

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 24, 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 Maraskein, 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.

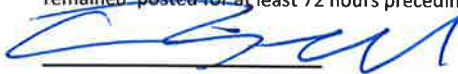
Regular Agenda

- A. Presentation and discussion on Future Manvel, Comprehensive Plan, and Thoroughfare Plan by Kendig Keast Collaborative.
- B. Consideration and possible action to approve Final Plat of Valencia Section 13;
BEING A SUBDIVISION OF 20.953 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2 PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- C. Consideration and possible action to approve the Final Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 71 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)
- D. Consideration and possible action to approve the Final Plat of Manvel Town Center Lowes Reserve;
BEING A SUBDIVISION OF 12.09 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 48, 49, 56, AND 57, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, RECORDED IN VOL. 2, PG. 81-82, B.C.P.R. AND A PARTIAL REPLAT OF RESERVE B, BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN P.N. 2022042761 B.C.P.R.
- E. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 02/21/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 2/10/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

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

Absent: None

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Matt De La Rosa, Assistant City Engineer
Jesica Portie, Associate Planner
Elaheh Roohbakhsh, Associate Planner
James McClain, Administrative Captain

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jesica Portie, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT

(O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The Public Hearing opened at 6:07 p.m.

1st call for comments -

Angela Vickerman - Spoke against the rezone

Damian Vickerman - Against the rezone

Alexandra Smith - Comments read into the record by Ryan Miller - Opposed

Anita Boyd - Comments read into the record by Ryan Miller - Opposed

Jennifer Rhodes - Comments read into the record by Ryan Miller - Opposed

Wyndell Rhodes - Comments read into the record by Ryan Miller - Opposed

Gene Chesson - Comments read into the record by Ryan Miller - Opposed

Joan Kennedy - Comments read into the record by Ryan Miller - Opposed

Angie/Marvin Schedule - Comments read into the record by Ryan Miller - Opposed

Christina Hileman - Comments read into the record by Ryan Miller - Opposed

Joe Adams - Comments read into the record by Ryan Miller - Opposed

Roger Stotter - Comments read into the record by Ryan Miller - Opposed

Phyllis Manson - Comments read into the record by Ryan Miller - Opposed

Ryan Del Bello - Comments read into the record by Ryan Miller - Opposed

Ed/Christina Campbell - Comments read into the record by Ryan Miller - Opposed

Bryan Nami - Comments read into the record by Ryan Miller - Opposed

Michael Petru - Comments read into the record by Ryan Miller - Opposed

Deana Young - Comments read into the record by Ryan Miller - Opposed

Keith and Vera Armstrong - Comments read into the record by Ryan Miller - Opposed

Alexis Del Bello - Comments read into the record by Ryan Miller - Opposed

David Headley, 3951 Del Bello Rd - Spoke against the rezone

Prince Sanchez - Spoke against the rezone

Tyler Ponder, 4700 Curry Rd - Spoke against the rezone

Angela Smith, 4718 Curry - Spoke against the rezone

Akilah Amos, 4718 Del Bello - Spoke against the rezone

Leslie Burkhead, 6336 Del Bello Rd - Spoke against rezone

Second call - None

Third call - None

The Public Hearing closed at 6:27 p.m.

Consent PDZ

- A. Approve a 6-month extension for Preliminary Plat of Valencia Section 12; BEING A SUBDIVISION OF 14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)
- B. Approve Meridiana Section 13B Preliminary Plat; BEING A SUBDIVISION OF 12.97 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Approve Final Plat for Meridiana Section 26B;
BEING A SUBDIVISION OF 18.55 ACRES OUT OF THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 12 THROUGH 14 AND LOT 16 OF
LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS; AND A PORTION OF LOT 15 OF THE
AMENDING PLAT OF LOT 15 OF LULLING STONE SECTION ONE, AS RECORDED IN
VOLUME 22, PAGES 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Section 31B;
BEING A SUBDIVISION OF 7.00 ACRES OUT OF THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve Final Plat for Meridiana Detention Reserve W;
BEING A SUBDIVISION OF 15.93 ACRES OUT OF THE OLIVER HALL SURVEY, A-203;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 16 THROUGH 18 OF
LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270; ALSO BEING
A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE
AMENDING PLAT AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA
COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

PDZ Member Christy Kennard made the motion to approve the Consent Agenda. PDZ
Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy
Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action approve Final Plat for Meridiana Section 82 Detention Reserve;
BEING A SUBDIVISION OF 43.38 ACRES OUT OF OUTLOTS 137, 138 AND 162 OF THE
DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R.
CO. SURVEY, SECTION 62, A-484, H.T. & B.R.R. CO. SURVEY SECTION 64, A-483, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner, provided the overview.

The City staff recommends approval of the Meridiana Section 82 Detention - Final Plat with three
(3) conditions. The conditions include:

1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62-41 (b) (18)).
2. Please provide an approved construction plan for Kreuzer Road, as required by City ordinance (Sections 62-41 (b)(25) & (b)(26) & (b)(28)).
3. Please revise the Flood Zones to accurately reflect the Firm Panel, changing "Flood Plain Zone AO" to "Flood Plain Zone X-Unshaded." Also, include "Flood Plain Zone X-Shaded" on the west side of "Flood Plain Zone AE" and relocate the "Flood Plain Zone AO" label correctly (Section 32-52).

PDZ Member Kyle Marasckin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-04;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Representative for the developer spoke. Addressed the concerns voiced during the public hearing.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

Absent: None

Abstained: None

- 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.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:45p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



Strategic Plan
Comprehensive Plan Update
Thoroughfare Plan Update

PDZ Workshop #1:
Future Manvel

February 24, 2025



GARY MITCHELL
President and
Project Manager



JENNIFER MAK
Architect and
Senior Urban Designer



FOCUS TODAY

MANVEL 2045

1. **Welcome and Introductions**
2. **Update on Project Accomplishments and Next Steps/Timeline**
 - Manvel Today Report (available on project website):
<https://online.encodeplus.com/regs/manvel-tx/page/homepage#nav1>
 - Community Survey Report (also on project website)
 - Strategic Plan adopted on February 3 (also on website under Plans)
 - Projected Timeline:
 - **Monday, March 24:** PDZ Workshop 2 of 3
 - **Monday, April 28:** PDZ Workshop 3 of 3
 - **Tuesday, May 27** (if PDZ slides to Tuesday due to Monday Memorial Day holiday):
City Council Workshop 3, joint on PDZ 4th Monday (Draft Plan)
 - **TBD** in early June after Workshop 3: Public Open House (Draft Plan)
 - **Monday, June 23:** PDZ Commission Public Hearing and recommendation
(proposed Comprehensive and Thoroughfare Plans)
 - **Monday, July 7:** City Council Public Hearing and potential adoption
3. **Comprehensive Plan Outline** (*see attached document*)
4. **Future Manvel Focus: Comprehensive Plan Introduction** (*see attached document*)
5. **Future Manvel Focus: Environment**
 - Natural resources context and planning considerations
6. **Future Manvel Focus: Future Land Use and Character**
 - City's current Future Land Use map, planning considerations for updated map
7. **Future Manvel Focus: Thoroughfare Plan Updates**
 - City's current Thoroughfare Plan map, planning considerations for updated map
8. **Recap and Next Steps**

