

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 27, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-01;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. (Tabled at the 1/13/2025 PD&Z meeting)

- B. Consideration and possible action to approve Sunset Gardens Amending Plat No. 1; *BEING A SUBDIVISION OF 1.5819 ACRES OUT OF THE J.M. O'DONNELL SURVEY, ABSTRACT 470; BEING AN AMENDING PLAT OF LOTS 9, 10, 11, AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*
- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- D. Staff update on Development Services.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 01/24/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL CITY COUNCIL

DATA SHEET

MEETING DATE: January 13, 2025

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

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

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

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

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

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

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

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

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

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER
Ellie Roohbakhsh / Assistant Planner

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

**DEVELOPMENT SERVICES DEPARTMENT**

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

REZONING APPLICATION**PROJECT INFORMATION**

Project Name: Manvel Town Center

Project Location/Address: See attached list

Legal Description: See attached List

Current Zoning: PUD Proposed Zoning: PUD

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

APPLICANT INFORMATION

Applicant Name: Steve Chandler

Company Name: Weitzman

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

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

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

Applicant Signature (REQUIRED)

Date

PROPERTY OWNER INFORMATION

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

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

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

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

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

Owner's Signature (REQUIRED)

Date



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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


Applicant Signature

9-10-24
Date

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



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

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

September 10, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

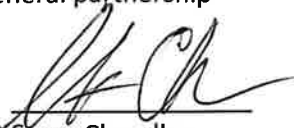
18 Acres – Highway 6, a Texas general partnership (the "Partnership"), hereby certifies that it is the owner of the project property located at the legal descriptions attached hereto as Exhibit A (the "Property"), and that the forgoing statements and answers made and all data, information, and evidence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

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

Sincerely,

18 Acres – Highway 6,
a Texas general partnership

By:

Name: 
Steve Chandler

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

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

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

**Property identified as ARGOVITZ-HAGAMAN on BCAD



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

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

August ~~30~~, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

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

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

By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

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



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

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

September 10, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

JAA Investments,
A Texas General Partnership

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

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

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



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

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

August ~~30~~ 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

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

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

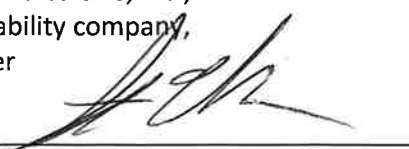
By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

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



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

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

August ~~30~~ 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

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

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

By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A

LEGAL DESCRIPTIONS OF PROJECT PROPERTY

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



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

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

August ~~20~~²⁰, 2024

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Manvel Town Center, Ltd.,
a Texas limited partnership

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

By: 
Name: Steve Chandler
Title: Vice President

EXHIBIT A**LEGAL DESCRIPTIONS OF PROJECT PROPERTY**

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

Chris Hanvey

Owner Name

867 MYRTLEA LN

Owner Address

HOUSTON, TX

77079-3626

Owner City, State

Zip

9/6/2024

Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name Chris Hanvey

Owner Signature [Signature]



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

Christopher Verret
Owner Name

1438 COUNTRY PARK DR
Owner Address

KATY, TX 77450-4639
Owner City, State Zip

9-4-2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name Christopher Verret

Owner Signature [Signature]



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

Jeremy Lilley
Owner Name

3401 LOUISIANA ST STE 400
Owner Address

HOUSTON, TX 77002-9552
Owner City, State Zip

8-19-24
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name Jeremy Lilley

Owner Signature [Signature]



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

Lori Victory

Owner Name

6106 CLARKSON LANE Unit A

Owner Address

HOUSTON, TX 77055-5446

Owner City, State Zip

8/19/2024

Date

Development Services

20025 Highway 6

Manvel, TX 77578

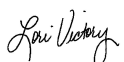
Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name Lori Victory

Owner Signature 



DEVELOPMENT SERVICES DEPARTMENT

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

LETTER OF AUTHORIZATION

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

Thomas Arnold
Owner Name

404 OXFORD ST #1142
Owner Address

HOUSTON, TX 77007-2674
Owner City, State Zip

8/23/2024
Date

Development Services
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

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

Sincerely,

Owner Name THOMAS ARNOLD

Owner Signature [Signature]

ORDINANCE NO. 2025-O-01

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dan Davis, Mayor

ATTEST:

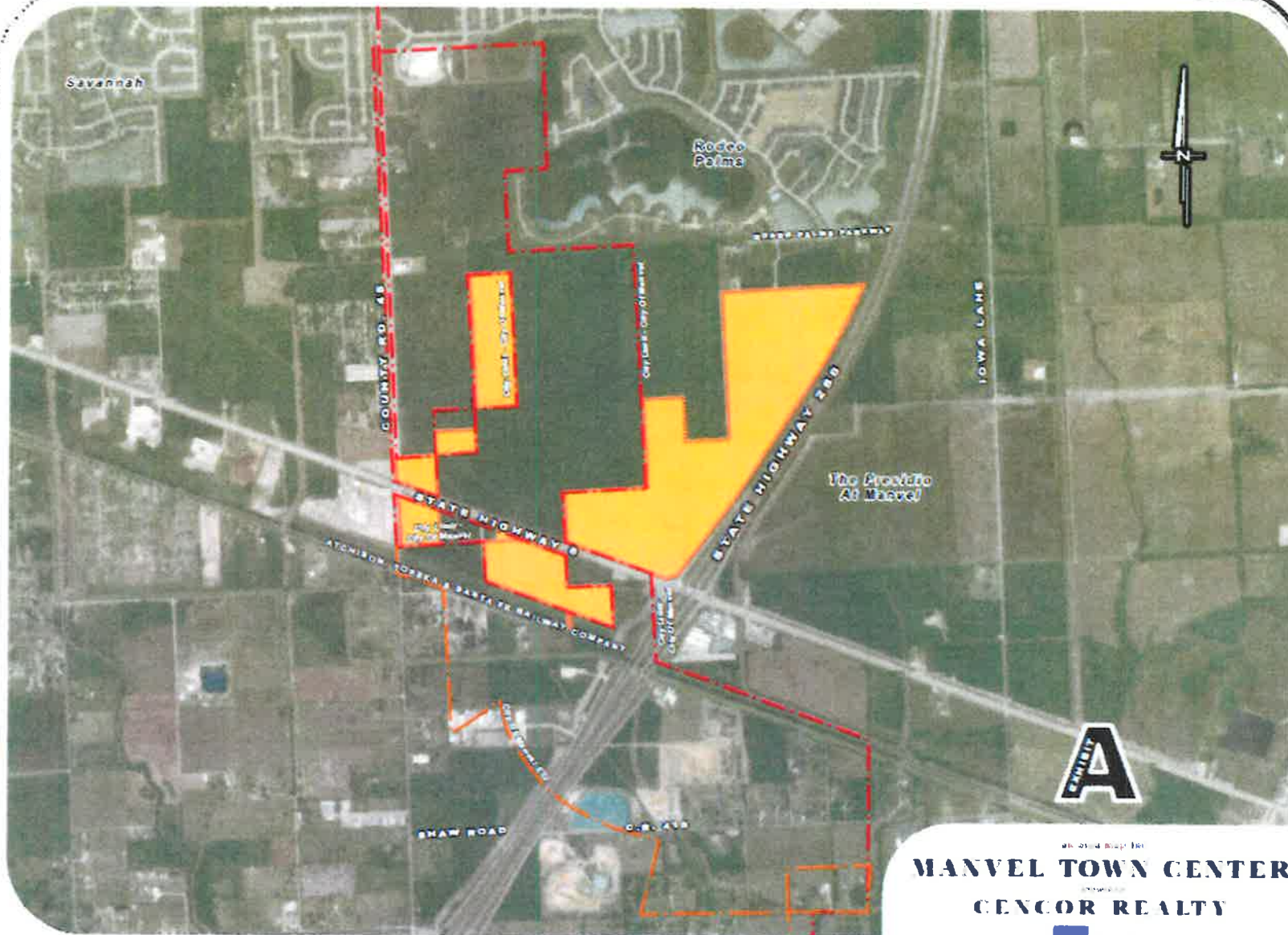
Tammy Bell, City Secretary

APPROVED AS TO FROM:

Robert Gervais, City Attorney

EXHIBIT A

AREA MAP



A

MANVEL TOWN CENTER
CENCOR REALTY



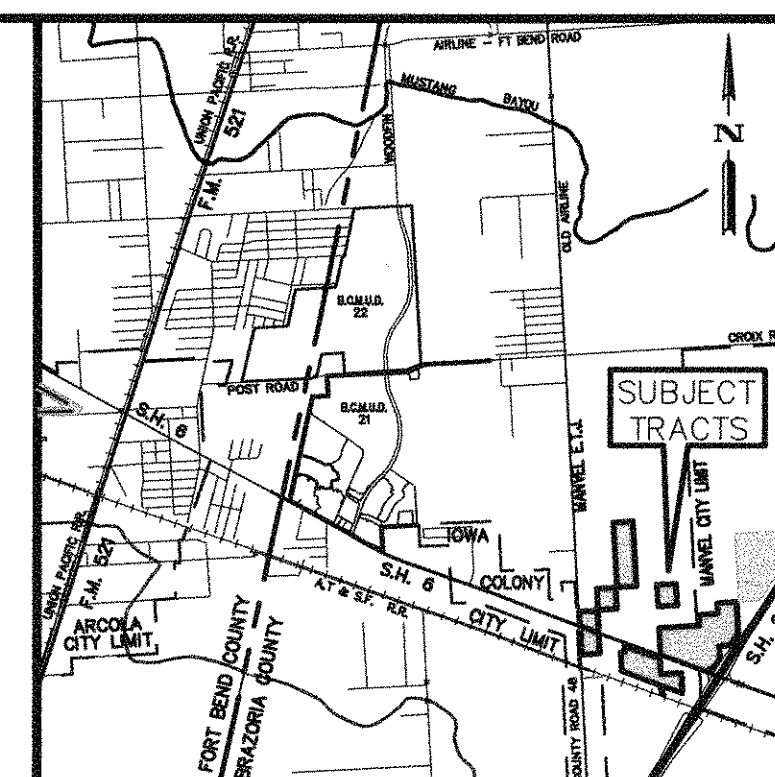
MANVEL TOWN CENTER
CENCOR REALTY
10000 N. HIGHWAY 280
MANVEL, TX 77855
713.291.1234
WWW.CENCORREALTY.COM

DISCLAIMER: This map is for informational purposes only and does not constitute an offer of real estate. The information is subject to change without notice. Please consult with a real estate professional for more information.

EXHIBIT B

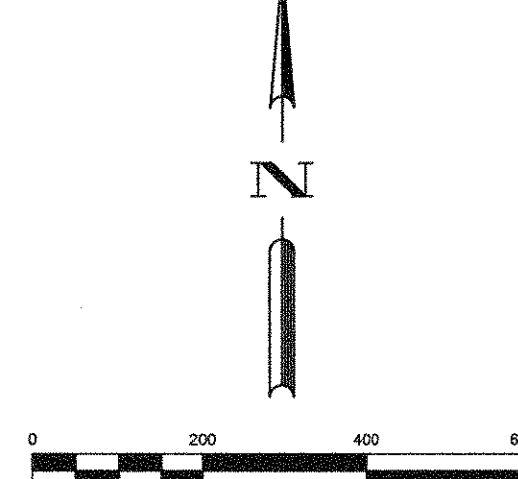
SURVEY

PUD MAP



VICINITY MAP

N.T.S.
KEY MAP GALV/BRAZ 052



LEGEND

B.C.C.F.	Brazoria County Clerk's File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
D.E.	Drainage Easement
Esmt.	Easement
Fnd.	Found
I.	Iron
P.L.M.	Pipe Line Marker
R.O.W.	Right-of-Way
(F)	Indicates Found 1/2-inch Iron with cap stamped "Brown & G."
TxDOT Mon.	Indicates a Texas Department Transportation Aluminum Cap a 5/8-inch iron rod.

NOTE

- [illegible]

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" W	193.73'
L2	N 25°29'05" E	26.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" W	45.22'
L5	N 03°21'02" W	346.73'
L6	N 03°22'22" W	351.25'
L7	S 03°22'22" E	351.25'
L8	N 53°04'38" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" W	54.07'
L11	N 02°48'24" W	270.34'
L12	N 87°10'35" E	150.00'
L13	N 03°15'24" E	195.13'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'56" E	154.61'
C3	636.99'	11,249.16'	31°54'40"	S 21°57'30" W	636.90'

REVISÉ: 06/27/2016 BOUNDARY

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

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

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

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

Dated this 27th day of June, 2018.

