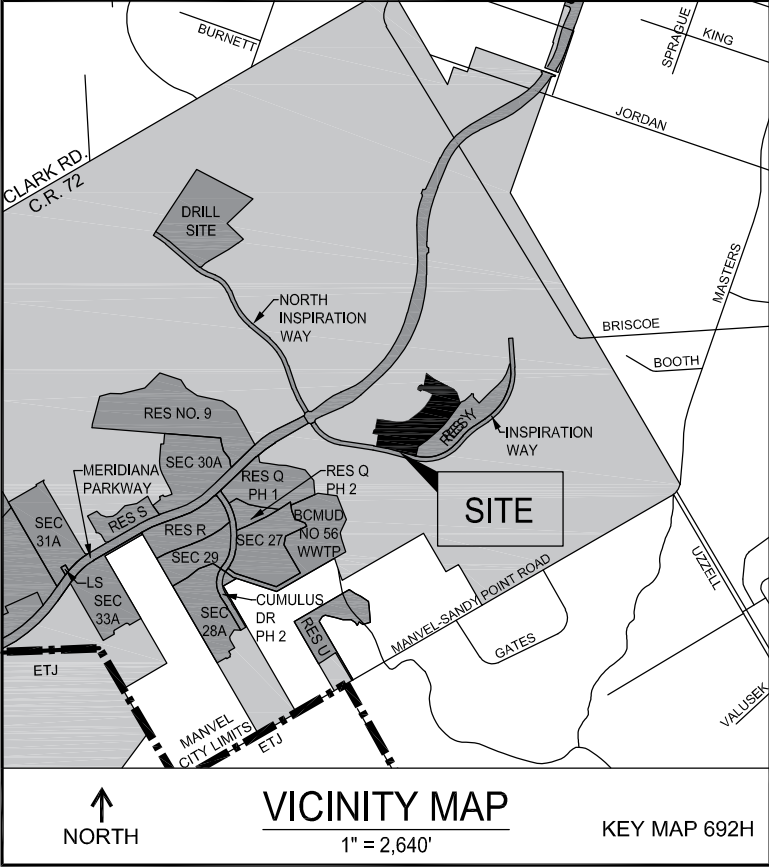
CITY COUNCIL

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 09°35'50" E	160.02'
L2	N 81°39'22" W	39.53'
L3	N 08°20'38" E	50.00'
L4	N 08°20'38" E	134.70'
L5	S 89°56'02" E	81.93'
L6	N 77°53'50" E	80.39'
L7	N 45°14'38" E	98.77'
L8	N 36°09'40" E	98.09'
L9	N 27°30'36" E	103.24'
L10	N 62°29'24" W	47.56'
L11	N 68°13'45" W	44.53'
L12	S 27°30'36" W	5.76'
L13	N 62°29'24" W	50.00'
L14	N 11°36'53" E	180.61'
L15	S 53°23'14" E	142.13'
L16	S 62°40'40" E	103.96'
L17	S 46°11'21" E	66.72'
L18	S 20°04'36" E	80.16'
L19	S 17°34'18" E	74.89'
L20	S 39°26'18" W	111.85'
L21	S 44°46'40" W	111.86'
L22	S 12°47'12" E	148.28'
L23	S 13°15'52" W	136.95'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	570.00'	83.84'	N 79°04'58" W	83.76'
C2	1,530.00'	147.78'	N 77°38'09" W	147.72'
C3	1,675.00'	36.08'	N 81°02'21" W	36.08'
C4	25.00'	39.27'	N 53°20'38" E	35.36'
C5	475.00'	47.58'	N 65°21'35" W	47.56'
C6	25.00'	36.77'	S 69°38'25" W	33.54'
C7	25.00'	13.06'	N 12°32'48" E	12.91'
C8	50.00'	125.76'	N 69°38'25" E	95.14'



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	* FRONTAGE (LINEAR FT.)
1	1	17,330.88	100.00
	2	15,036.01	100.00
	3	15,131.29	100.00
	4	15,628.12	100.00
	5	15,617.91	100.00
	6	17,635.96	105.00
	7	25,309.08	105.00
	8	23,958.04	97.00
	9	15,977.13	100.00
	10	15,222.41	100.00
	11	19,037.58	101.00
2	1	18,473.53	100.00
	2	17,423.04	100.00
	3	15,191.53	99.84
	4	15,422.13	99.68
3	1	17,652.59	95.00
	2	17,495.83	100.00
	3	21,618.82	87.83
	4	22,830.49	85.04
	5	18,391.00	99.26
	6	16,406.34	100.00
	7	17,469.56	100.55
	8	18,106.47	100.48
	9	17,714.86	100.09

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

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,991.19	0.25
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,282.05	0.24
TOTAL		21,273.24	0.49

Meridiana Section 10A Preliminary Plat
A Subdivision of 12.94 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

24 Lots, 3 Blocks and 2 Reserves

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

April 15, 2021



ENGINEERING THE FUTURE SINCE 1986

EHRA JOB NO. 081-011-10

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042

713.7844500
WWW.EHRAINCCOM

TBE No. F-726
TBP/LS No. 10092300

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



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: April 26, 2021

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

Person to Speak: Camaaron Jackson, P.E.

Daytime Phone: 713-337-7468 Fax Number: 713-784-4500

E-mail Address: cjackson@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve a 30-day plat extension, Preliminary Plat for Avellino Section 1,
being a subdivision of 50.753 acres out of the H.T. & B.R.R. Co. Survey, Section No. 71,
A-291, in Brazoria County, Texas; and also being a partial replat of the Emigration Land Company
Subdivision as recorded in Vol. 2, Pg. 81-82, B.C.P.R.