COMPLETE

2024

PROJECT STARTUP
City Council Workshop 1
Outreach Plan + Schedule

Feb-Mar

COMPLETE

2024

MANVEL TODAY PHASE
Initial Engagement Round
Manvel Today Report

Apr-Oct

COMPLETE

2024

PLAN DIRECTION PHASE
City Council Workshop 2
Proposed Strategic Plan

Oct-Nov

2024-25

FUTURE MANVEL PHASE*
Comp + Thoroughfares Focus
Further Engagement Activities

Nov-May

2025

IMPLEMENT / ADOPT PHASE
City Council Workshop 3
Open House on Draft Plans
Hearing Drafts of Plans

May-July

***Future Workshops**

- **March 24**
- **April 28**

PROJECT WEBSITE



Manvel Today Report

- <https://online.encodeplus.com/regs/manvel-tx/page/homepage#nav1>

Community Survey Report (also on project website)

- <https://online.encodeplus.com/regs/manvel-tx/doclibrary.aspx?id=c06cf8de-75dc-40ad-887c-e74458367c45>

Strategic Plan adopted on February 3 (also on website under Plans)

- <https://online.encodeplus.com/regs/manvel-tx-sp/doc-viewer.aspx#secid-1>

Outline for COMPREHENSIVE PLAN



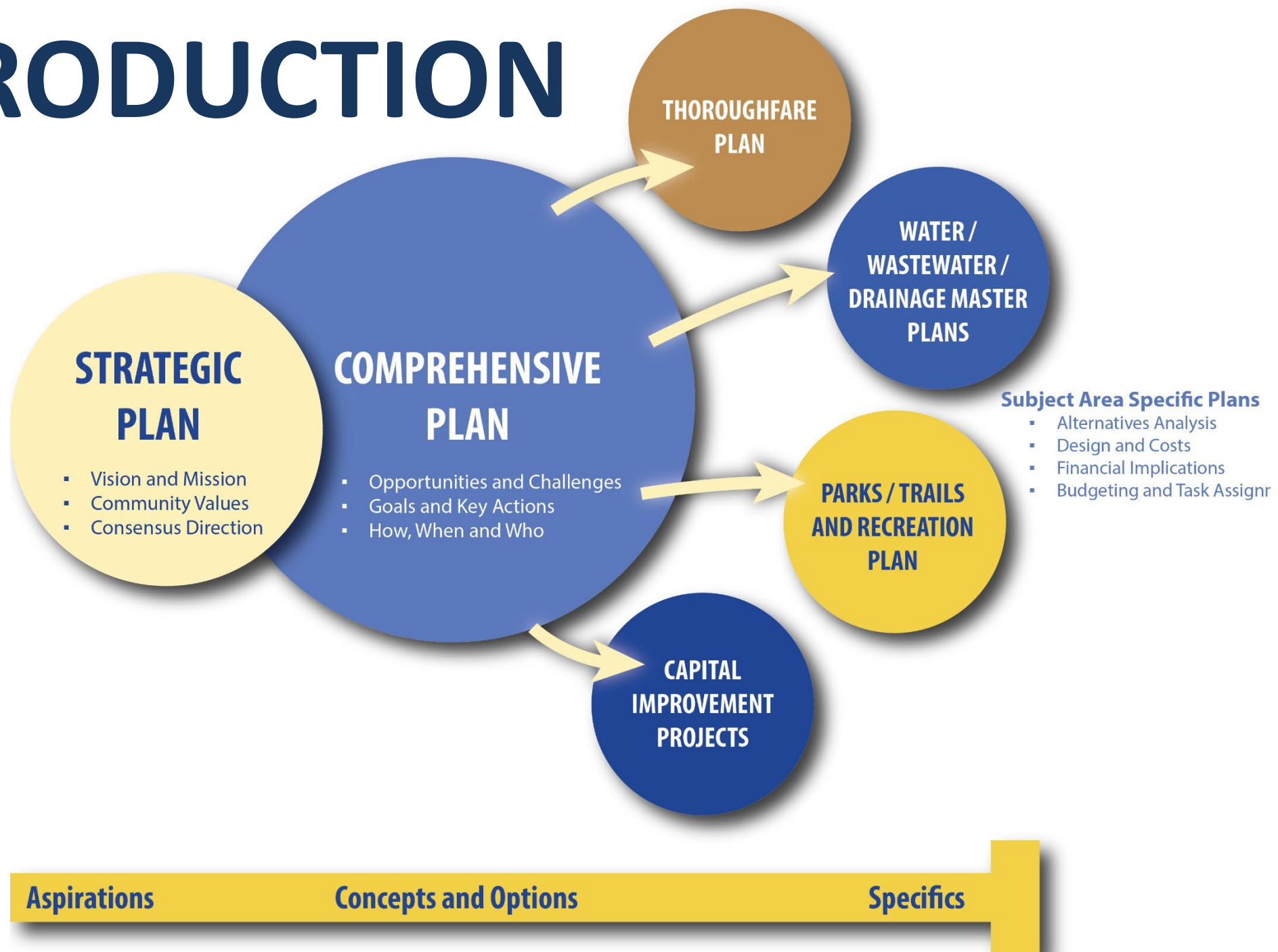
(see attached document in packet)

INTRODUCTION



(see attached document in packet)