Dated this the 27th day of June, 2016




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

EXHIBIT C

METES AND BOUNDS (248.53 acres)

MANVEL ORDINANCE
248.530 TOTAL ACRES

SEPTEMBER 28, 2017
JOB NO. 3890-05

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

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

30.931 ACRES

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

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

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

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

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

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

5.161 ACRES

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

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

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

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

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

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

7.494 ACRES

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

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

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

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

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

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

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

161.618 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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248.530 TOTAL ACRES

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33.731 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.595 ACRES

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

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

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

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

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

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

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

MANVEL ORDINANCE
248.530 TOTAL ACRES

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

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

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

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




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EXHIBIT D

ADDITIONAL TRACTS (20.09 acres)

D-1 Scherer Tract 10.33 acres

D-2 1.663 acre tract

D-3 8.097 acre tract

D-4 Map of additional tracts

Identified on Map as A

EXHIBIT A

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

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

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

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

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

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

Identified on Map as B

MANVEL TOWN CENTER
1.663 ACRES

SEPTEMBER 1, 2017
JOB NO. 3890-02

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

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

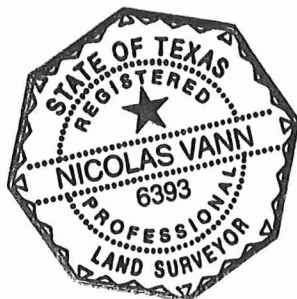
BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common corner of Lot 49, Lot 50, Lot 57 and Lot 58 all of said EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, being the Northeast corner of a called 8.416115 acre tract of land described as Tract No. D in an instrument to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

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

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

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

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



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Identified on Map as C

MANVEL TOWN CENTER
8.097 ACRES

SEPTEMBER 1, 2017
JOB NO. 3890-02

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

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

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

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

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

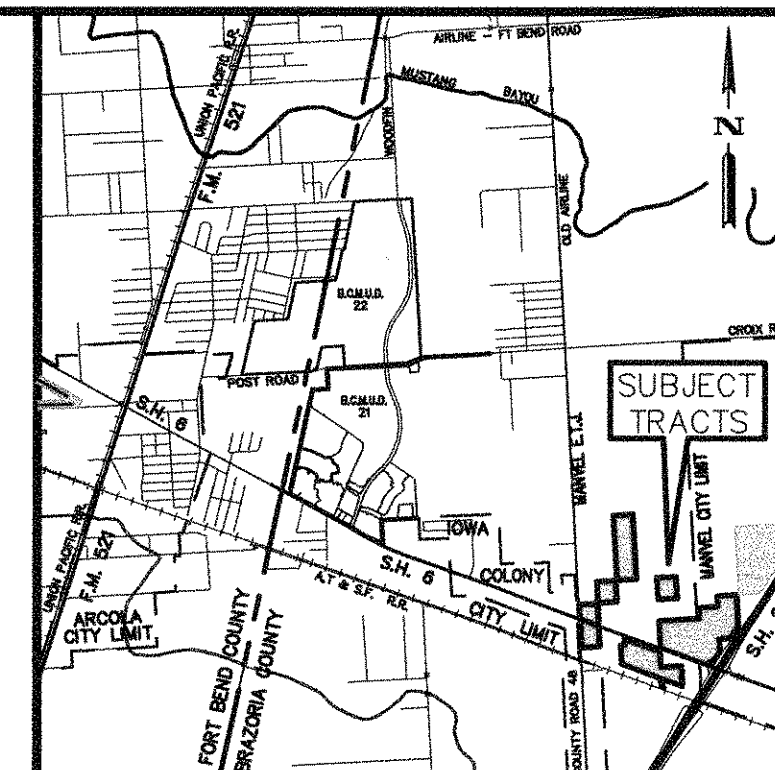
THENCE, N 03°21'02" W, along and with the East right-of-way line of said 40-foot wide unimproved roadway, a distance of 977.10 feet to the **POINT OF BEGINNING** and containing 8.097 acres of land.

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



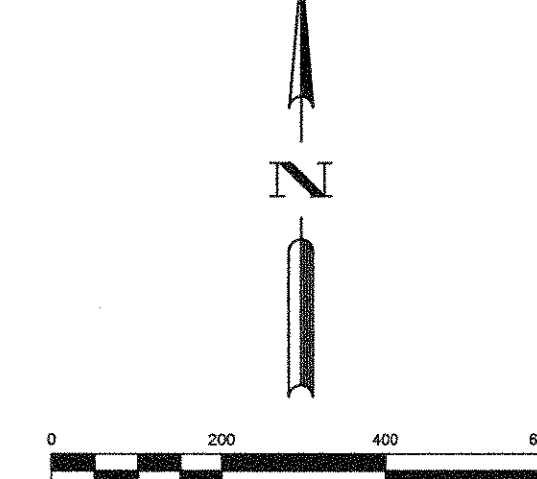
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PUD MAP



VICINITY MAP

N.T.S.
KEY MAP GALV/BRAZ 052



LEGEND

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

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

NOTE

- [illegible]

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" W	193.73'
L2	N 25°29'55" E	28.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" E	45.22'
L5	N 03°21'02" W	348.73'
L6	N 03°22'22" E	351.25'
L7	S 03°22'22" E	351.25'
L8	N 53°04'38" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" E	54.07'
L11	N 02°48'24" E	270.34'
L12	N 87°10'35" E	150.00'
L13	N 03°15'24" W	195.13'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	93°30'1"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'58" E	154.61'
C3	636.99'	11,249.16'	93°44'0"	S 21°57'30" W	636.90'

REVISÉ: 06/27/2016 BOUNDARY

BCE **Brown & Gay Engineers, Inc.**
10777 Westheimer, Suite 400, Houston, TX 77042
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TBPLS Licensed Surveying Firm No. 10106500

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

Dated this 27th day of June, 2018.

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

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

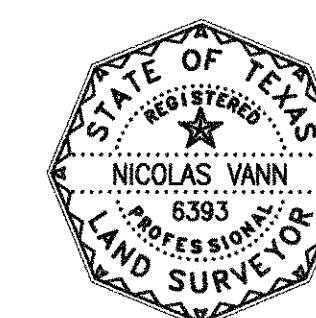

 NICOLAS VANN RPLS NO. 63
 BROWN & GAY ENGINEERS, INC.
 10777 WESTHEIMER, SUITE 400
 HOUSTON, TEXAS 77042
 TELEPHONE: (281) 558-8700

EXHIBIT E

MANVEL TOWN CENTER
PUD DOCUMENT

MANVEL TOWN CENTER PUD DOCUMENT

I. INTRODUCTION

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

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

II. EXISTING CONDITIONS

A. SITE DESCRIPTION

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

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

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

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

B. SURROUNDING LAND USE

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

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

III. GOALS AND OBJECTIVES

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

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

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

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

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

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

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

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

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

IV. PROJECT/ PLAN DESCRIPTION

A. LAND USE

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

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

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

1) Land Use/Regulatory Compliance

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

2) Land Use Categories

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

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

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

B. ARTERIAL PLAN

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

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

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

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

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

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

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

C. DEVELOPMENT GUIDELINES

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

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

1) Roadways

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

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

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

2) Building Setbacks

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

3) Building Height

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

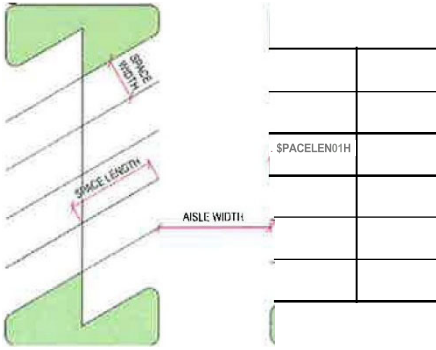
- ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height
- iii. Mixed Use, office, medical and/or other multi-story uses - No building may exceed 150 feet in height.

4) Building Materials

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

5) Parking

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



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

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

6) Lighting

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

7) Detention

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

8) Open Storage

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

9) Landscape Requirements

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

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

D. UTILITIES

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

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

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

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

E. SIGNAGE

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

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

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

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

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

F. SITE PLANS

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

1) Development Review and Approval

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

G. AMENITIES/ OPEN SPACE/ LANDSCAPING

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

H. PHASING/ DEVELOPMENT SCHEDULE

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

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

V. LIST OF APPENDICES AND EXHIBITS

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

Appendix A - Additional Permitted Uses

Appendix B - Additional Site Development Requirements and Design Criteria

Exhibit A - Area Location Map

Exhibit B - Surveys

Exhibit C - Metes and Bounds Descriptions

Exhibit D - Conceptual Plan

Exhibit E -Arterial Plan

Exhibit F - Detention Plan

Exhibit G - Phasing Plan

Exhibit H - LED Sign

Appendix A

Permitted Uses

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

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

Appendix B

1.04, Part A, Section 7 Driveways

7. Driveways

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

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

1.04, Part A, Section 11 Parking Lot Guidelines

11. Parking Lot Guidelines

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

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

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

1.04, Part A, Section 12 Fences

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

1.04, Part A, Section 14 Street lights

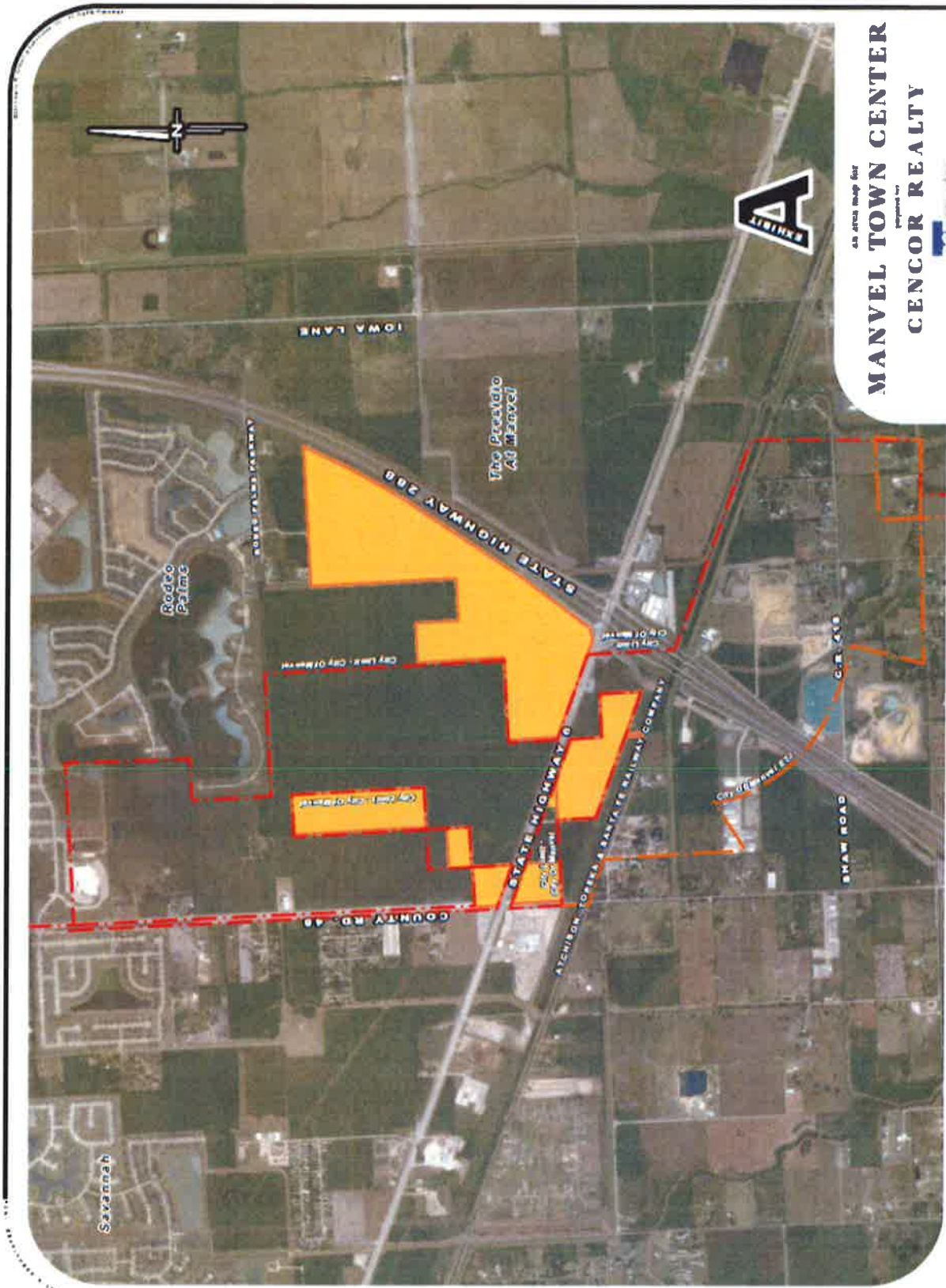
- 14. Streetlights
 - a. All new streetlights within a subdivision to be installed by the developer.
 - b. All monthly electrical charges and any maintenance and operation costs for streetlights within a subdivision to be paid for by the homeowners association or MUD, as applicable.
 - c. All new streetlights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