Plats:

Preliminary X

Final

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.19 11:21:16 -05'00'

SIGNATURE

April 19, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

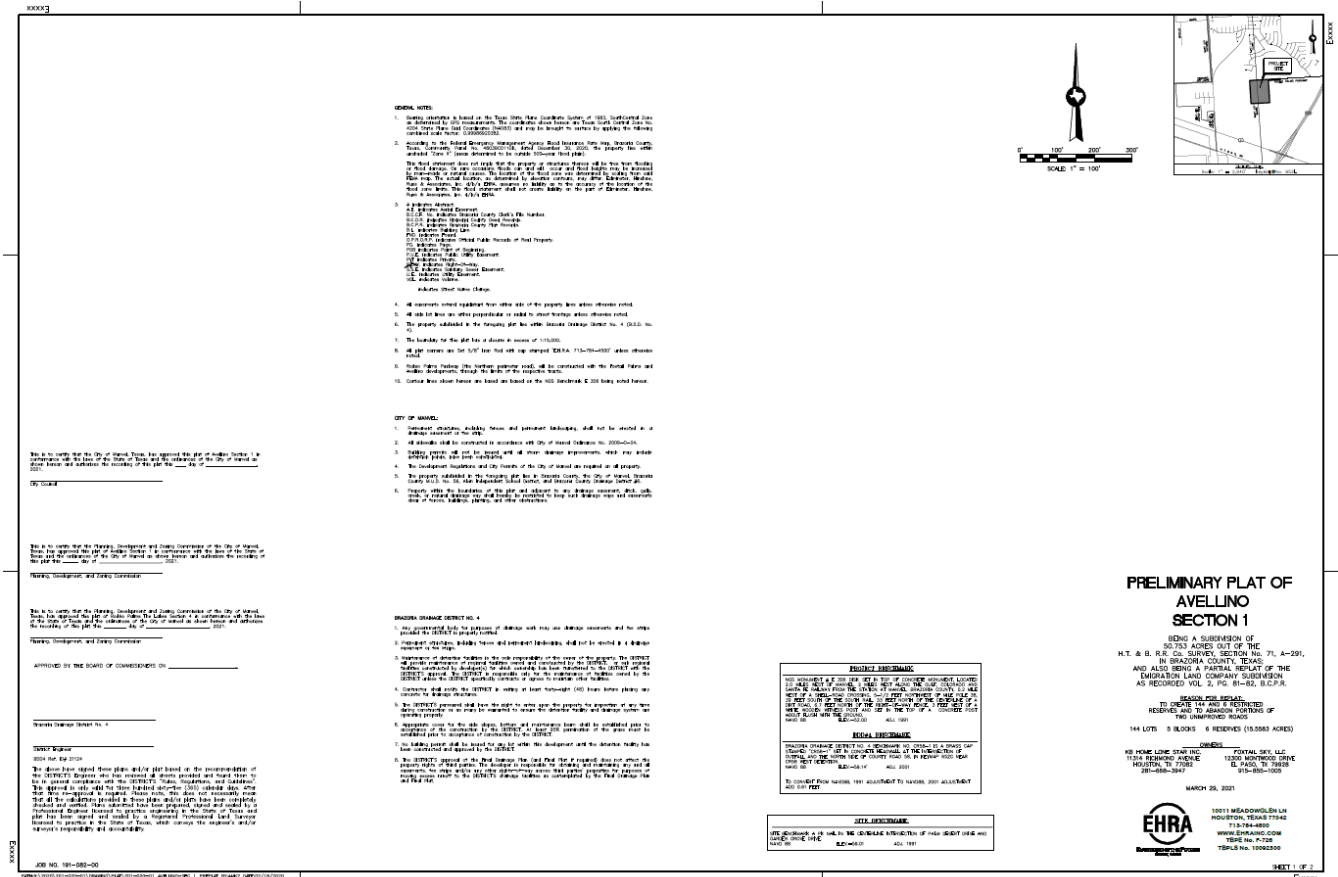
Plat Name	Avellino Section 1 Preliminary Plat
Applicant	Carol Redd, EHRA, Inc.
PD&Z Meeting Date	April 26, 2021
Recommendation	A 30-day extension per Texas Local Gov't Code Section 212.009
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

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

The developer has requested the 30-day extension in writing in order to coordinate County plat approval.