INTRODUCTION



INTRODUCTION



ENVIRONMENT



Key Planning Issues and Considerations

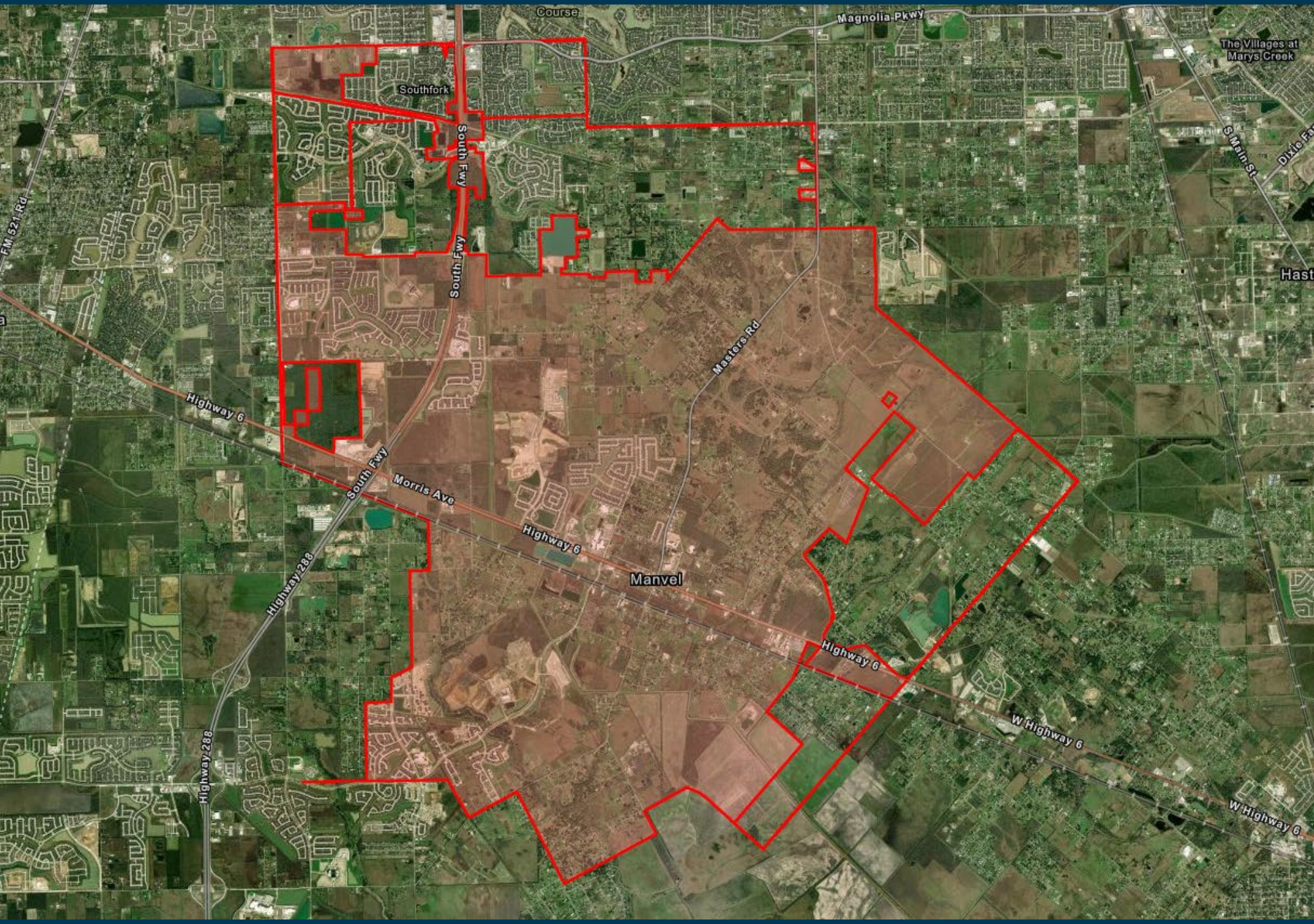
- Air quality, regional plus localized with increasing vehicular traffic
- Climate trends with related heat and weather severity, increased flood risk
- Disruption of natural drainage, and widening/modification of creeks and bayous to handle upstream drainage
- Drought preparedness and conservation measures when needed
- Habitat fragmentation and loss
- Increased impervious (hard) surfaces (heat and runoff effects)
- Loss of open space, vegetation and mature tree cover (and transition in species with development landscaping)
- More urban lighting, maintaining “dark skies”
- Oil field and pipelines legacy
- Potential increase in failures of aging septic systems over time
- Sustainable construction practices
- Water quality with increasing wastewater discharges, urban runoff and soil disturbance/erosion

ENVIRONMENT

Accomplishments



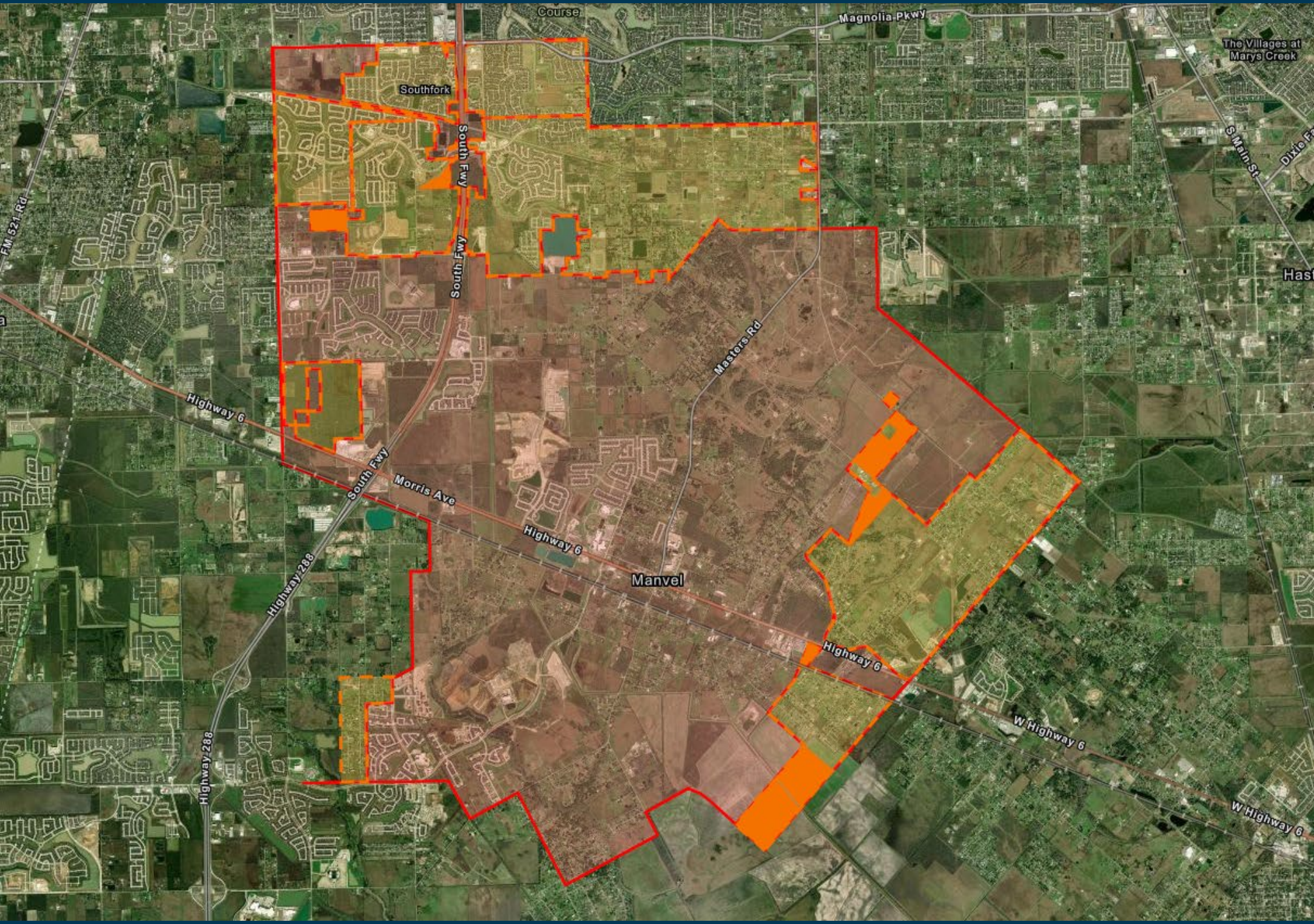
- Drainage, wastewater and water master plans and related design criteria
- Resulting capital investments, including Akery Lake stormwater detention project
- MUDs coordination regarding water and wastewater systems, services
- Zoning ordinance with minimum 1-acre Open-Single-Family Residential (O-SFR) district and Planned Unit Development (PUD) district to accommodate master-planned developments
- Parks Master Plan
- Partnerships with area agencies:
 - Brazoria County
 - Brazoria County Conservation & Reclamation District #3
 - Brazoria Drainage Districts #4 and #5
 - Gulf Coast Water Authority
 - TxDOT
- Participation in regional planning and coordination through Houston-Galveston Area Council (H-GAC)