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

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

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

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



MANVEL TOWN CENTER

CENCOR REALTY

AN Aerial Map For

prepared by



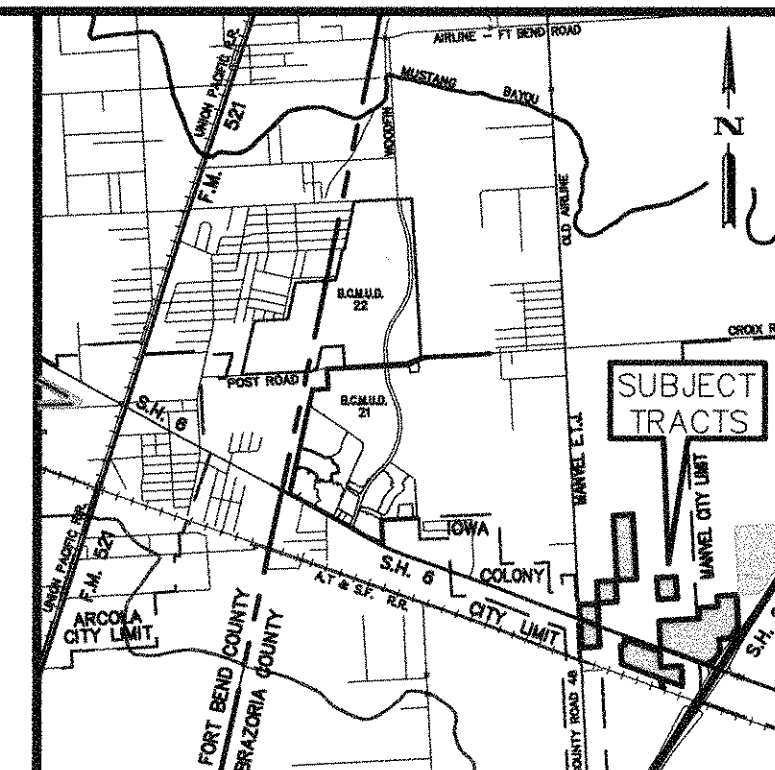
Cencor Realty, Inc.
2800 Cypress Street, Suite 100
Houston, Texas 77058

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

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

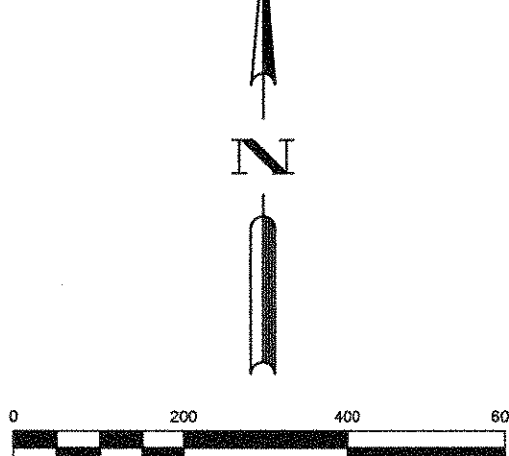
This map is a representation of the property and is not a legal document. It is intended for informational purposes only. The map is not to be used for any other purpose without the written consent of Cencor Realty, Inc. The map is not to be used for any other purpose without the written consent of Cencor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

PUD MAP



VICINITY MAP

KEY MAP ONLY/ABRZ 692



LEGEND

- B.C.C.F. Brazoria County Clerk's File
- B.C.D.R. Brazoria County Deed Records
- B.C.P.R. Brazoria County Plat Records
- D.E. Ordinance Easement
- Exmt. Easement
- Find. Found
- P.L.M. Pipe Line Marker
- R.O.W. Right-of-Way
- Indicates Found 1/2-inch Iron Pipe with cap stamped "Brown & Gay"
- Indicates a Texas Department of Transportation Aluminum Cap on a 5/8-inch iron rod.

NOTES

- PARCELS SOUTH OF HIGHWAY 6 BEARING ORIENTATIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 WITH A BEARING AND DISTANCE OF N 70°29'24" E, 208.17 FEET ALONG THE NORTHEAST LINE OF A 30-FOOT WIDE ROADWAY ADJOINING THE NORTHEAST SIDE OF A 100-FOOT WIDE RAILROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION SECTION 71 - VOL. 2, PG. 81-82, B.C.P.R. ABSTRACT 291 AND A PLAT OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291 AND A PLAT OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, A PLAT OF WHICH IS FILED FOR RECORD IN VOLUME 2, PAGE 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID EAST LINE BEING MONUMENTED AT THE EAST END WITH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 245, SECTION 66 AND ON THE WEST END WITH AND IRON BAR FOUND FOR THE SOUTHWEST CORNER OF LOT 16, SECTION 71.
- PARCELS NORTH OF HIGHWAY 6 BEARING ORIENTATIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 WITH A BEARING AND DISTANCE OF 0°22'02" E, 218.40 FEET ALONG THE EAST LINE OF LOTS 18, 19 & 20 OF THE EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, A PLAT OF WHICH IS FILED FOR RECORD IN VOLUME 2, PAGE 81-82 OF THE BRAZORIA COUNTY PLAT RECORDS, SAID EAST LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID LOT 18 WITH A FOUND 1-INCH IRON PIPE AND AT THE SOUTHEAST CORNER OF LOT 20 WITH A FOUND 5/4-INCH IRON PIPE WITH A CAP STAMPED "S. ADAMS".
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 4803900110 H, MAP REVISED JUNE 5, 1989.
- STATE HIGHWAY 6 WIDENING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER THE FOLLOWING BRAZORIA COUNTY CLERK'S FILE NUMBERS: 84-04227, 94-04226, 94-02701, 98-00004, 98-00004, 95-00130, 95-03846, 94-000272.
- STATE HIGHWAY 288 WIDENING DESCRIBED IN INSTRUMENTS FILED FOR RECORD UNDER THE FOLLOWING BRAZORIA COUNTY DEED RECORDS: VOLUME 1038, PAGE 302, VOLUME 1041, PAGE 445, VOLUME 1036, PAGE 177.
- THE CITY LIMIT LINES SHOWN HEREON ARE OBTAINED FROM THE CITY OF MANVEL ZONING MAP DATED 1-19-2001, REVISED 6-27-2001.
- ACCESS DENIED ALONG SH 288.

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

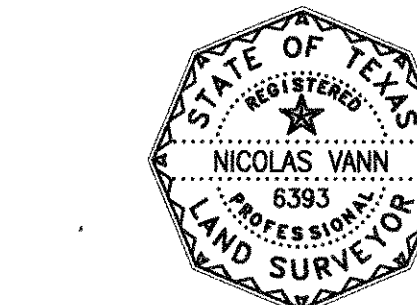
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'58" E	154.61'
C3	636.99'	11,249.16'	31°44'07"	S 21°57'30" W	636.90'

REVISED: 06/27/2016 BOUNDARY

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

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

P.C.: Date: JUNE 15, 2016 Sheet: 1
TECH: R.K. Scale: 1"=200'
S.P.L.S.: N.V. 300 No.: 3890-05
Coordinate File: R:\PROJECTS\BROWNGAY\BROWNGAY\460-05\05.DWG



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

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

Dated this 27th day of June, 2016.

M&B - PUD LAND

MTC PUD
268.618 TOTAL ACRES

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

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

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

30.931 ACRES

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

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

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

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

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

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

5.161 ACRES

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

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

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

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

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

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

MTC PUD
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7.494 ACRES

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

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

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

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

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

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

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

MTC PUD
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181.706 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

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33.731 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

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

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

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

9.595 ACRES

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

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

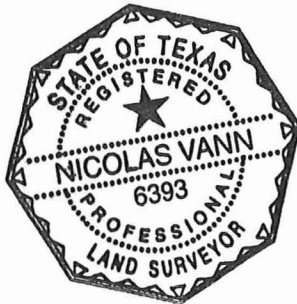
JUNE 15, 2016
REVISED: SEPTEMBER 28, 2017
JOB NO. 3890-05