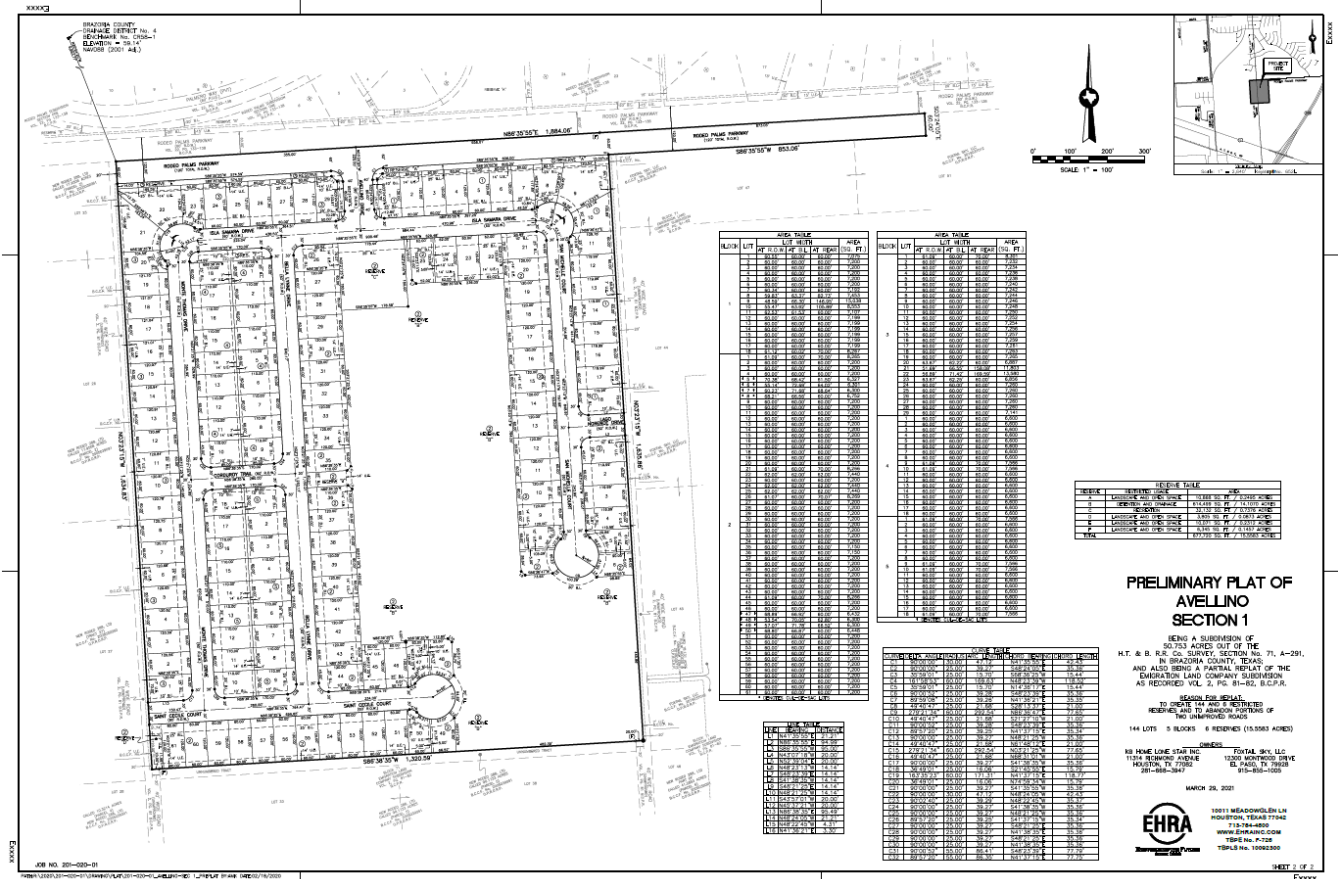
Plat Exhibit





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

Plat Exhibit



XXXX

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986920382.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community, Panel No. 48039C0110K, dated December 30, 2020, the property lies within unshaded "Zone X" (areas determined to be outside 500-year flood plain).

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

3. A indicates Abstract.
A.E. indicates Aerial Easement.
B.C.C.F. No. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
FND. indicates Found.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
POB indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.I. indicates Private.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.

indicates Street Name Change.

4. All easements extend equidistant from either side of the property lines unless otherwise noted.
5. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
6. The property subdivided in the foregoing plat lies within Brazoria Drainage District No. 4 (B.D.D. No. 4).
7. The boundary for this plat has a closure in excess of 1:15,000.
8. All plat corners are Set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
9. Rodeo Palms Parkway (the Northern perimeter road), will be constructed with the Foxtail Palms and Avellino developments, through the limits of the respective tracts.
10. Contour lines shown hereon are based are based on the NGS Benchmark E 306 being noted hereon.

CITY OF MANVEL:

1. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
2. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
3. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
4. The Development Regulations and City Permits of the City of Manvel are required on all property.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions.

This is to certify that the City of Manvel, Texas, has approved this plat of Avellino Section 1 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

City Council

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of Avellino Section 1 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

Planning, Development, and Zoning Commission

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of Rodeo Palms The Lakes Section 4 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 2021.

Planning, Development, and Zoning Commission

APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

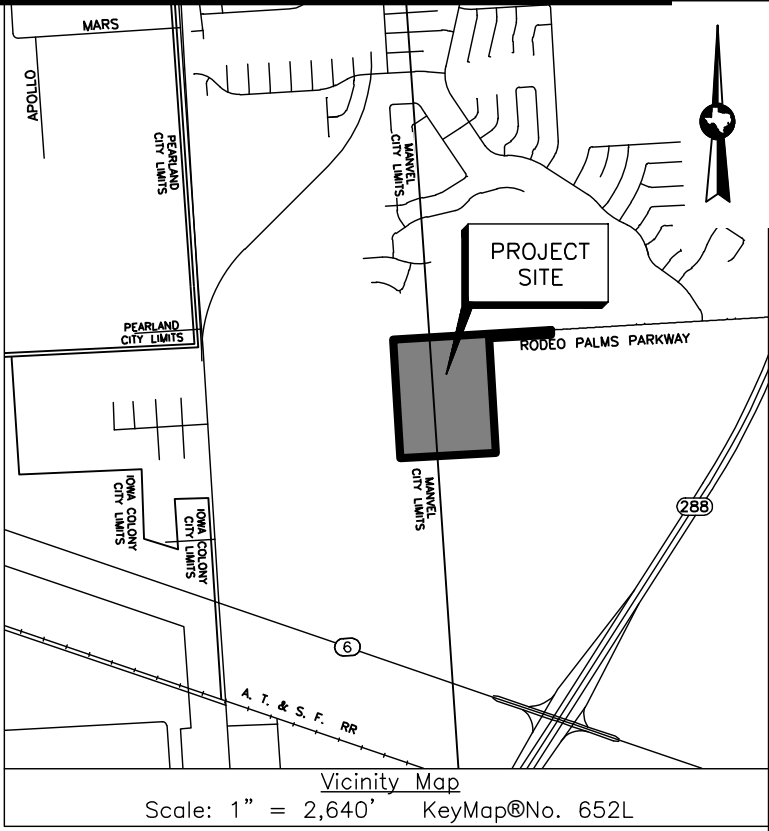
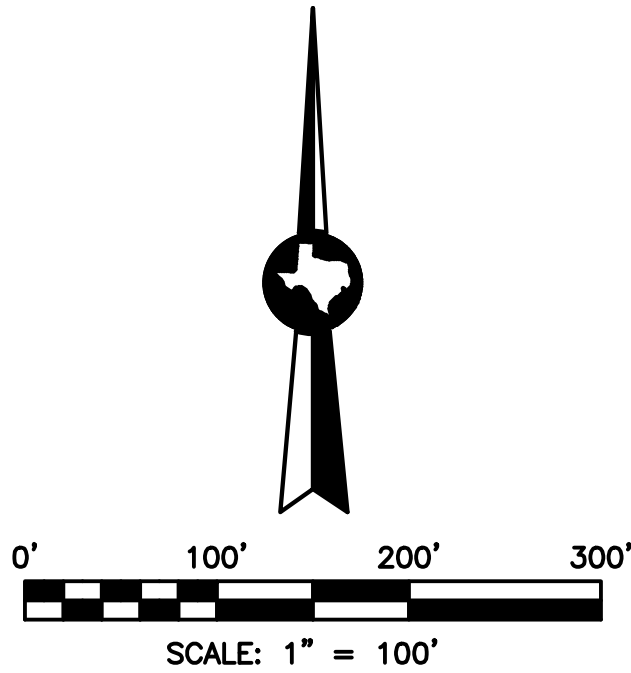
Brazoria Drainage District No. 4

District Engineer

BDD4 Ref. ID# 21124

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

JOB NO. 191-082-00



PRELIMINARY PLAT OF AVELLINO SECTION 1

BEING A SUBDIVISION OF
50.753 ACRES OUT OF THE
H.T. & B. R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING A PARTIAL REPLAT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
AS RECORDED VOL. 2, PG. 81-82, B.C.P.R.