Legend

City of Manvel - City Limits





Legend

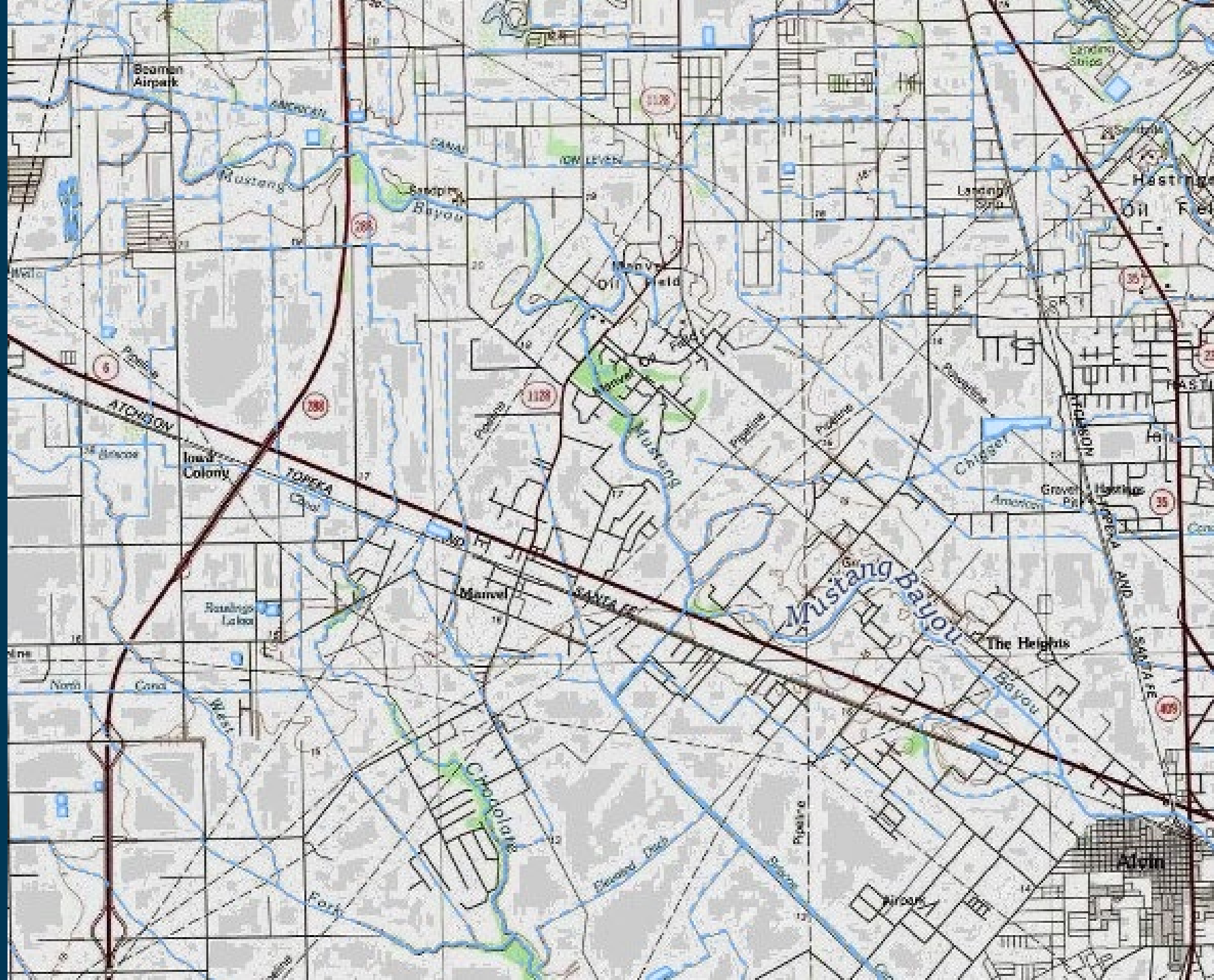
City of Manvel - ETJ

- Development Agreement Signed
- ETJ

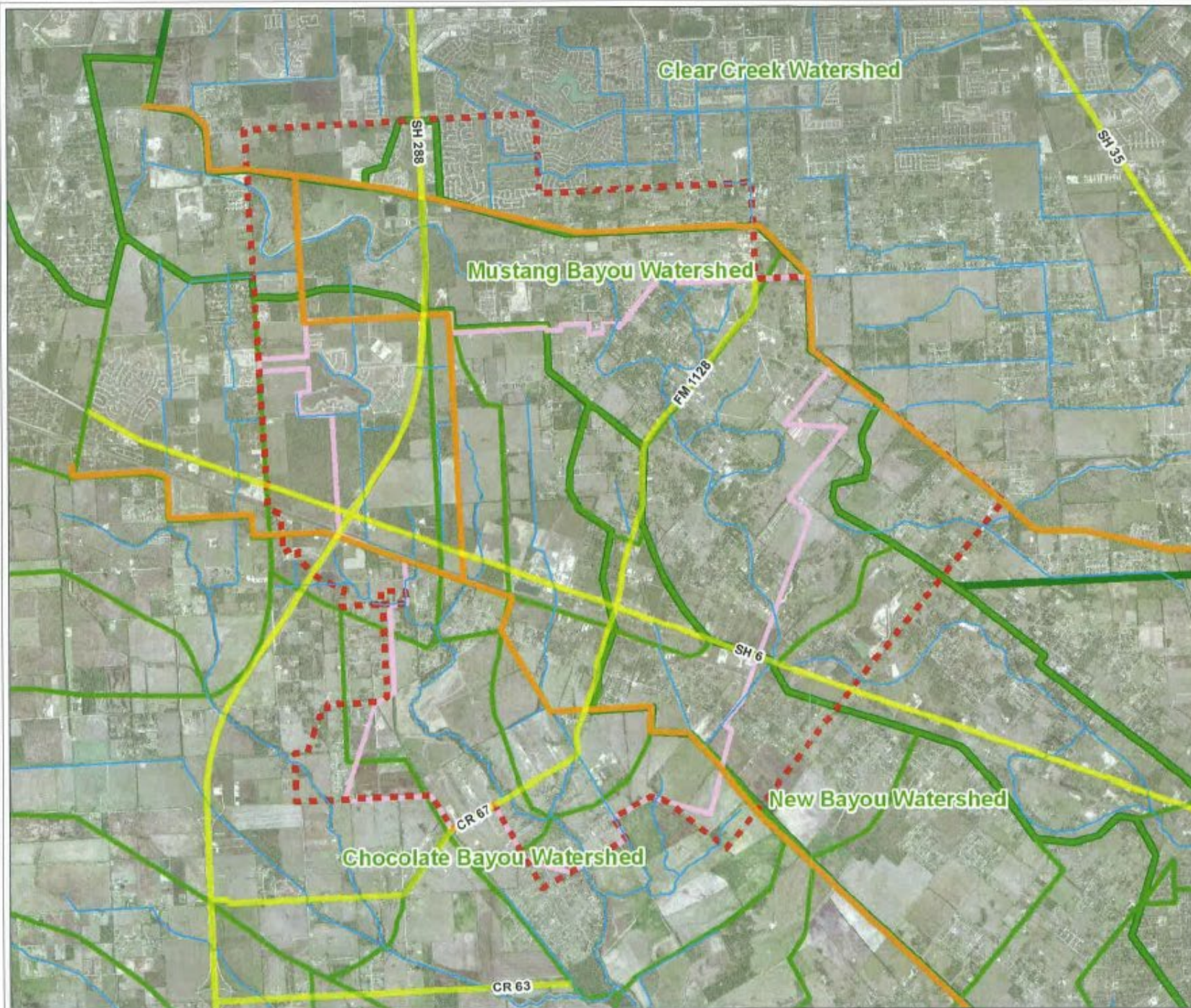
City of Manvel - City Limits

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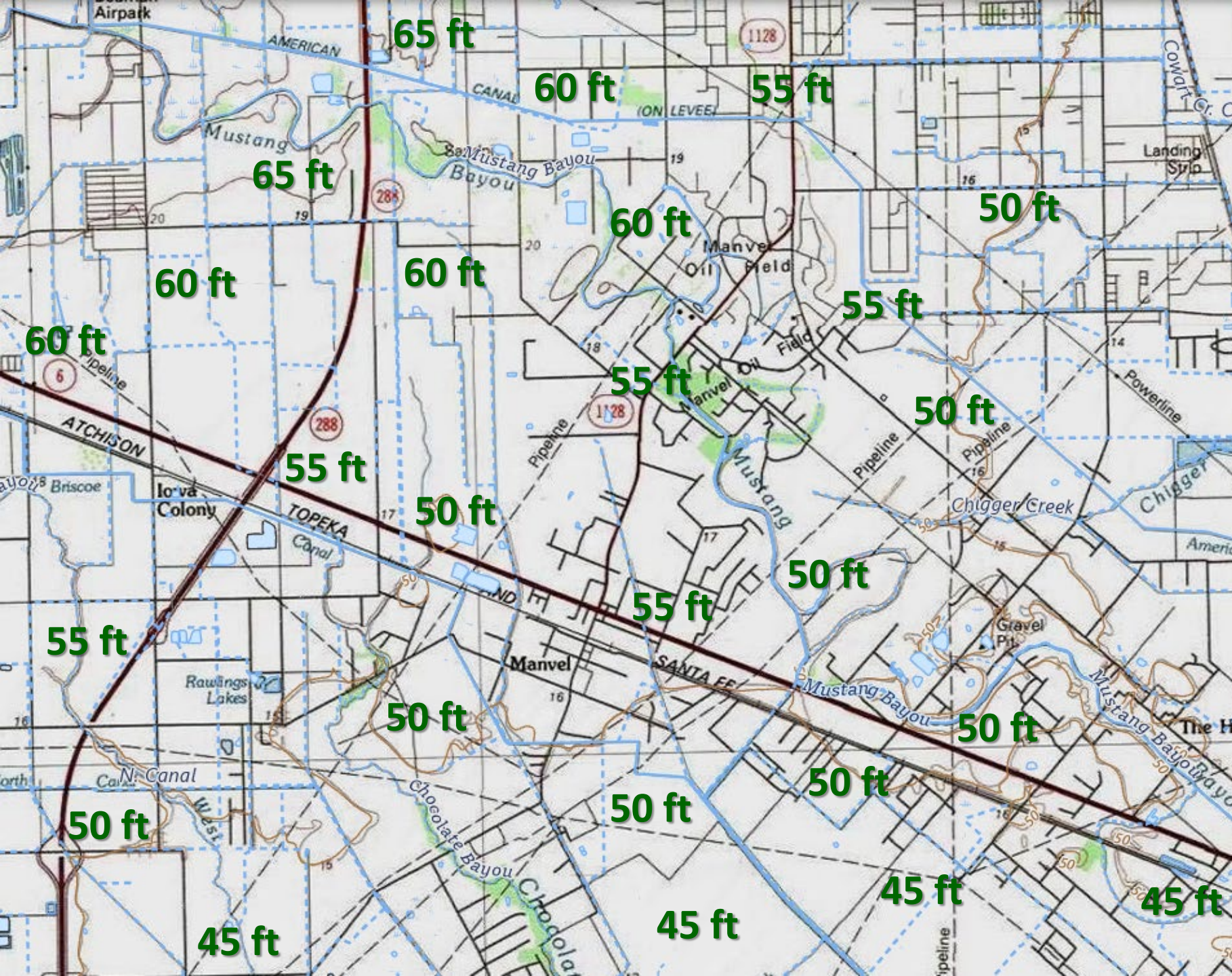
US Geological Survey mapping