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

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

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

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



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

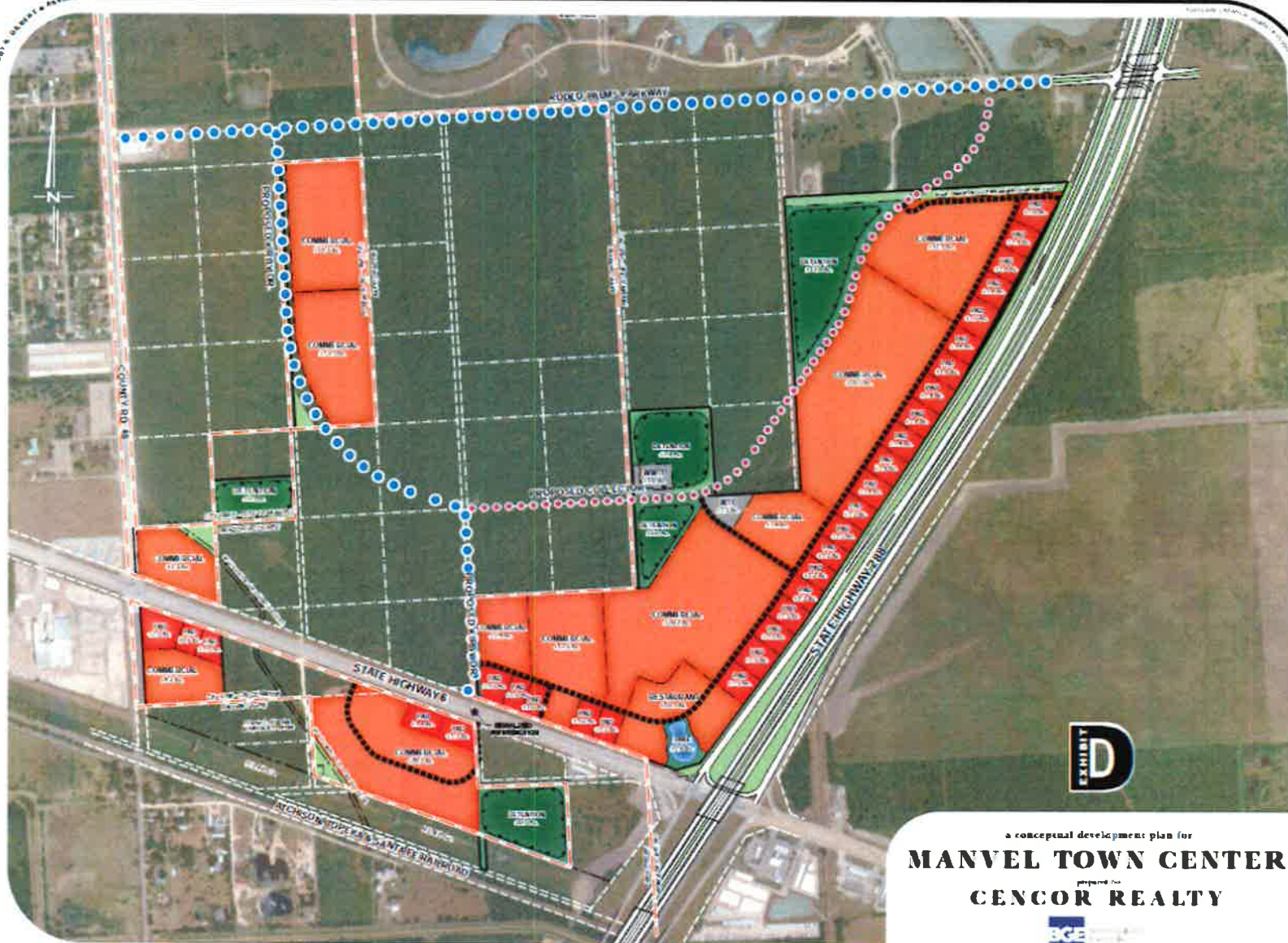


EXHIBIT D

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



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

Prepared by: BGE
 Date: 10/1/03
 Project: Manvel Town Center

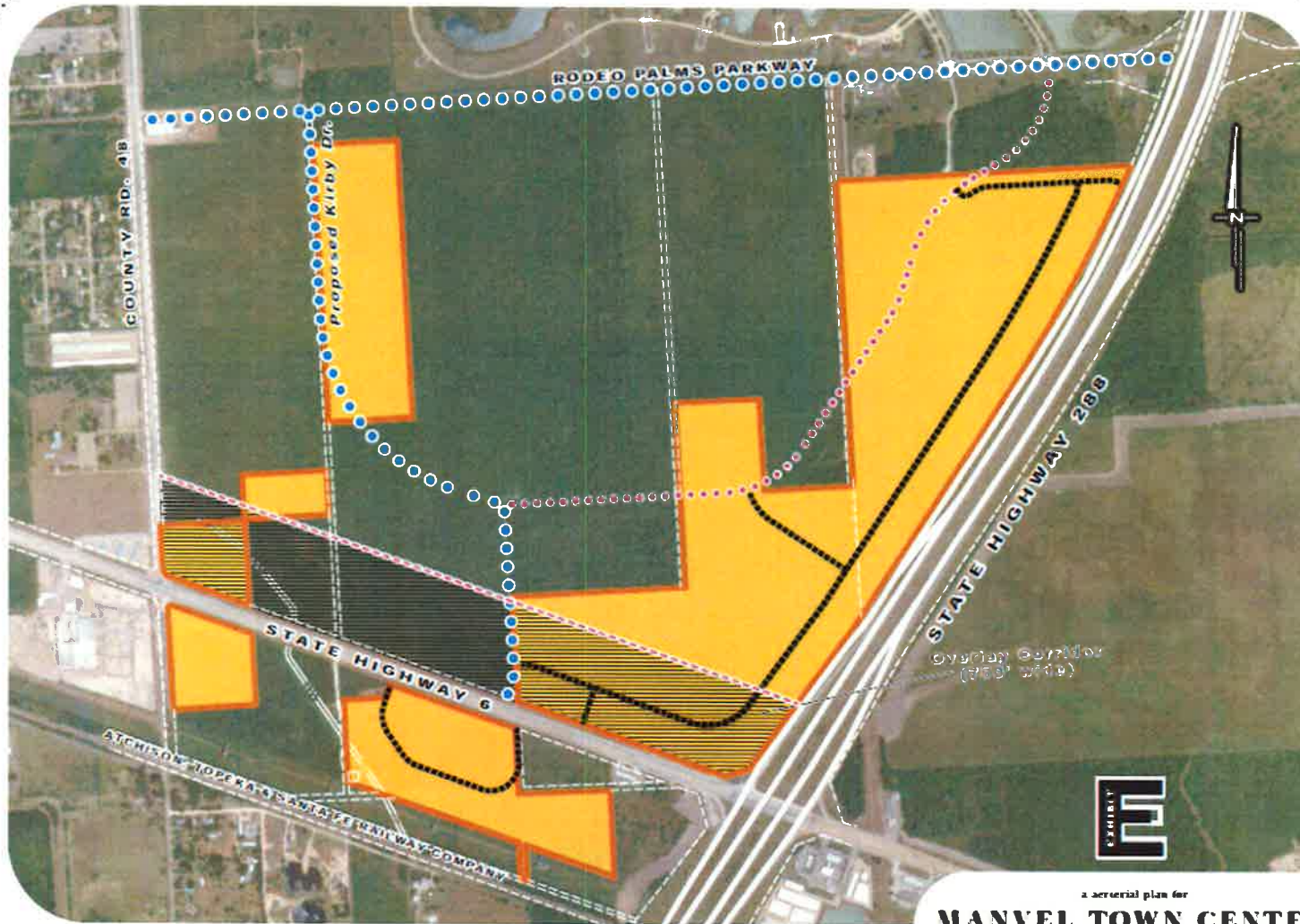
Scale: 1" = 100' (Horizontal)
 Scale: 1" = 20' (Vertical)
 Date: 10/1/03

LEGEND

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

NOTE: ALL LAND USES AND ROAD ALIGNMENTS ARE PROPOSED AND SUBJECT TO CHANGE. BASED ON FINAL CHARTERMENT ALL CHANGES WILL BE INDICATED BY THE DATE CHANGES SET FORTH IN THE PROJECT DOCUMENTS.

THIS DOCUMENT IS THE PROPERTY OF KERRY & GARNETT & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KERRY & GARNETT & ASSOCIATES. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE SUBJECT TO LEGAL ACTION.



NO. 1: PROPOSED MODIFICATIONS
SUBJECT TO CHANGE

LEGEND

- • • • • PROPOSED PARKWAY
- • • • • PROPOSED COLLECTOR
- INTERNAL CIRCULATION
(P.A. WILL BE PROVIDED
WITHIN THE OVERLAY
CORRIDOR)

OVERLAY CORRIDOR (700')

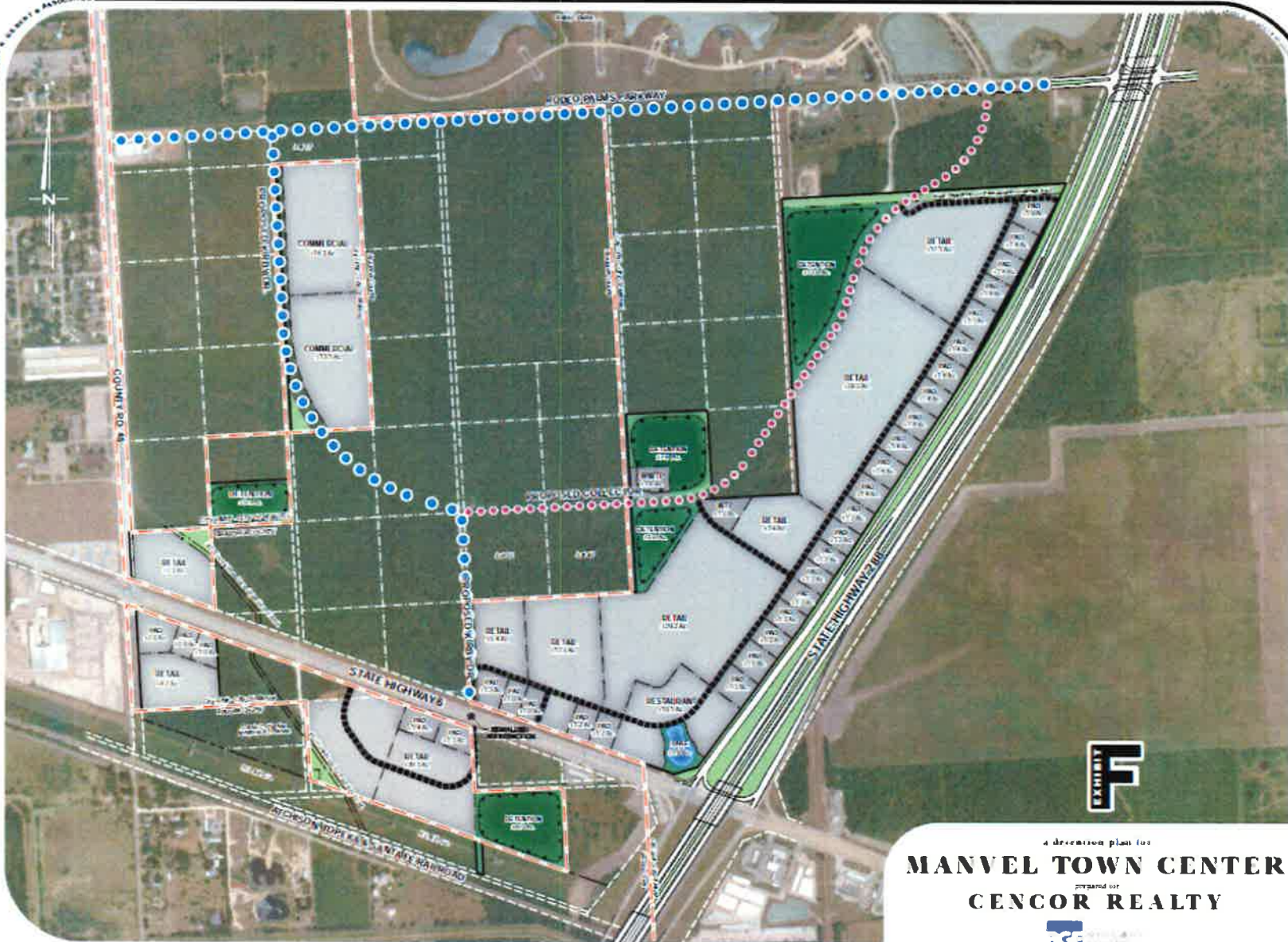
a aerial plan for MANVEL TOWN CENTER prepared for CENCOR REALTY



and Planning Consultants
23021 Jones Street, Suite 404
Katy, Texas 77454
713.866.1000
Fax: 713.866.1001



DATE: 10.10.2010
BY: [Signature]



THIS MAP IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THIS MAP AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT. THE USER OF THIS MAP SHOULD CONSULT WITH THE ENGINEER FOR ANY ADDITIONAL INFORMATION.

LEGEND

- • • PROPOSED PARKWAY
- • • PROPOSED COLLECTOR
- — — INTERNAL CIRCULATION

ADD: 100015510 2004 410 GARDEN ST
SOUTH CT 100 00000

EXHIBIT F

a development plan for MANVEL TOWN CENTER prepared for CENCOR REALTY



Landmark Development
2001 Landmark Drive, Suite A-100
Lubbock, Texas 79401

100015510 2004 410 GARDEN ST
SOUTH CT 100 00000

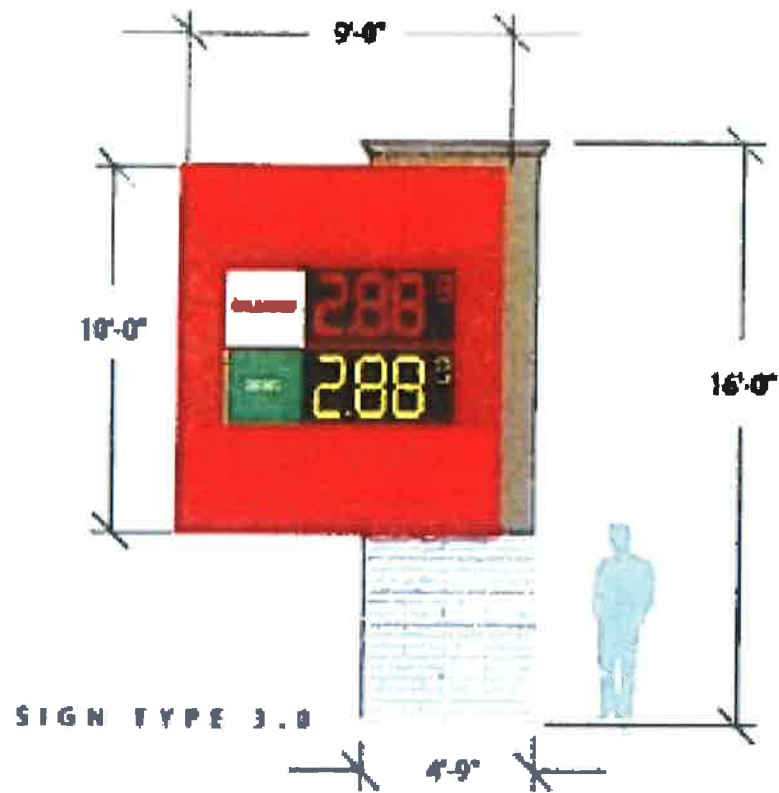
100015510 2004 410 GARDEN ST
SOUTH CT 100 00000

100015510 2004 410 GARDEN ST
SOUTH CT 100 00000

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SOUTH CT 100 00000

EXHIBIT H

LED SIGN



MANVEL TOWN CENTER PUD DOCUMENT

I. INTRODUCTION

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

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

II. EXISTING CONDITIONS

A. SITE DESCRIPTION

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

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

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

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

B. SURROUNDING LAND USE

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

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

III. GOALS AND OBJECTIVES

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

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

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

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

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

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

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

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

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

IV. PROJECT/ PLAN DESCRIPTION

A. LAND USE

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

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

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

1) Land Use/Regulatory Compliance

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

2) Land Use Categories

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

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

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

B. ARTERIAL PLAN

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

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

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

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

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

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

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

C. DEVELOPMENT GUIDELINES

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

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

1) Roadways

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

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

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

2) Building Setbacks

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

3) Building Height

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

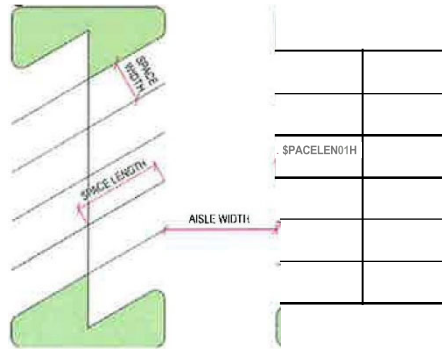
- ii. Commercial Anchor Tenant- No building may exceed sixty (60) feet in height
- iii. Mixed Use, office, medical and/or other multi-story uses - No building may exceed 150 feet in height.