REASON FOR REPLAT:
TO CREATE 144 AND 6 RESTRICTED
RESERVES AND TO ABANDON PORTIONS OF
TWO UNIMPROVED ROADS

144 LOTS 5 BLOCKS 6 RESERVES (15.5583 ACRES)

OWNERS

KB HOME LONE STAR INC. 11314 RICHMOND AVENUE HOUSTON, TX 77082 281-668-3947	FOXTAIL SKY, LLC 12300 MONTWOOD DRIVE EL PASO, TX 79928 915-855-1005
--	---

MARCH 29, 2021



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

PROJECT 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.
NAVD 88 ELEV.=52.00 ADJ. 1991

BDD#4 BENCHMARK:

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

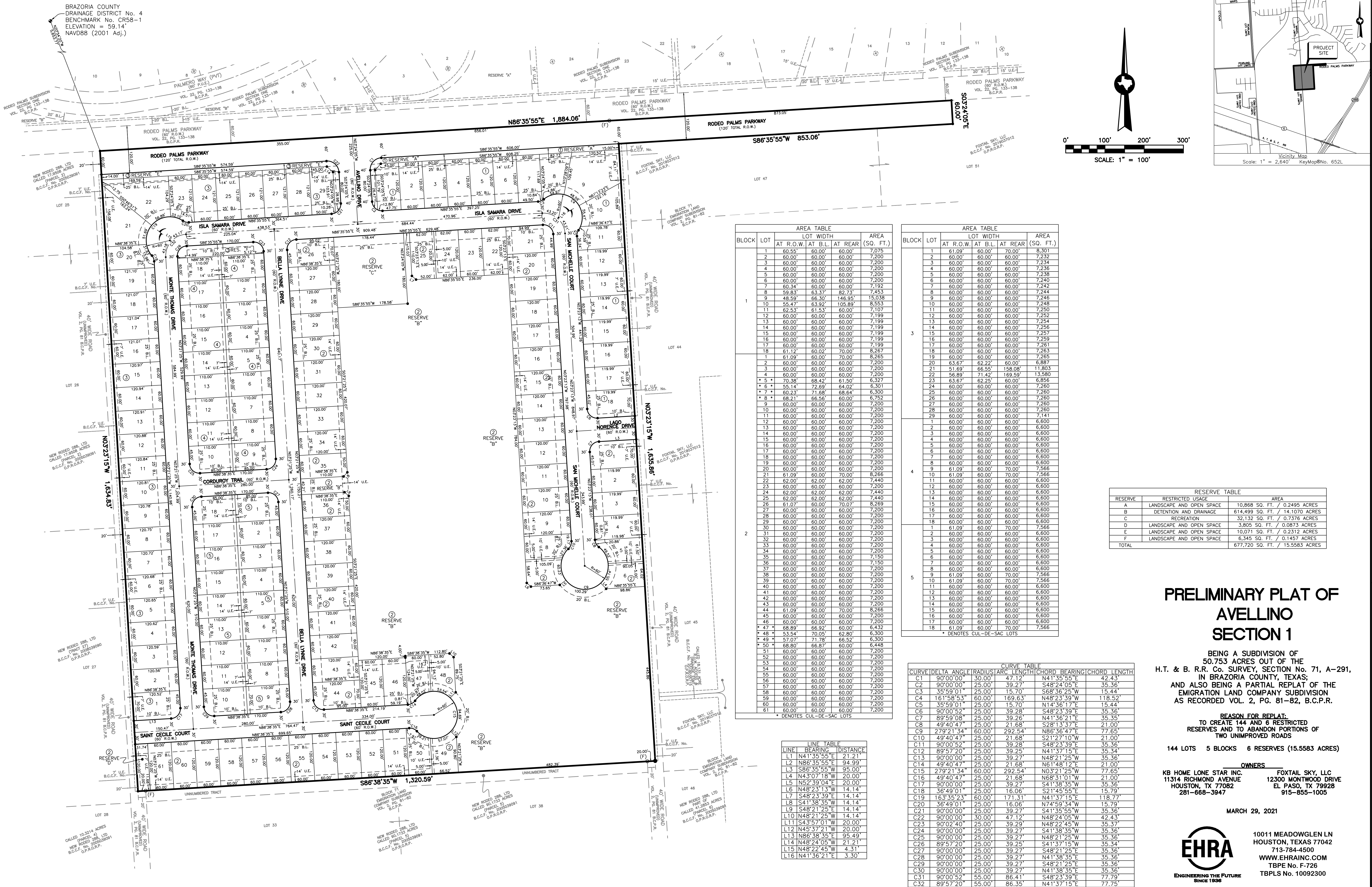
TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK:

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01 ADJ. 1991

XXXX

XXXX





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: April 26, 2021

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

Person to Speak: Joe Watson

Daytime Phone: 281-932-4143 Fax Number: N/A

E-mail Address: jwatson@apdlc.net

Description of Request and Physical Address:

Consideration and possible action to approve, Preliminary Plat for Newport Lake
Estates Section Three, being a subdivision of 11.04 acres located in Section 75 of
the H.T. & B.R.R. Survey, A-299, Brazoria County, Texas.