WATERSHED MAP



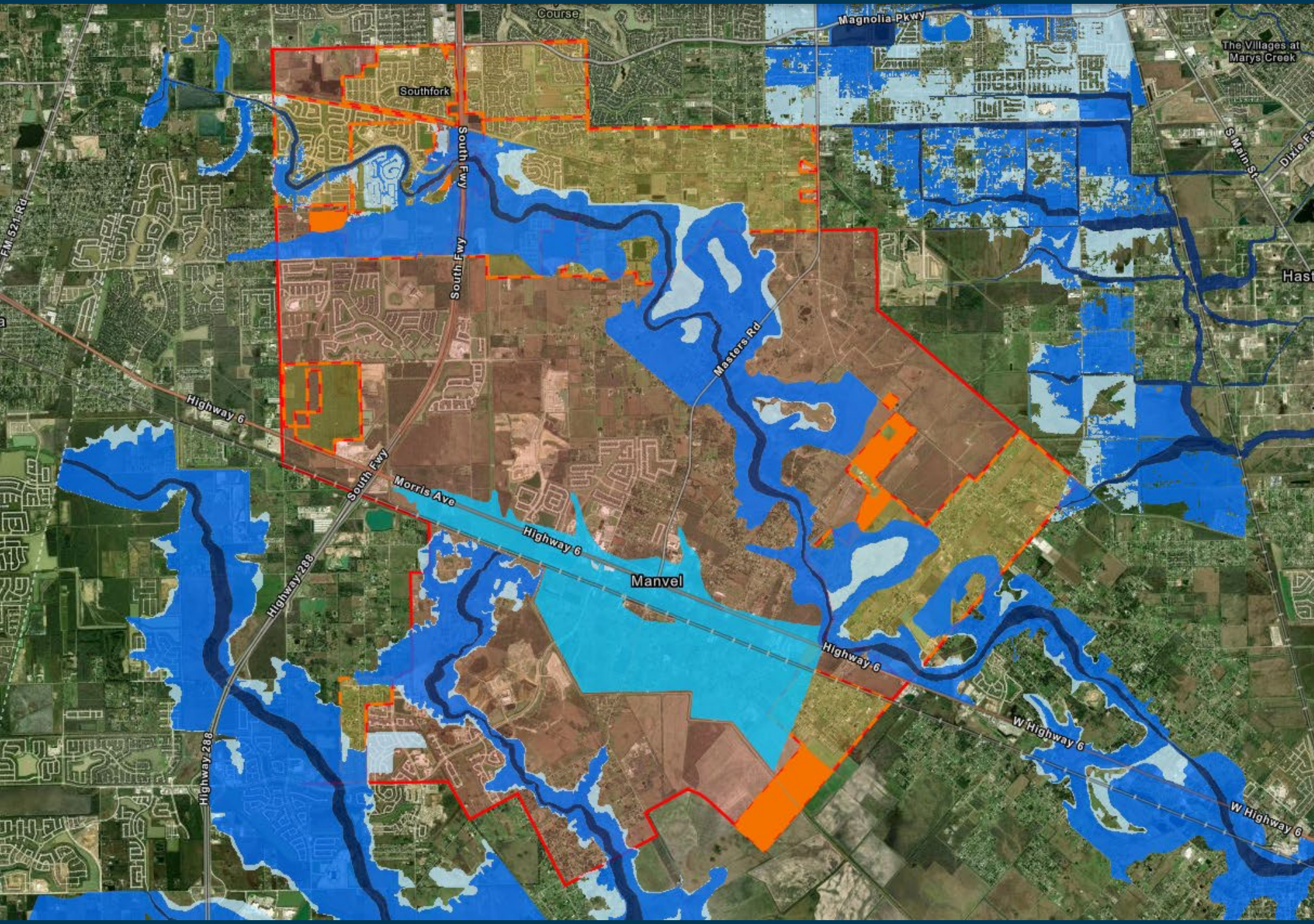
- Brazoria Major Roads
- Canal
- Streams
- Manvel ETJ
- Manvel City Limits
- Sub Drainage Areas
- Brazoria Watersheds