4) Building Materials

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

5) Parking

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



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

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

6) Lighting

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

7) Detention

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

8) Open Storage

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

9) Landscape Requirements

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

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

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

D. **UTILITIES**

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

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

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

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

E. **SIGNAGE**

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

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

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

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

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

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

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

3)4) **Fuel Station Signage**

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

4)5) **Wall Mounted Signage**

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

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

6) General Signage Requirements

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

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

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

F. SITE PLANS

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

1) Development Review and Approval

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

G. AMENITIES/ OPEN SPACE/ LANDSCAPING

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

H. PHASING/ DEVELOPMENT SCHEDULE

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

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

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

V. LIST OF APPENDICES AND EXHIBITS

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

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

Appendix A

Permitted Uses

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

Automotive Part Sales

Automotive Repair and Maintenance

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

Establishment that primarily serves alcoholic beverages

Hotel

Lessors of Mini-Warehouse and Self-Storage

Micro Brewery

Personal and Household Good Repair and Maintenance

Restaurant with Drive Thru

Restaurant with Micro Brewery

Retail/Wholesale

Warehouse and Storage

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

Ambulatory Health Care Services

Medical and Dental Uses

Other Personal Care Services including Massage Establishments

Nail Salons

Appendix B

1.04, Part A, Section 7 Driveways

7. Driveways

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

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

1.04, Part A, Section 11 Parking Lot Guidelines

11. Parking Lot Guidelines

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

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

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

1.04, Part A, Section 12 Fences

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

1.04, Part A, Section 14 Street lights

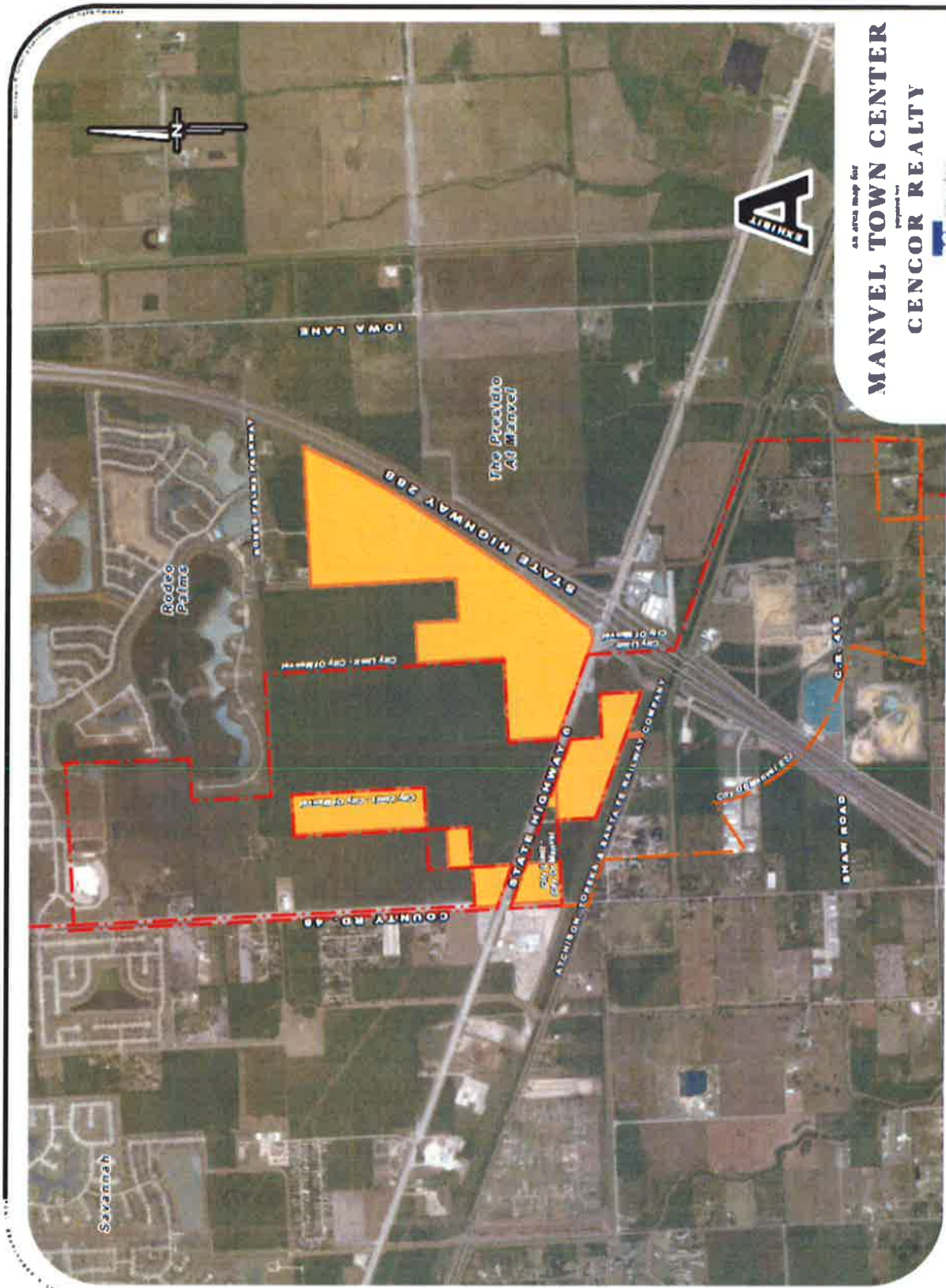
- 14. Streetlights
 - a. All new streetlights within a subdivision to be installed by the developer.
 - b. All monthly electrical charges and any maintenance and operation costs for streetlights within a subdivision to be paid for by the homeowners association or MUD, as applicable.
 - c. All new streetlights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

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

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

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

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



MANVEL TOWN CENTER

CENCOR REALTY

AN Aerial Map For

prepared by



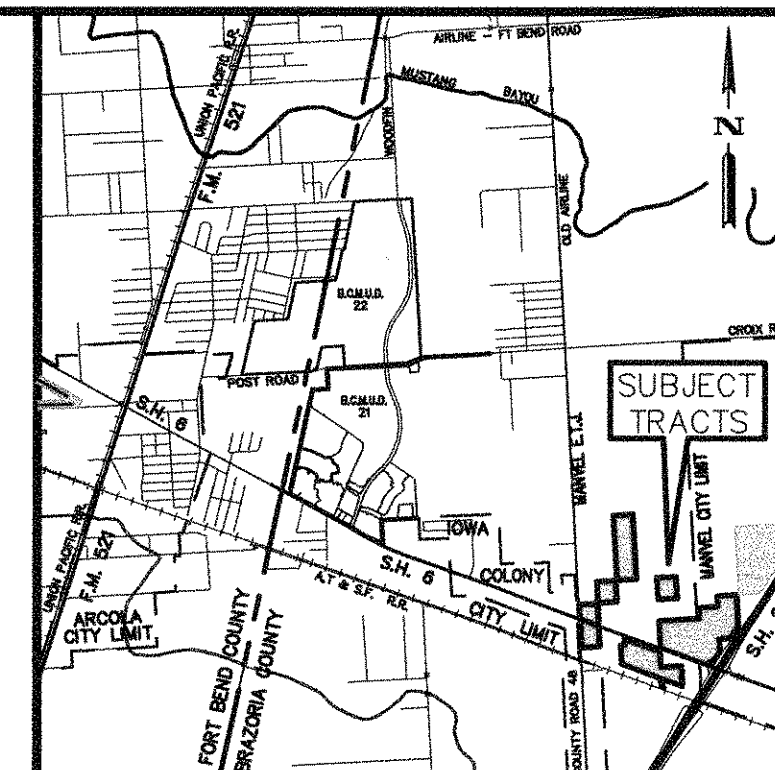
Cencor Realty, Inc.
2800 Cypress Street, Suite 100
Houston, Texas 77057

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

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

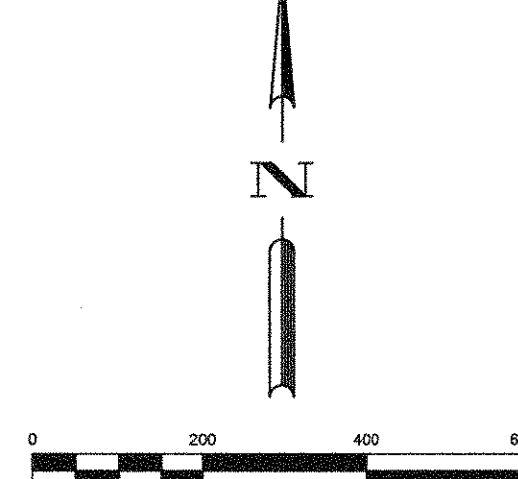
This map is a representation of the property and is not a legal document. It is intended for informational purposes only. The map is not to be used for any other purpose without the written consent of Cencor Realty, Inc. The map is not to be used for any other purpose without the written consent of Cencor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

PUD MAP



VICINITY MAP

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



LEGEND

B.C.C.F.	Brazoria County Clerk's File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
D.E.	Drainage Easement
Esmt.	Easement
Fnd.	Found
I.	Iron
P.L.M.	Pipe Line Marker
R.O.W.	Right-of-Way
(F)	Indicates Found 1/2-inch Iron with cap stamped "Brown & G."
TxDOT Mon.	Indicates a Texas Department Transportation Aluminum Cap a 5/8-inch iron rod.

NOTE

- [illegible]

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 73°44'17" W	193.73'
L2	N 25°29'05" E	26.28'
L3	N 19°30'55" E	119.21'
L4	N 36°55'22" W	45.22'
L5	N 03°21'02" W	346.73'
L6	N 03°22'22" W	351.25'
L7	S 03°22'22" E	351.25'
L8	N 53°04'38" E	30.00'
L9	S 02°48'24" E	270.34'
L10	N 70°26'24" W	54.07'
L11	N 02°48'24" W	270.34'
L12	N 87°10'35" E	150.00'
L13	N 03°15'24" E	195.13'

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1,875.06'	11,249.16'	9°33'01"	S 28°21'20" W	1,872.89'
C2	155.64'	390.00'	22°51'57"	N 08°04'56" E	154.61'
C3	636.99'	11,249.16'	31°54'40"	S 21°57'30" W	636.90'

REVISID: 06/27/2016 BOUNDARY

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

This map or plan was prepared under 22 Texas Antiquities Code § 663.21 and reflects the results of a survey completed on the ground and the assembly of instruments of record to describe and bound the political boundary of the Brazoria County Municipal Utility District No. 42, and is not to be used to convey or establish a red line property or easement right and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this 27th day of June, 2016.

NICOLAS WANN RPLS NO. 6393
BROWN & GAY ENGINEERS, INC.

T&L's Licensed Surveying firm, Inc. 10/05/00
 BEING 268.618 ACRES IN THE
 H.T. & B. R.R. CO. SURVEYS:
 SECTION 72, ABSTRACT NO. 460
 SECTION 71, ABSTRACT NO. 291
 SECTION 66, ABSTRACT NO. 560
 PARTLY IN THE CITY OF MANVILLE
 BRAZORIA COUNTY, TEXAS

Dated this the 27th day of June, 2016

M&B - PUD LAND

MTC PUD
268.618 TOTAL ACRES

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

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

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

30.931 ACRES

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

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

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

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

5.161 ACRES

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

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7.494 ACRES

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

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

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181.706 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

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33.731 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9.595 ACRES

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

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

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

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

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

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

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

MTC PUD
268.618 TOTAL ACRES

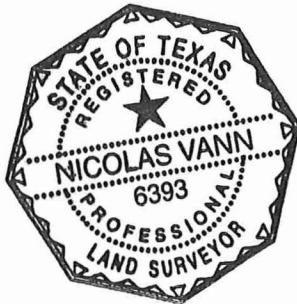
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In conclusion, the herein described tracts comprise a total acreage of 268.618 acres of land, described for the boundary of the MTC PUD.