Plats:

Preliminary X

Final _____

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

Jessica Rodriguez Digitally signed by Jessica Rodriguez
Date: 2021.04.21 16:14:00 -05'00'

SIGNATURE

April 21, 2021

DATE

**DEVELOPMENT SERVICES DEPARTMENT**

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Newport Lake Estates Section Three Preliminary Plat
Applicant	Joe Watson
PD&Z Meeting Date	April 26, 2021
Recommendation	Denial
Submitted By	Jessica Rodriguez, Director of Development Services

Background

The Newport Lake Estates Section Three Preliminary Plat failed to be approved at the January 11, 2021, Planning, Development and Zoning Commission meeting. It did not meet the following criteria:

1. This preliminary plat requires compliance with the City's Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
2. This preliminary plat requires compliance with the Brazoria County Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
3. This preliminary plat requires compliance with The Newport Lake Estates Section Two recorded final plat. The recorded final plat states "PROPOSED RIGHT-OF-WAY TO BE DEDICATED BY FUTURE PLAT" regarding Kirby Drive (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
4. This preliminary plat requires compliance with Brazoria County MUD 29 Development Map which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
5. This preliminary plat requires compliance with BDD4 Drainage Plan approval (includes CR 58 Drainage Plan) since it incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
6. Label the Point of Beginning (POB) with N, E (Section 62.38).
7. Label the front building line in Lots 12 and 13, Block 2 (Section 62-108).
8. Label the corner side building line in Lot 27, Block 2 (Section 62-108).
9. Label the proposed lot located in the northeast corner within the plat boundary (Section 62-38).
10. Label "Reserve D" on the face of the plat (Section 62-38).

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DEVELOPMENT SERVICES DEPARTMENT

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

11. Provide a Preliminary Drainage Plan for City Engineer approval (Section 62-38).
12. Provide a Preliminary Drainage Plan Letter of No Objection (LONO) from BDD4 (Section 62-38).
13. Provide a Utility Layout Plan (Section 62-38).
14. Include City of Manvel, Brazoria County, Brazoria County MUD 29, and BDD4 in General Note No. 5 (Section 62-38).
15. Revise General Note No. 10 to state "Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual" (Section 62-113).
16. Revise General Note No. 11 since Kirby Drive right-of-way is required to be dedicated with this plat (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
17. Revise the Floodplain Note on the face of the plat to refer to recently adopted FEMA FIRM on December 30, 2020 (Section 62-38).
18. Remove the City Council signature block from the face of the plat (Section 62-38).
19. Correct Planning, Development and Zoning Commissioner names with current members accordingly (Section 62-38).
20. Label the City Limit lines and other jurisdiction lines in the Vicinity Map (Section 62-38).
21. Provide a bolder plat boundary line for Newport Lake Estates Section Three since it is difficult to distinguish between this Section and the remainder of Newport Lake Estates (Section 62-38).
22. Label Kirby Drive and the right-of-way width located outside the plat boundary (Section 62-38).
23. Update all signature dates on the face of the plat from "2020" to "2021".

At the January 11, 2021, PD&Z meeting, staff recommended denial of the Newport Lakes Estates Section Three Preliminary Plat because it does not meet the following Subsections of the subdivision ordinance mentioned above.

Recommendation

On April 12, 2021, the applicant, Mr. Joe Watson, re-submitted the Newport Lake Estates Section Three Preliminary Plat. Staff has re-reviewed this preliminary plat and offer the following Subdivision Ordinance, Zoning Ordinance, and Design Criteria sections to recommend denial.

1. This preliminary plat requires compliance with the City's Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 50-52, Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
2. This preliminary plat requires compliance with the Brazoria County Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).

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DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
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3. This preliminary plat requires compliance with The Newport Lake Estates Section Two recorded final plat. The recorded final plat states "PROPOSED RIGHT-OF-WAY TO BE DEDICATED BY FUTURE PLAT" regarding Kirby Drive (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
4. This preliminary plat requires compliance with Brazoria County MUD 29 Development Map which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
5. This preliminary plat requires compliance with BDD4 Drainage Plan approval (includes CR 58 Drainage Plan) since it incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
6. Provide a Preliminary Drainage Plan for City Engineer approval (Section 62-38, *Manvel Code of Ordinances*).
7. Provide a Preliminary Drainage Plan Letter of No Objection (LONO) from BDD4 (Section 62-38, *Manvel Code of Ordinances*).
8. Provide a Utility Layout Plan (Section 62-38, *Manvel Code of Ordinances*).
9. Revise General Note No. 10 to state "Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual" (Section 62-113, *Manvel Code of Ordinances*).
10. Revise General Note No. 11 since Kirby Drive right-of-way is required to be dedicated with this plat (Section 62-38, Section 62-103, Section 62-104, and Section 62-111, *Manvel Code of Ordinances*).
11. Label other jurisdiction lines in the Vicinity Map (Section 62-38, *Manvel Code of Ordinances*).
12. Include Reserve E in the "Parkland Dedication Table" (Section 62-38, *Manvel Code of Ordinances*).
13. Driveways are to be placed no closer than 75 feet from the ultimate curb line of an intersecting major thoroughfare/boulevard street (Section 6, *Design Criteria Manual*).
14. Plat note indicates that the Homeowners Association will maintain Reserve E – which consists of "100'x100' American Canal Easement and ROW." Please clarify (Section 62-38, *Manvel Code of Ordinances*).
15. A traffic study for all development located along all major thoroughfares shall be submitted to the city (Section 62-38 (a) (13), *Manvel Code of Ordinances*).
16. The existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades and locations indicated (Section 62-38 (a) (7), *Manvel Code of Ordinances*).
17. A preliminary utility plan and utility availability letter shall be provided with the preliminary plat. The Utility Letter provided is over 6 years old (Section 62-38 (a) (14), *Manvel Code of Ordinances*).