50-foot Elevation Contours

Gradual elevation drop
and drainage flow
south-southeast
toward Gulf coast





Legend

FloodPlain_FEMA_20201229

- 100- yr (A)
- Zone AO
- 100 - yr (AE)
- Floodway
- 500 - yr (SHX)
- Unshaded X

City of Manvel - ETJ

- Development Agreement Signed
- ETJ

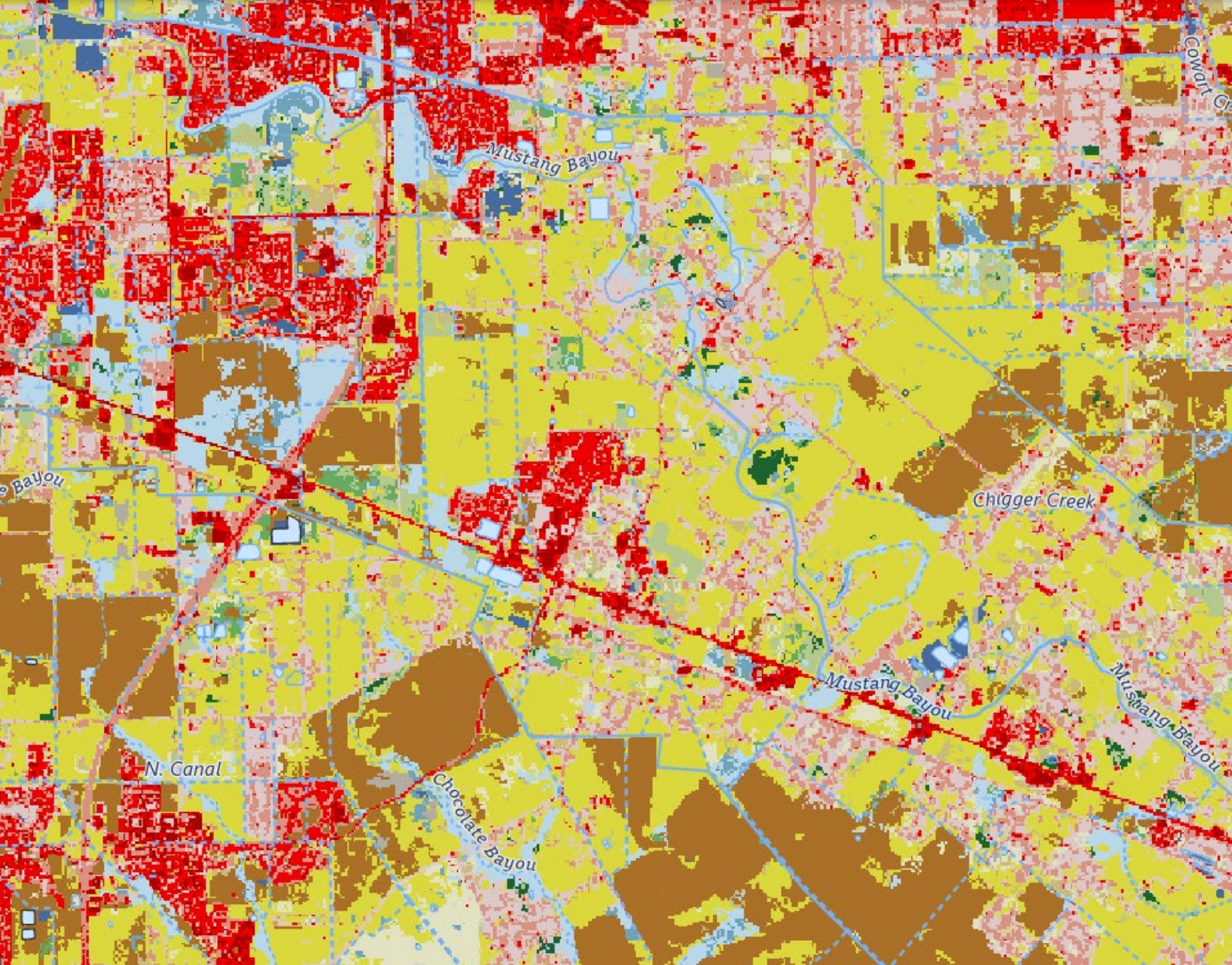
City of Manvel - City Limits

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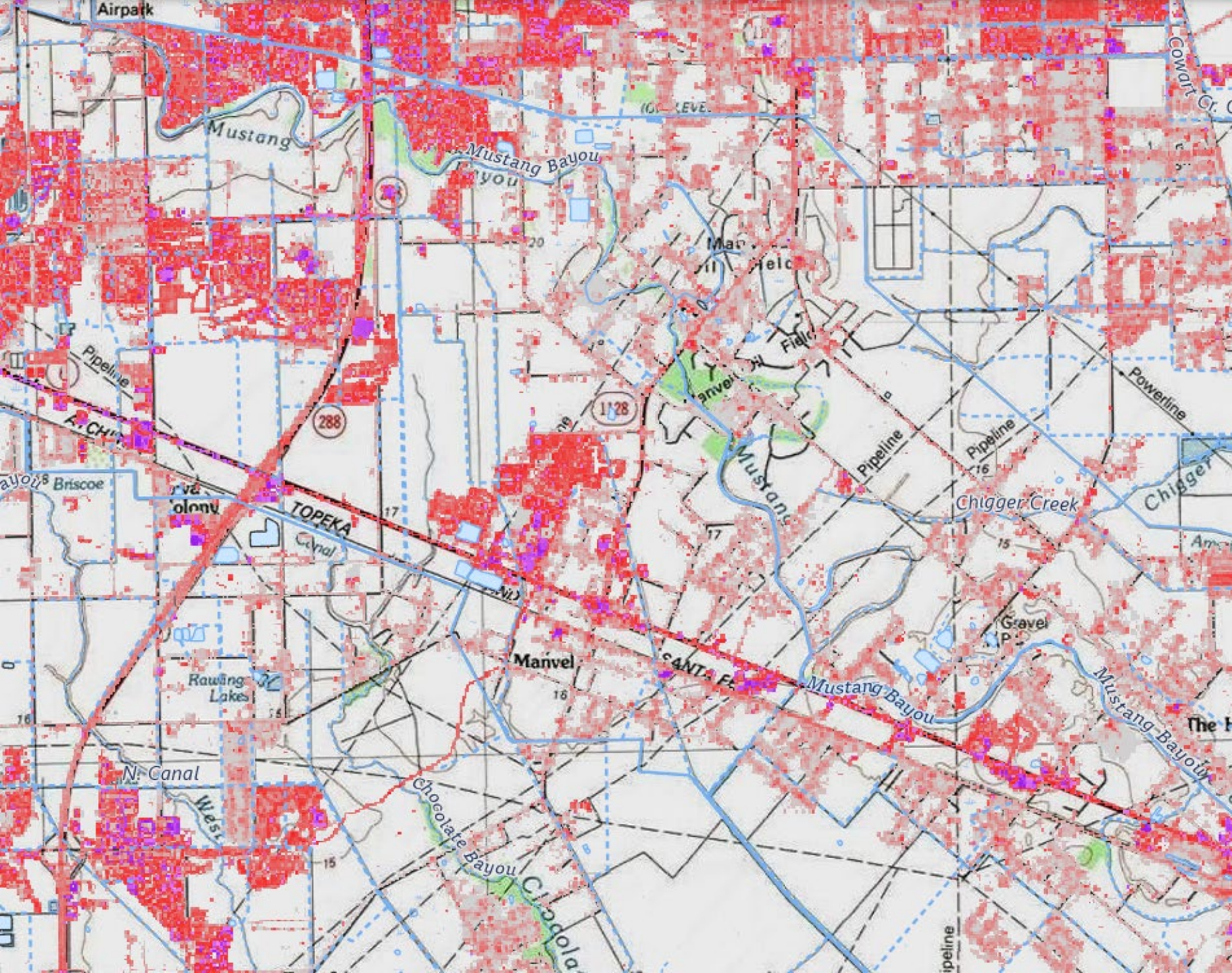
ZONE AO =

River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.

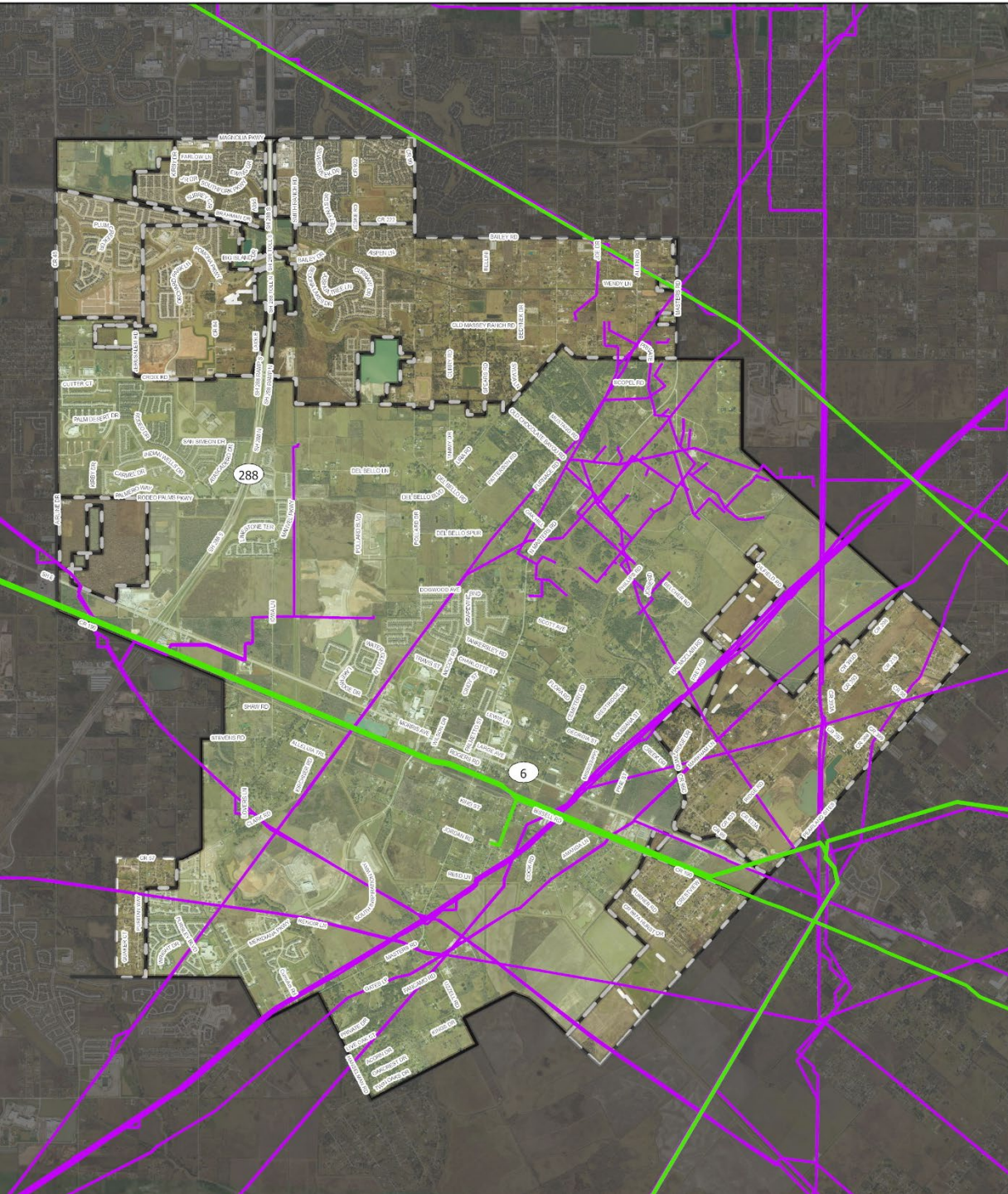
Land Cover



- Open Water (11)
- Perennial Ice/Snow/ (12)
- Developed, Open Space (21)
- Developed, Low Intensity (22)
- Developed, Medium Intensity (23)
- Developed, High Intensity (24)
- Barren Land (Rock/Sand/Clay) (31)
- Unconsolidated Shore (32)
- Deciduous Forest (41)
- Evergreen Forest (42)
- Mixed Forest (43)
- Dwarf Scrub(AK only) (51)
- Shrub/Scrub (52)
- Grasslands/Herbaceous (71)
- Sedge/Herbaceous(AK only) (72)
- Lichens (Ak only) (73)
- Moss (AK only) (74)
- Pasture/Hay (81)
- Cultivated Crops (82)
- Woody Wetlands (90)
- Emergent Herbaceous Wetlands (95)