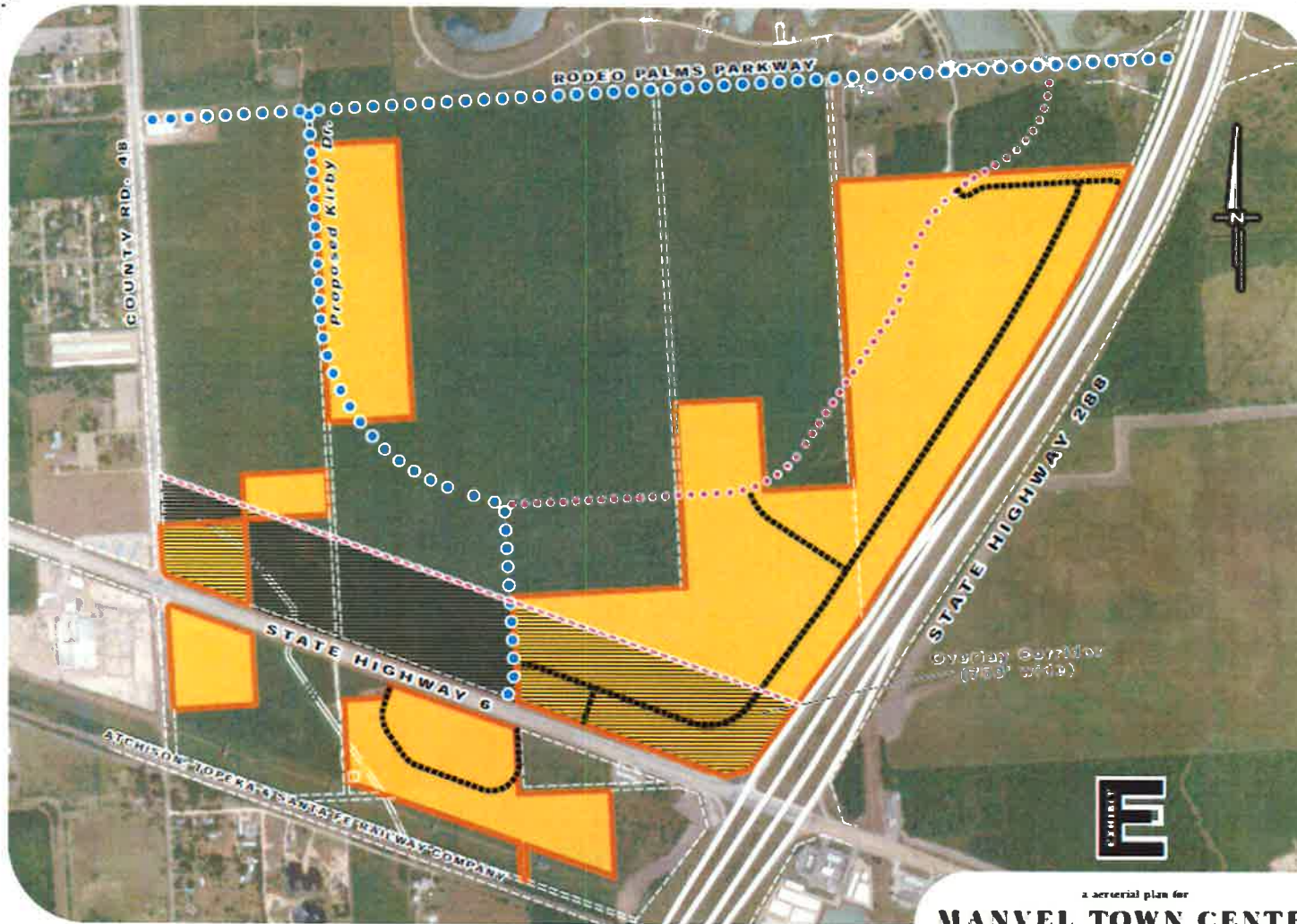
Bearing orientation of tracts south of State Highway 6 are based on the Texas State Plane Coordinate System, South Central Zone, NAD-83 with a bearing and distance of N 70°26'24" W, 2876.17 feet along the northeast line of a 30-foot wide roadway adjoining the northeast side of a 100-foot wide railroad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

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

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



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



NO. 12 PROPOSED MODIFICATIONS
SUBJECT TO CHANGE

LEGEND

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

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

OVERLAY CORRIDOR (700')

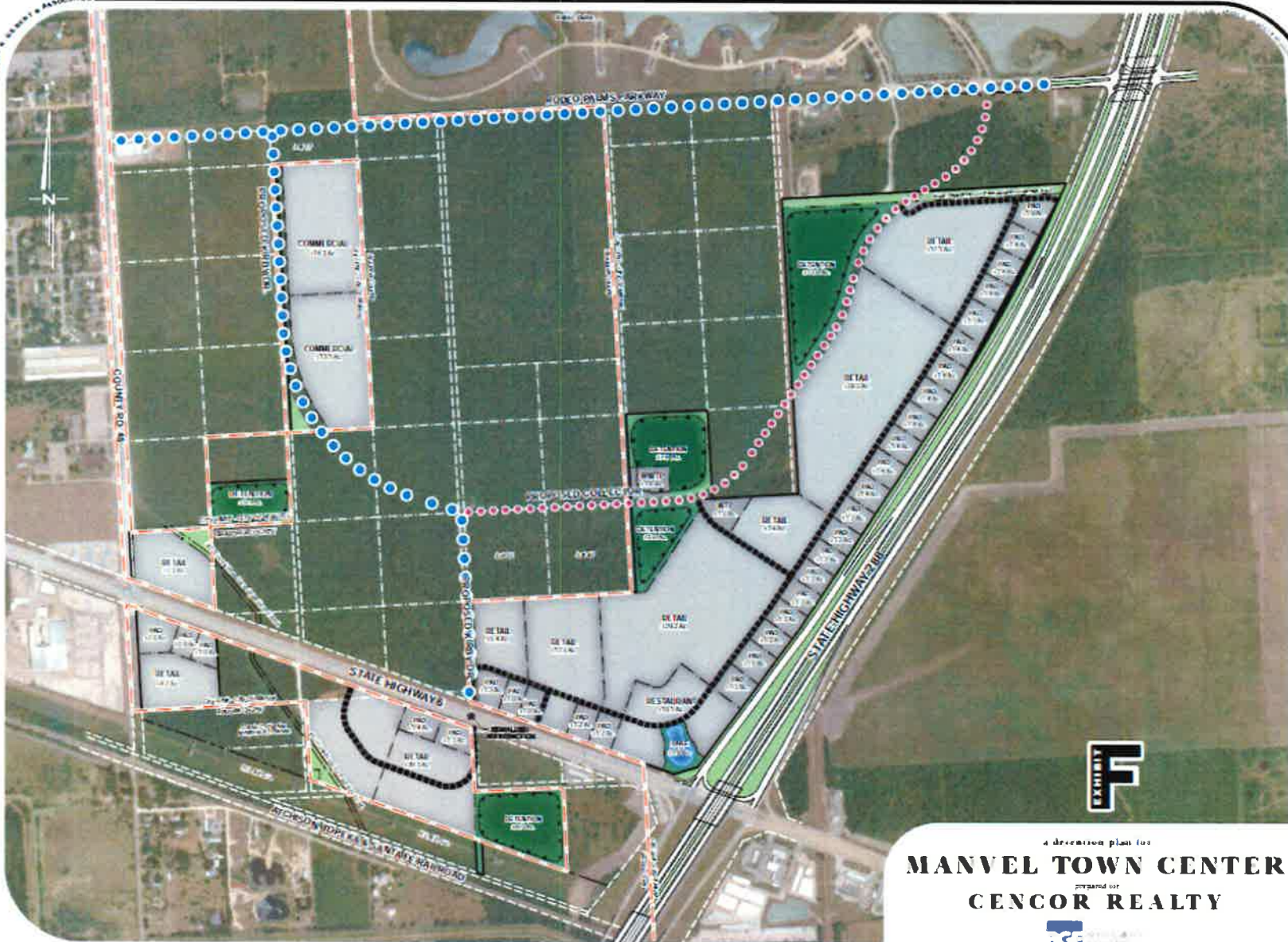
a aerial plan for MANVEL TOWN CENTER prepared for CENCOR REALTY



1200 West Main, Suite 100
Austin, TX 78701
7100 East Main, Suite 100
Austin, TX 78701



SCALE
1" = 100'



THIS MAP IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LEGEND

- • • PROPOSED PARKWAY
- • • PROPOSED COLLECTOR
- — — INTERNAL CIRCULATION

ADD: PREPARED BY KIMBERLY K. HARRIS & ASSOCIATES
SUBJECT TO EXAMINE

EXHIBIT F

a development plan for MANVEL TOWN CENTER prepared for CENCOR REALTY



Landmark Development
2007 Landmark Drive, Suite A-100
Lubbock, Texas 79401

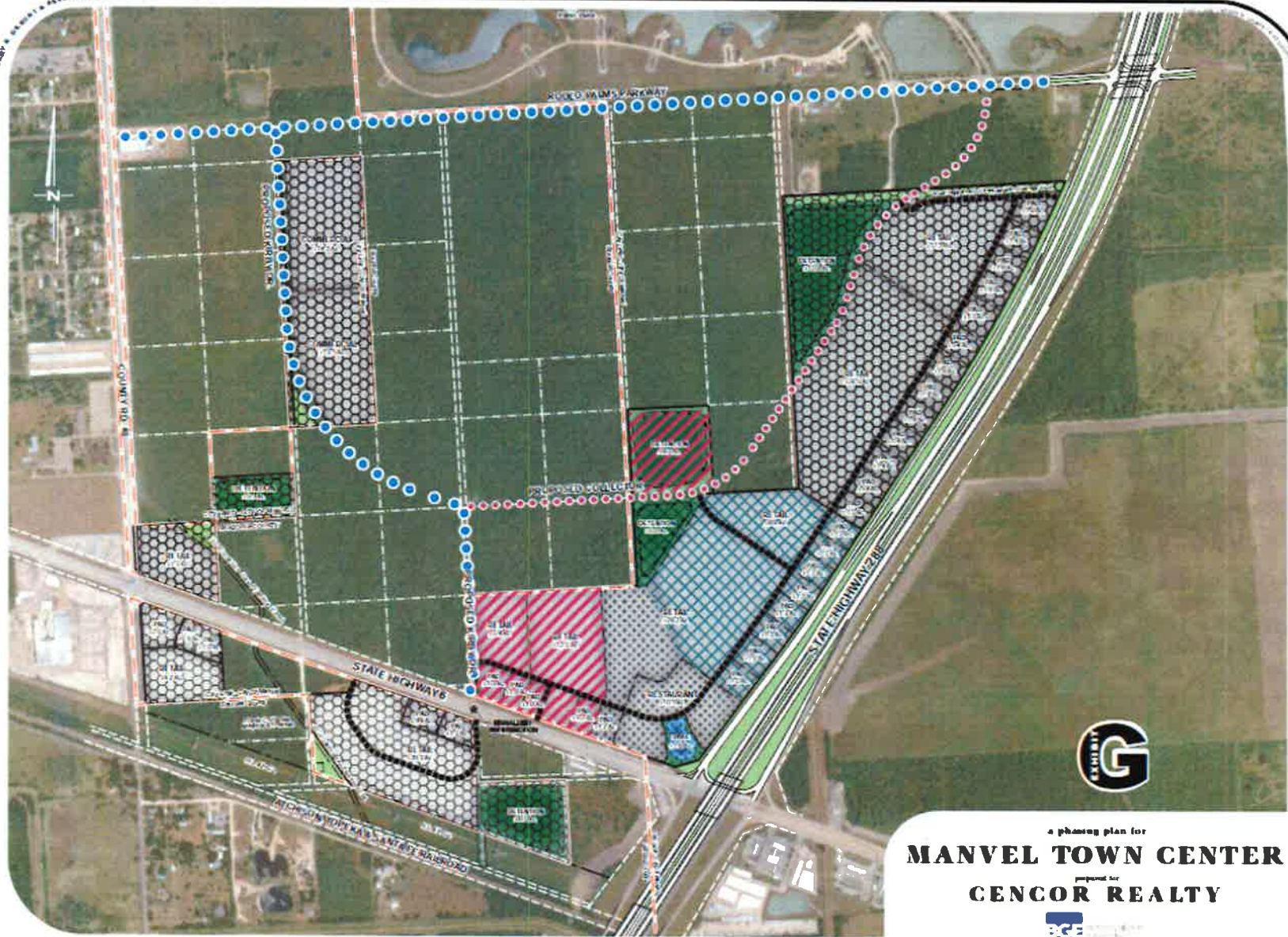
TO: Northrup Grumman, Inc.
Attn: TR-1000