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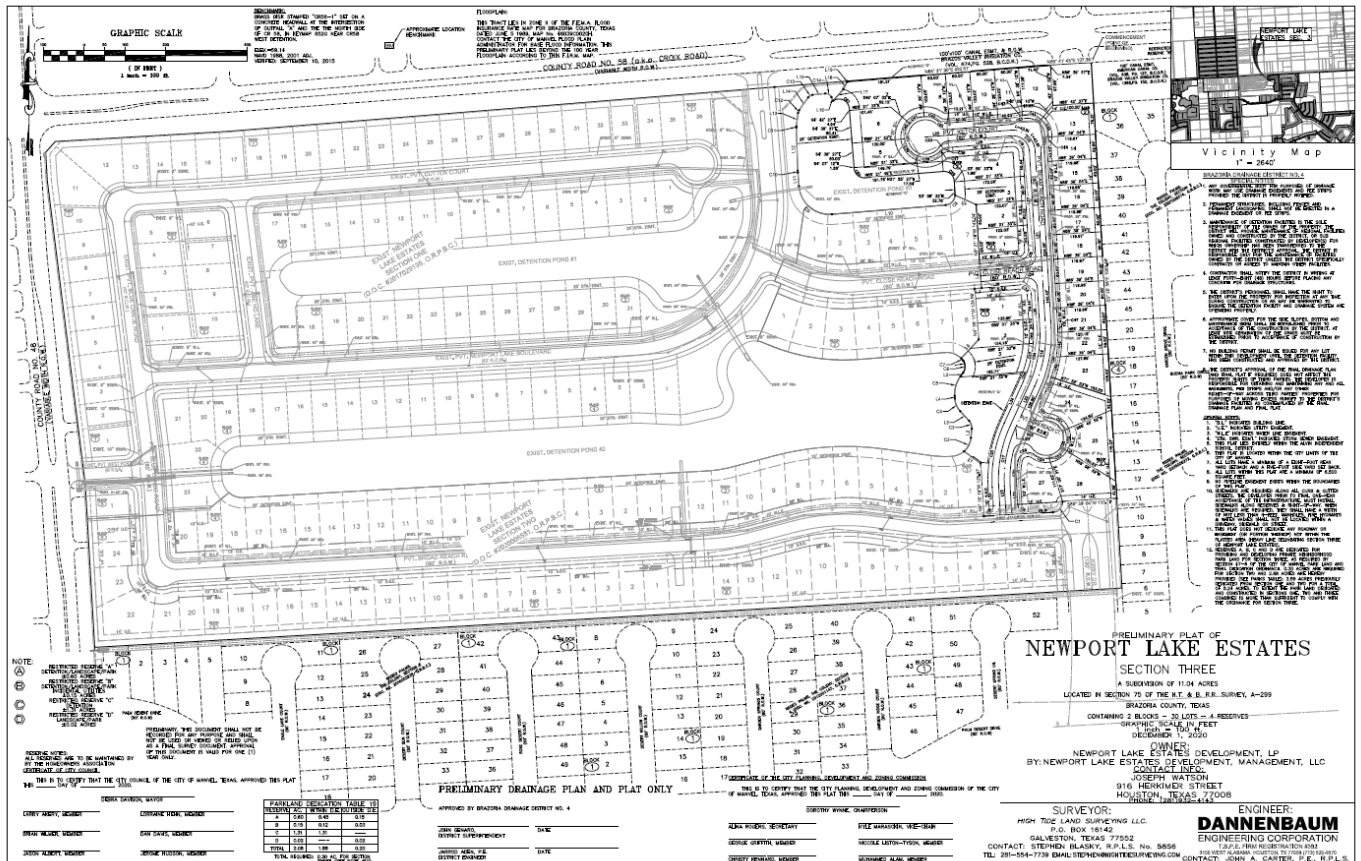


DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
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18. The minimum lot width is 60'. Lots 14 and 22, Block 2 are less than 60' in lot width (Section 77-28 (b) (2), *Manvel Code of Ordinances*).
19. Private streets shall be designed in accordance with the city's comprehensive plan, thoroughfare plan, this subdivision chapter, design standards and all other applicable development standards as prescribed and utilized by the city (Section 62-1118 (b) (1), *Manvel Code of Ordinances*).
20. The development plan shall not impede the current or future street circulation needs of the area, especially any needed collector or arterial street route, or adequate access to any adjoining tract (Section 62-118 (b) (2), *Manvel Code of Ordinances*).
21. Per Section 62-118 (b) (6) of the *Manvel Code of Ordinances*, the city may deny the creation of a private street development if it makes a finding of fact, based upon the evidence provided, that it would:
 - a. Negatively affect traffic circulation on public streets;
 - b. Impair access to property either on-site or off-site of the subdivision;
 - c. Impair access to or from public facilities including schools, parks, trails, and libraries;
 - d. Delay the response time of emergency vehicles; or
 - e. Other good cause.
22. Easements containing wastewater lines must be at least 20-feet wide and the wastewater line must be centered in the easement (Section 1, *Design Criteria Manual*).
23. Water lines shall be centered in water line easements (Section 3, *Design Criteria Manual*).
24. In the event that a proposed water line cannot be located within the street right-of-way, locate water lines in the center of a dedicated water line easement (Section 3, *Design Criteria Manual*).
25. The preliminary plat requires a Controlled Access Gate because the streets are private (Section 6, *Design Criteria Manual*). The requirements include:
 - a. Plans for access control systems shall be submitted to the Fire Marshal's Office and approved prior to construction.
 - b. All access control gates shall have emergency means of operation in the event of power loss.
 - c. Access control gates shall provide a clear, passable width of at least twenty feet.
 - d. A Knox® key switch and Click2Enter-I.V4 scanner radio receiver shall be provided for all controlled access gates. The key switch shall operate all gates.
 - e. A Knox® pad lock and Click2Enter-I.V4 scanner radio receiver shall be provided for all non-motorized gates.
 - f. The location of the key switch shall be approved by the Fire Marshal's Office.
 - g. The owner shall maintain all parts of the access system and keep them in good working order.
 - h. The Fire Marshal's Office and Police Dispatch shall be notified immediately of any damage to the access system that hinders access including, but not limited to, damage to the key box, lock, or gates.

Plat Exhibit



BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE PAD AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN NEVAP 5523 NEAR CR58 WEST DETENTION.

ELEV = 59.14
NAVD 1988, 2001 ADJ.
VERIFIED: SEPTEMBER 10, 2015

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

FLOODPLAIN:

THIS TRACT LIES IN ZONE X OF THE FEMA FLOOD ZONING MAP FOR THE CITY OF MANVEL, TEXAS DATED DEC. 30, 2020, MAP NO. 480360202K. CONTACT THE CITY OF MANVEL FLOOD PLAN ADMINISTRATOR FOR BASE FLOOD INFORMATION. THIS FLOODPLAN ACCORDING TO THIS FIRM. MAP

APPROXIMATE LOCATION OF CR 58, IN NEVAP 5523 NEAR CR58 WEST DETENTION.

THIS TRACT LIES IN ZONE X OF THE FEMA FLOOD ZONING MAP FOR THE CITY OF MANVEL, TEXAS DATED DEC. 30, 2020, MAP NO. 480360202K. CONTACT THE CITY OF MANVEL FLOOD PLAN ADMINISTRATOR FOR BASE FLOOD INFORMATION. THIS FLOODPLAN ACCORDING TO THIS FIRM. MAP

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- NOTE:
- RESTRICTED RESERVE "A" DETENTION AND LANDSCAPE/PARK 20.15 ACRES

RESTRICTED RESERVE "B" DETENTION AND LANDSCAPE/PARK 20.15 ACRES

RESTRICTED RESERVE "C" DETENTION AND LANDSCAPE/PARK 20.15 ACRES

RESTRICTED RESERVE "D" DETENTION AND LANDSCAPE/PARK 20.15 ACRES

RESTRICTED RESERVE "E" DETENTION AND LANDSCAPE/PARK 20.15 ACRES

RESTRICTED RESERVE "F" DETENTION AND LANDSCAPE/PARK 20.15 ACRES

RESERVE NOTES:
ALL RESERVES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

PARKLAND DEDICATION TABLE				
RESERVE AC.	WITHIN DE	OUTSIDE DE	RESERVE AC.	WITHIN DE
A	0.80	0.45	0.15	0.15
B	0.15	0.12	0.03	0.03
C	1.31	1.31	---	---
D	0.02	---	---	0.02
TOTAL	2.08	1.88	0.20	0.20

TOTAL REQUIRED: 0.20 AC (SEE NOTE #1)
THREE (SEE NOTE #1)
PER LOT:

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF NEWPORT LAKE ESTATES SEC. 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20__.

SURVEYOR:

HIGH TIDE LAND SURVEYING LLC.
P.O. BOX 16142
GALVESTON, TEXAS 77552
CONTACT: STEPHEN BLASKY, R.P.L.S. NO. 5856
TEL: 281-554-7739 EMAIL: STEPHEN@HIGHTIDESURVEYING.COM

ENGINEER:

DANNENBAUM
ENGINEERING CORPORATION
1501 WEST JEROME AVE., SUITE 200
HOUSTON, TEXAS 77008
PHONE: 281-932-4143

OWNER:

NEWPORT LAKE ESTATES DEVELOPMENT, LP
BY: NEWPORT LAKE ESTATES DEVELOPMENT, MANAGEMENT, LLC
CONTACT INFO:
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: 281-932-4143

LOCATED IN SECTION 75 OF THE H.T. & B. R.R. SURVEY, A-299

A SUBDIVISION OF 11.04 ACRES

CONTAINING 2 BLOCKS - 30 LOTS - 5 RESERVES

GRAPHIC SCALE: 1" = 100' FT.

1 APRIL 7, 2021

PRELIMINARY PLAT OF
NEWPORT LAKE ESTATES
SECTION THREE

LOCATED IN SECTION 75 OF THE H.T. & B. R.R. SURVEY, A-299

A SUBDIVISION OF 11.04 ACRES

CONTAINING 2 BLOCKS - 30 LOTS - 5 RESERVES

GRAPHIC SCALE: 1" = 100' FT.

1 APRIL 7, 2021

OWNER:
NEWPORT LAKE ESTATES DEVELOPMENT, LP
BY: NEWPORT LAKE ESTATES DEVELOPMENT, MANAGEMENT, LLC
CONTACT INFO:
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: 281-932-4143