FROM: Kimberly K. Harris & Associates
Attn: TR-1000

DATE: 10/10/2007

DATE: 10/10/2007

801 / HENRY & GUNTER ASSOCIATES



a phasing plan for
MANVEL TOWN CENTER
 prepared for
CENCOR REALTY



LEGEND

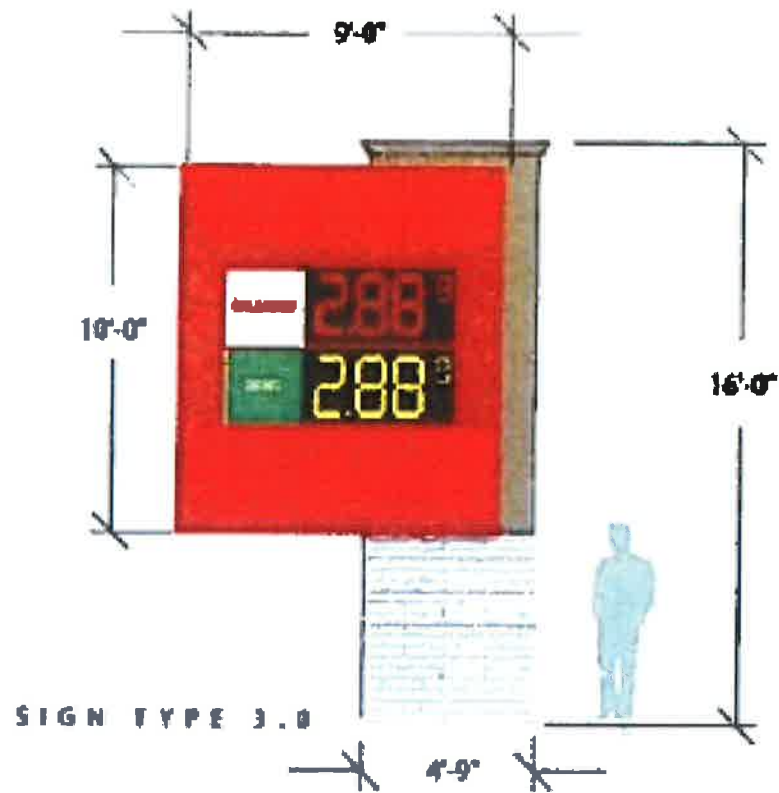
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|--|-----------|--|----------------------|--|--------------------|
| | PHASE I A | | PHASE III | | PROPOSED PARKWAY |
| | PHASE IV | | PHASE II | | PROPOSED COLLECTOR |
| | PHASE II | | INTERNAL CIRCULATION | | |

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF BENTLEY SYSTEMS, INCORPORATED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BENTLEY SYSTEMS, INCORPORATED. ANY VIOLATION OF THIS NOTICE IS A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.

Legend: 1/8" = 1' - 0"
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EXHIBIT H

LED SIGN





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: 01/07/2025 (01/27/2025 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Amending Plat for Sunset Gardens

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

Plats:

Preliminary _____

Final x _____

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

Kaitlin Gile
SIGNATURE

01/07/2025
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Sunset Gardens Amending Plat No. 1
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	January 27, 2025
Submitted By:	Ellie Roohbakhsh, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- The subject site is located on the eastern side of Meridian Parkway, at the southwest corner of the intersection of Rogers Road and Wilson Drive.
- This subject site is zoned Light Commercial and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.
- The original Sunset Gardens plat subdivided 7.39 acres in 18 lots and was approved the City Council in December 1970.
- The proposed plat subdivides 1.5819-acre tract into 2 blocks and 2 reserves for public facilities.
- The proposed reserves will be dedicated to the City for public facility use based on the provisions of the Meridiana PUD document.
- The Planning, Development, and Zoning Commission approved the 30-day extension requested by the applicant in accordance with Texas Local Government Code Chapter 212.009, extending the deadline to February 12, 2025.

STAFF RECOMMENDATION

The City staff recommends approval of the Sunset Gardens Amending Plat No. 1 with two (2) conditions. The conditions include:

1. Please provide the MUD Tax Certificate for Lot 10 of Sunset Gardens. As per the signed agreement for retail water and wastewater services executed in 2022 between the City and Brazoria County MUD No. 57, Lot 10 is included within the service area outlined in the agreement (Section (62-41 (b) (18)).
2. Please revise note 17 to read as follows: "Drainage for this site can be potentially provided for within "Meridiana Retail Detention Reserve No. 1". Post development drainage plan shall be provided for by the City. Drainage capacity within "Meridiana Retail Detention Reserve No. 1" shall be provided based on availability at the time of development of this site. Drainage for "Meridiana Highway 6 Commercial Reserve No. 1" and "Meridiana Highway 6 Commercial



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Reserve No. 2" shall be fully accounted for prior to calculating availability to serve this plat." (Section 62-41 (b) (19)).

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, SUNSET GARDENS AMENDING PLAT NO. 1, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of SUNSET GARDENS AMENDING PLAT NO. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized by this 13th day of January, 2025.

OWNER

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

BY: 

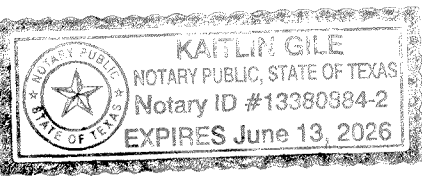
Print Name: Matt Lawson

Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

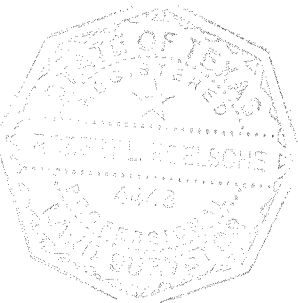
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of January, 2025



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

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 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 approved this plat of SUNSET GARDENS AMENDING PLAT NO. 1 in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
SUNSET GARDENS AMENDING PLAT No. 1
BEING 1.5819 ACRES OF LAND SITUATED IN
THE J.M. O'DONNELL SURVEY, ABSTRACT 470,
BRAZORIA COUNTY, TEXAS

BEING 1.5819 ACRES OF LAND SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS, BEING AN AMENDING PLAT OF LOTS 9, 10, 11, AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS; SAID 1.5819 ACRES OF LAND BEING COMPOSED OF TWO SEPARATE TRACTS OF LAND 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):

TRACT 1 - BLOCK 1 (1.1136 ACRES)

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southerly end of a 15-foot radius return at the intersection of the westerly right-of-way line Wilson Drive (60 foot wide) and the southerly right-of-way line of Rodger Road (60 foot wide) and located at the northeasterly corner of said Lot 10;

(1) THENCE, South 19°30'10" West, along the westerly right-of-way of Wilson Drive for a distance of 224.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the common corner of lots 11 and 12 of the aforementioned Sunset Gardens subdivision from which found 1/2-inch iron pipe bears North 78°53' West a distance of 0.76 feet;

(2) THENCE, North 70°26'14" West, along the common line of lots 11 and 12 for a distance of 150.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwestwesterly corner of lot 11 from which 1/2-inch iron pipe bears North 66° East for a distance of 0.62 feet;

(3) THENCE, North 19°30'10" East, along the westerly line of lot 11 for a distance of 136.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the common corner of lots 9, 10, 11 and 17;

(4) THENCE, North 70°26'14" West, along the common line of lots 9 and 17 for a distance of 150.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the easterly right-of-way of Loudon Lane (60 foot wide as shown on the plat recorded under B.C.C.F. No. 2021007273) marking the westerly common corner of said lots from which found 1/2-inch iron pipe bears North 75°44' East a distance of 0.9 feet;

(5) THENCE, North 19°30'10" East, along the easterly right-of-way of Loudon Lane for a distance of 2.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

(6) THENCE, continuing along the easterly right-of-way of Loudon Lane in a northerly direction with the arc of said curve to the left having a radius of 280.00 feet, a central angle of 10°44'41", an arc length of 52.51 feet, and a chord bearing of North 14°07'49" East, for a distance of 52.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature;

(7) THENCE, continuing along the easterly right-of-way of Loudon Lane in a northeasterly direction with the arc of said reverse curve to the right having a radius of 15.00 feet, a central angle of 87°25'24", an arc length of 22.89 feet, and a chord bearing of North 52°28'11" East, for a distance of 20.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly right-of-way line of Rodger Road marking a point of compound curvature;

(8) THENCE, along the southerly right-of-way line of Rodger Road in a easterly direction along the arc of said compound curve to the right having a radius of 1,170.00 feet, a central angle of 1°32'25", an arc length of 273.25 feet, and a chord bearing of South 77°07'41" East, for a distance of 272.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

(9) THENCE, South 70°26'14" East, continuing along the southerly right-of-way of Rodger Road for a distance of 7.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of curvature;

(10) THENCE, continuing along the southerly right-of-way of Rodger Road in a southeasterly direction along the arc of said curve to the right having a radius of 15.00 feet, a central angle of 89°56'24", an arc length of 23.55 feet, and a chord bearing of South 25°28'02" East, for a distance of 21.20 feet to the POINT OF BEGINNING and containing 1.1136 acres of land.

TRACT 2 - BLOCK 2 (0.4683 ACRES)

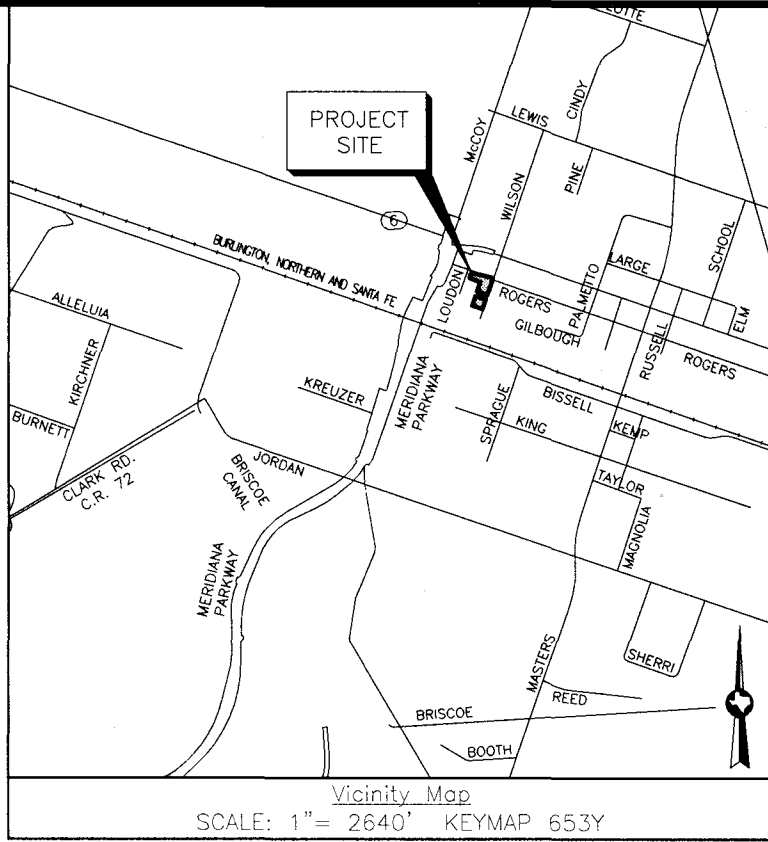
BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the easterly common corner of Lot 12 and Lot 13 in the westerly line of Wilson Drive from which a 1/2-inch iron pipe bears N 37°19' E, a distance of 0.50 feet;

(1) THENCE, South 19°30'10" West, along the westerly right-of-way line of said Wilson Drive for a distance of 136.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the easterly common corner of Lot 13 and Lot 14;

(2) THENCE, North 70°26'14" West, along the common line of Lot 13 and Lot 14 for a distance of 150.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the common corner of Lot 13 and Lot 15 from which a 5/8-inch iron rod bears N 23°01' E, a distance of 0.60 feet ;

(3) THENCE, North 19°30'10" East, along the common line of Lot 13 and Lot 15 for a distance of 136.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the common corners of Lot 15, Lot 16, Lot 12 and Lot 13;

(4) THENCE, South 70°26'14" East, along the common line of Lot 12 and Lot 13 for a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.4683 acres of land, and when both Tract 1 and Tract 2 are combined, there is a total area of 1.5819 acres of land.