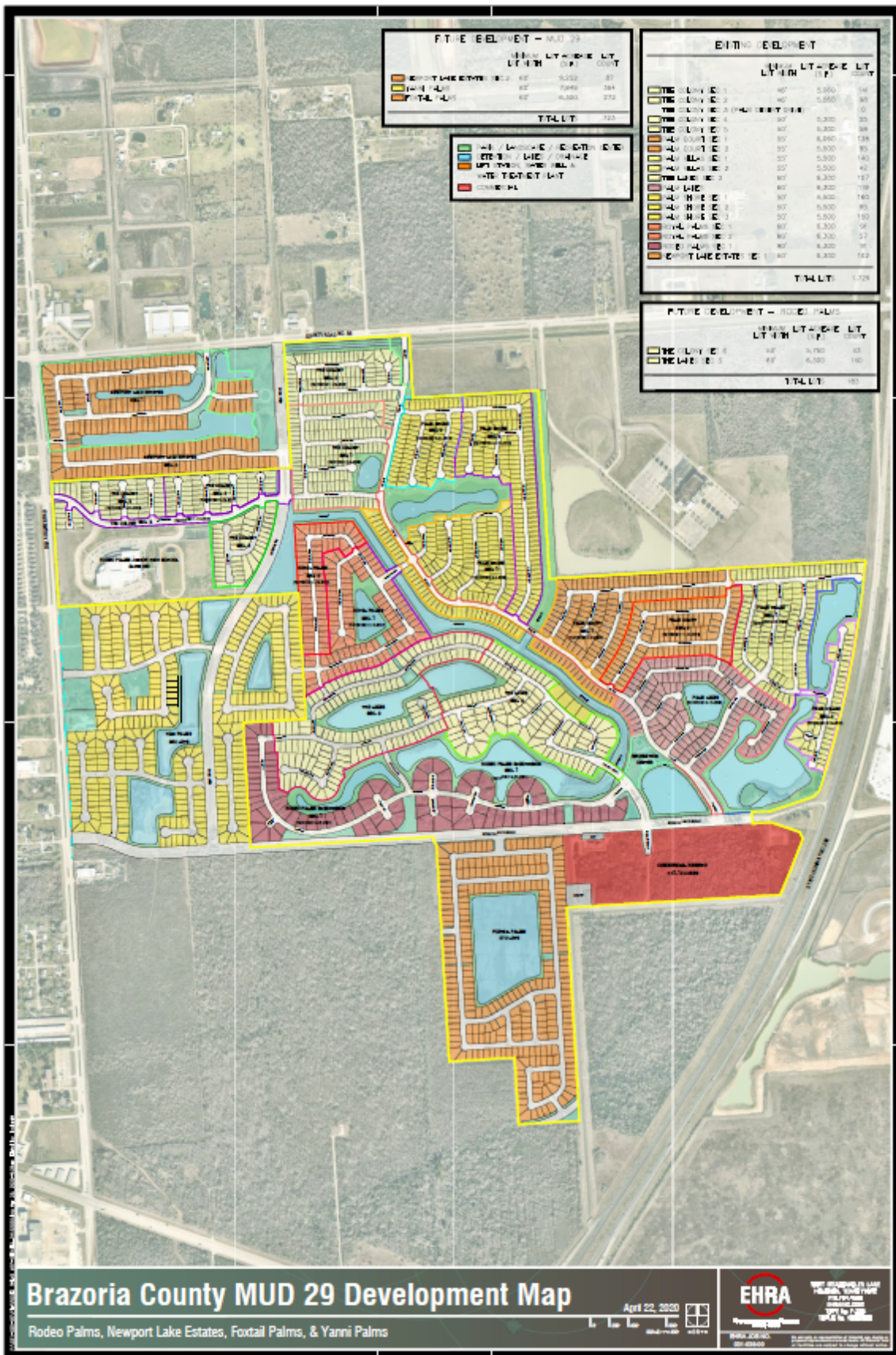
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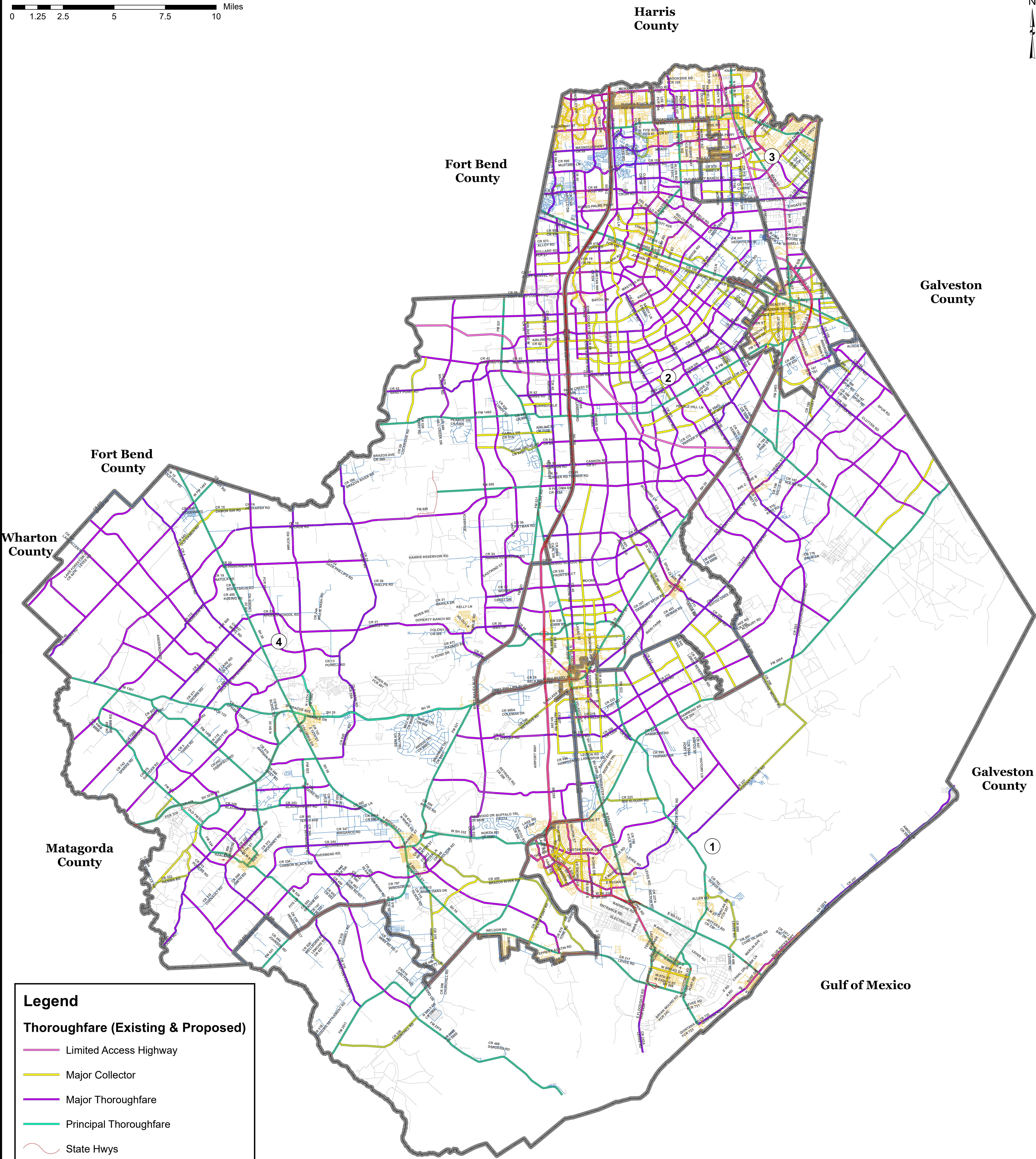
ENGINEER:

DANNENBAUM
ENGINEERING CORPORATION
1501 WEST JEROME AVE., SUITE 200
HOUSTON, TEXAS 77008
PHONE: 281-932-4143





Thoroughfare Map of Brazoria County, Texas



Legend

Thoroughfare (Existing & Proposed)

- Limited Access Highway
- Major Collector
- Major Thoroughfare
- Principal Thoroughfare
- State Hwys
- County Roads
- City Street
- Private Street



Matt Hanks, JD, PE
Clay Forister, PE
Trey Haskins, PE, CFM
Karen McKinnon, PE
Amy Lanham
Reece Rose

County Engineer
Assistant County Engineer
Assistant County Engineer
Assistant County Engineer
GIS/Data Technician
GIS/Data Technician

NOTE: This map has been generated for the convenience of the public. This map is not updated daily; it may not contain the most up-to-date County Road information. Verification of right-of-way can only be done through the County Engineers' Office. It is not intended to be an official depiction of the exact location or extent of any feature shown hereon. Any data depicted, such as boundary lines or elevations, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates when required.