BENCHMARK:

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

SUNSET GARDENS
AMENDING PLAT NO. 1

BEING A SUBDIVISION OF 1.5819 ACRES OUT OF
THE J.M. O'DONNELL, ABSTRACT 470:
BEING AN AMENDING PLAT OF LOTS 9, 10, 11 AND
13, BLOCK 1, OF SUNSET GARDENS AS RECORDED
IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA
COUNTY PLAT RECORDS
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
TO CREATE TWO RESTRICTED RESERVES, TO
DEDICATE RIGHT-OF-WAY, AND TO CHANGE
BUILDING LINES

2 BLOCKS 2 RESERVES (15782 ACRES)

OWNER

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

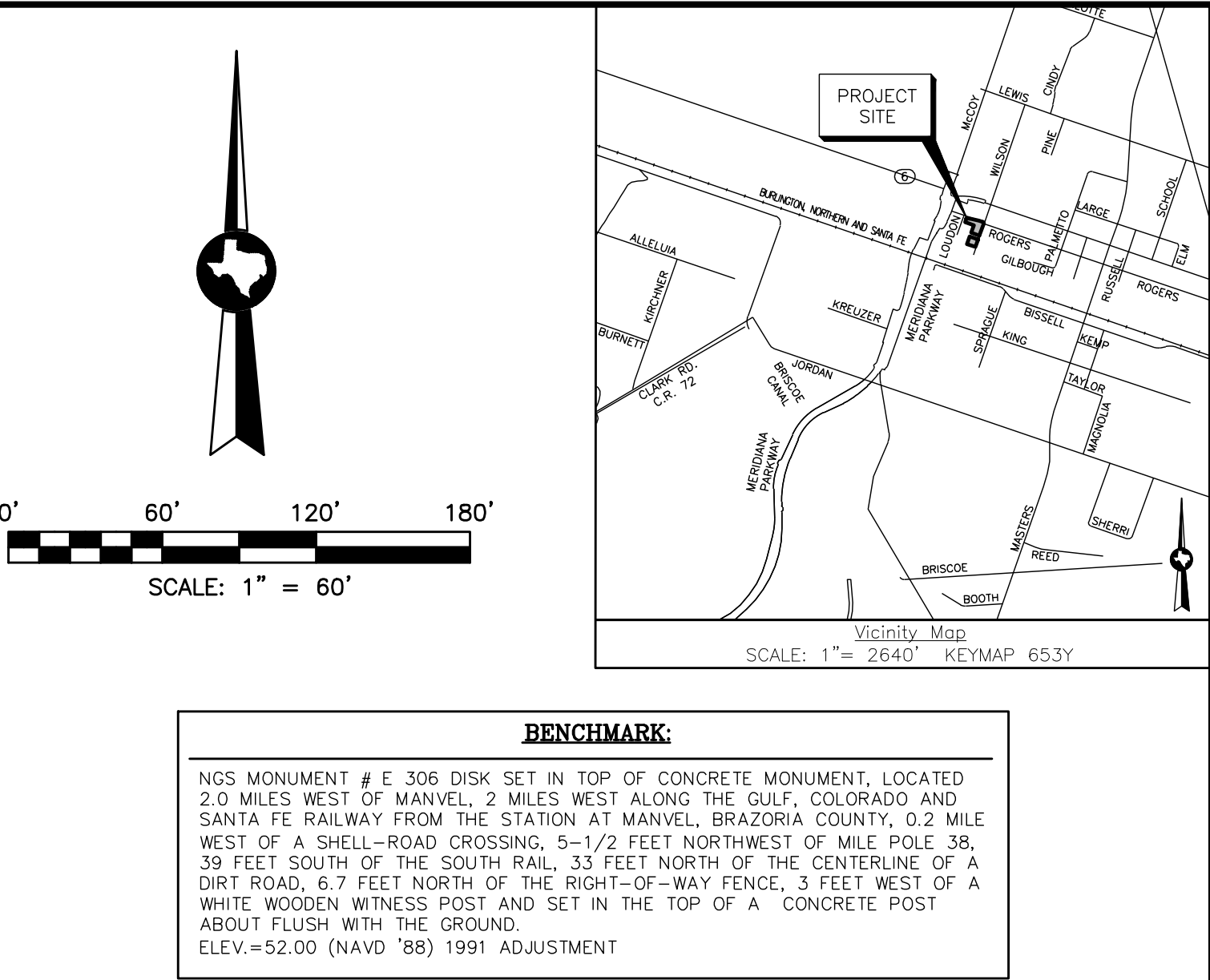
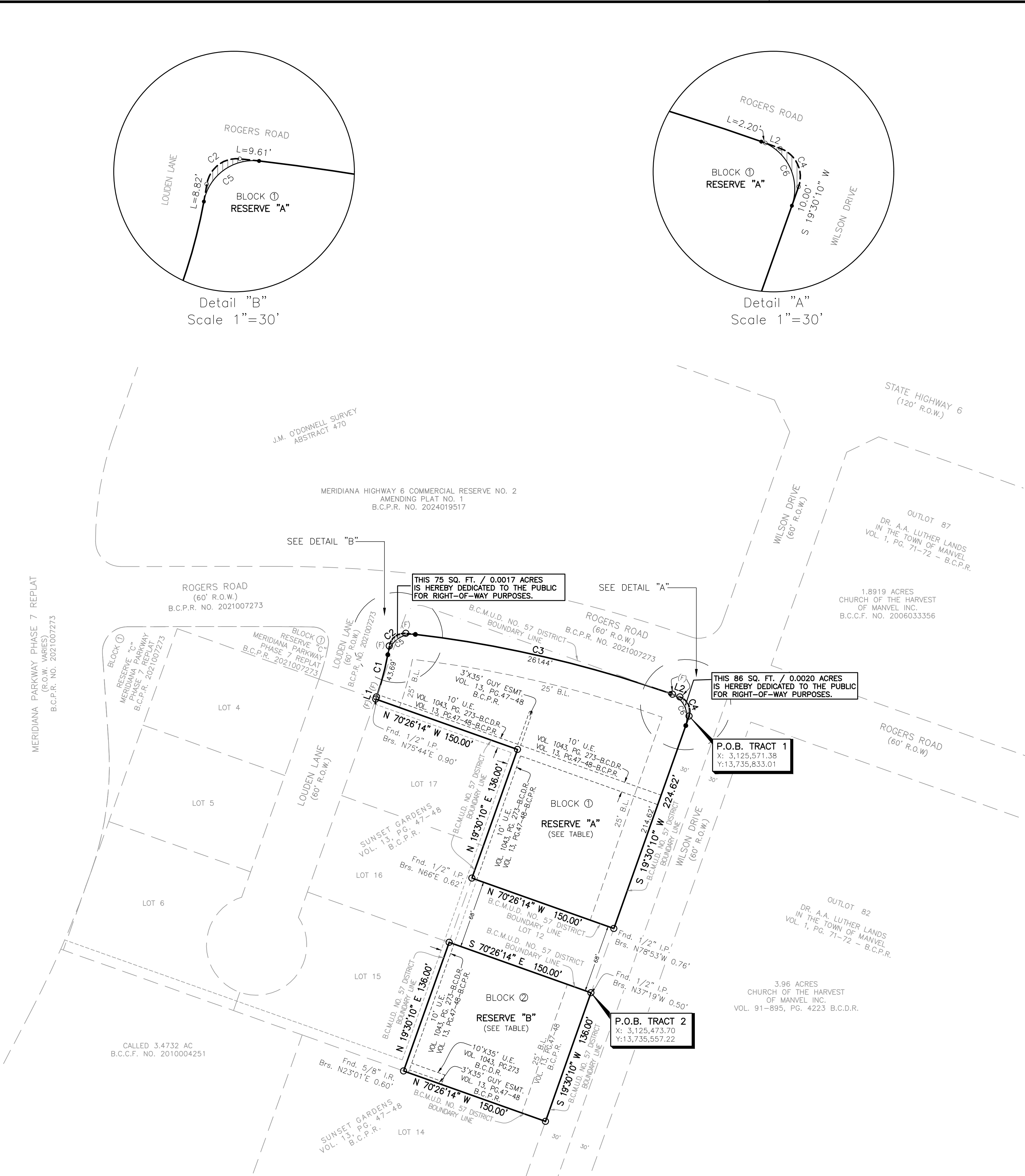
JANUARY 13, 2025



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

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020: The subject property shown hereon lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 2 feet).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.M.U.D. NO. 57 indicates Brazoria County Municipal Utility District Number 57
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
Brs. indicates Bears
(F) indicated Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
FND, indicates Found
I.P. indicated Iron Pipe
I.R. indicates Iron Rod
NO. indicates Number.
PG. indicates Page
P.O.B. indicates Point Of Beginning.
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. 57, Alvin Independent School District, and Brazoria County Conservation and Reclamation District #3.
- Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This amending plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- The boundary for this plat has a closure in excess of 1:15,000.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- 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.
- Drainage for this site can potentially be provided for within "Meridiana Retail Detention Reserve No. 1". Post development drainage plan shall be provided by the City.
- There exists an Unobstructed Aerial Easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to the 10-foot wide Utility Easements shown hereon based on the deed recorded under Volume 1043, Page 273 of the Brazoria County Deed Records and the plat recorded under Volume 13, Pages 47-48 of the Brazoria County Plat Records.



RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	PUBLIC FACILITIES	48,349 SQ.FT. / 1.1099 ACRE	CITY OF MANVEL
B	PUBLIC FACILITIES	20,400 SQ.FT. / 0.4683 ACRE	CITY OF MANVEL

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	280.00'	52.51'	17°44'41"	N 14°07'49" E
C2	15.00'	22.89'	87°25'24"	N 52°28'11" E
C3	1170.00'	273.25'	13°22'52"	S 77°07'41" E
C4	15.00'	23.55'	89°56'24"	S 25°28'02" E
C5	25.00'	37.56'	86°05'22"	N 53°36'27" E
C6	25.00'	39.29'	90°02'51"	S 25°31'16" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°30'10" E	2.24'
L2	S 70°26'14" E	7.84'

SUNSET GARDENS
AMENDING PLAT NO. 1

BEING A SUBDIVISION OF 1.5819 ACRES OUT OF THE J.M. O'DONNELL, ABSTRACT 470:
BEING AN AMENDING PLAT OF LOTS 9, 10, 11 AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

PURPOSE OF AMENDING PLAT:
TO CREATE TWO RESTRICTED RESERVES, TO DEDICATE RIGHT-OF-WAY, AND TO CHANGE BUILDING LINES

2 BLOCKS 2 RESERVES (1.5782 ACRES)

OWNER

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

JANUARY 13, 2025



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



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

January 2025

The following table provides an overview of Development Services Department activities from January 2, 2025 through January 24, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
SE Corner of Manvel Parkway & Croix Rd	Residential Subdivision (105 Arce Expansion)	- The subject site is in Open-Single Family Residential district. - Applicant is in the preliminary feasibility phase and due diligence phase.
20703 Morris Avenue	Clinic/Chiropractic Center	- The subject site is in Light Commercial & Highway 6 Overlay Zone. - Specific Use Permit required
Highway 6 (PID# 228682) next to Autozone	Bluewater Manvel Health Care Clinic	- The subject site is in Light Commercial & Highway 6 Overlay Zone. - Specific Use Permit required
7620 Rogers Road	Warehouses & Retail	- The subject site is in Light Commercial & Highway 6 Overlay Zone. - Specific Use Permit required
4030 Masters Road (ETJ)	Warehouses	- The subject site is in City of Manvel ETJ - City does not control Land use in the ETJ
Scott Avenue and Cemetery Road	65 Acre Residential Development	- The subject site is in Open-Single Family Residential district - KB Home has reached out to us to assist them with their feasibility study - Utility, Drainage, Traffic, and zoning related concerns were discussed.

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
10237 Bailey Road, Suite 103	1/8/2025	Behavioral Innovation
19804 Morris Avenue, Suite 100	1/16/2025	Firehouse Subs



DEVELOPMENT SERVICES DEPARTMENT

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

COMMERCIAL CONSTRUCTION APPROVALS

LOCATION	DATE ISSUED	DESCRIPTION
18909 Highway 6	1/7/2025	Shops at Bluewater Retail Building • Construction Plans Approved • Building Plans under review
19212 Highway 6	1/16/2025	Rich's Car Wash • Construction Plans Approved • Civil construction starting • Building Plans under review
Manvel Town Center	12/10/2024	Manvel Town Center Building D & E • Construction Plans Approved • Civil construction started • Building Plans under review

OTHER UPDATES

• Since the January 21, 2025, City Council meeting was cancelled, the Strategic Plan adoption will be considered at the February 3, 2025, City Council meeting.
• Staff is awaiting a response from the applicant on the Manvel Town Center PUD amendment item to determine the next course of action. The applicant is in conversation with the individual who spoke at the last PD&Z Commission public hearing.