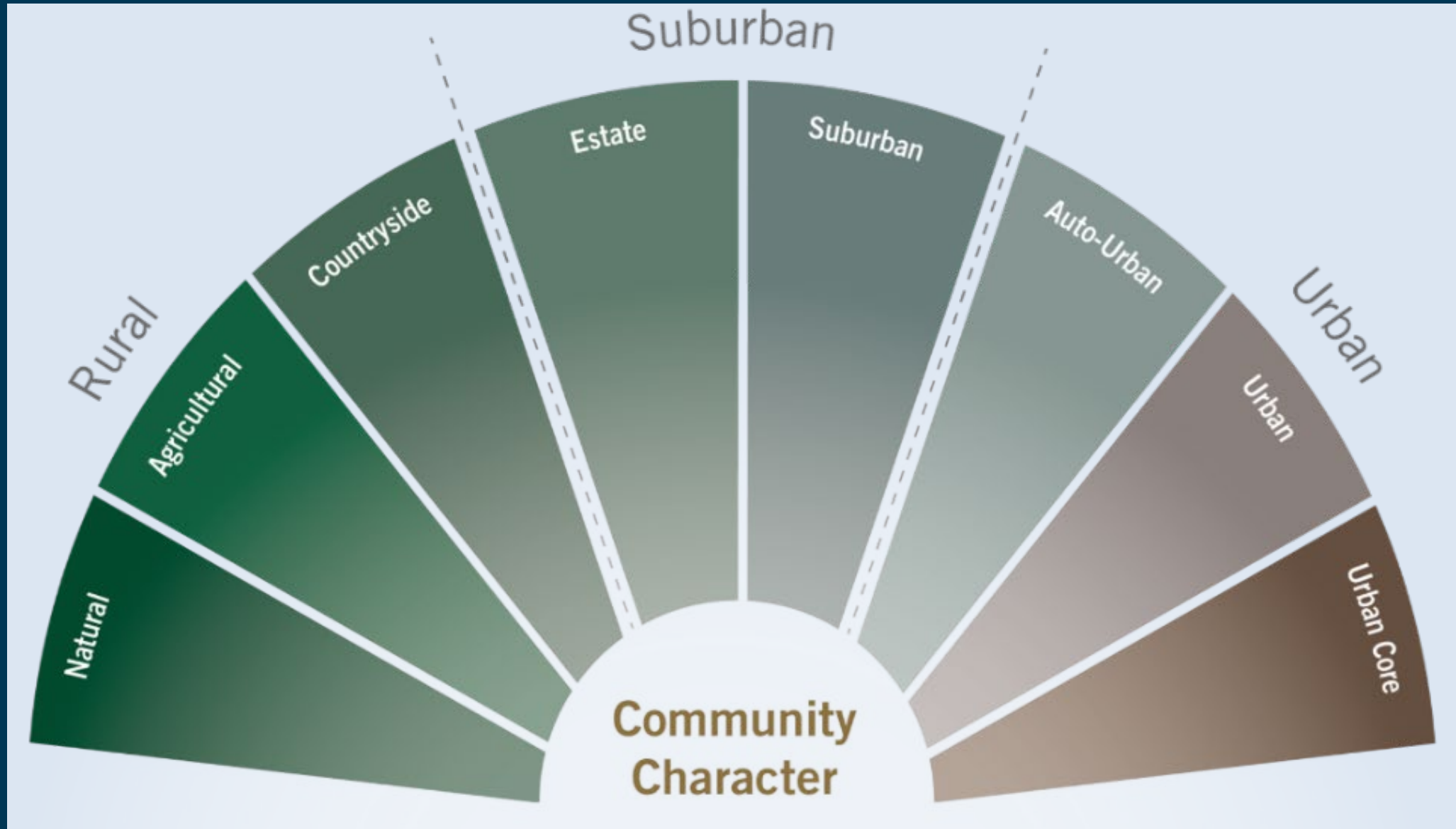
Impervious Cover

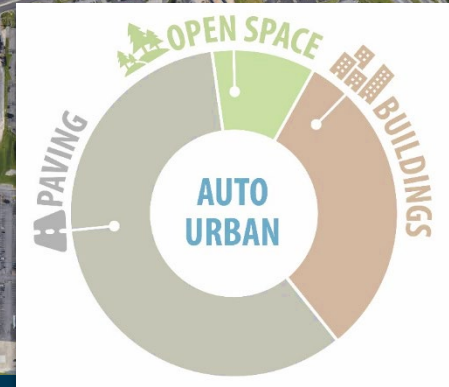
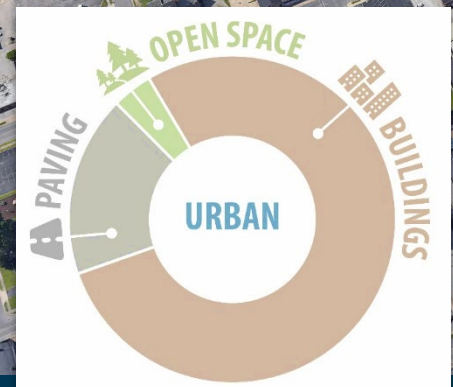
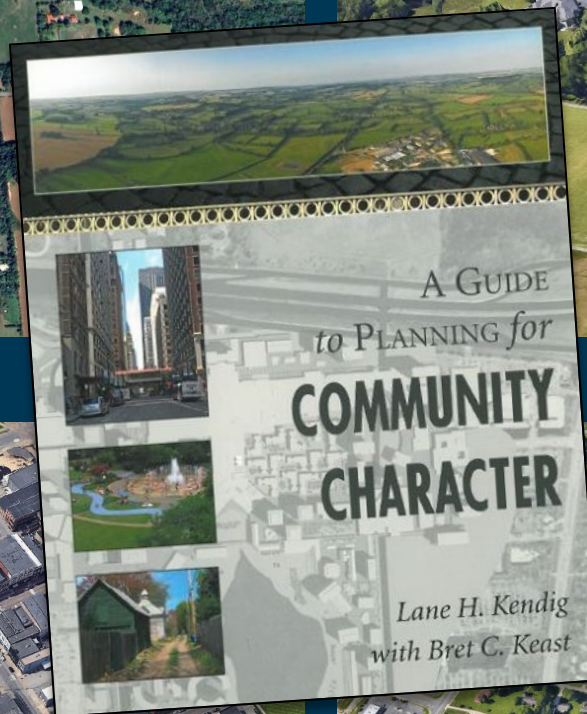
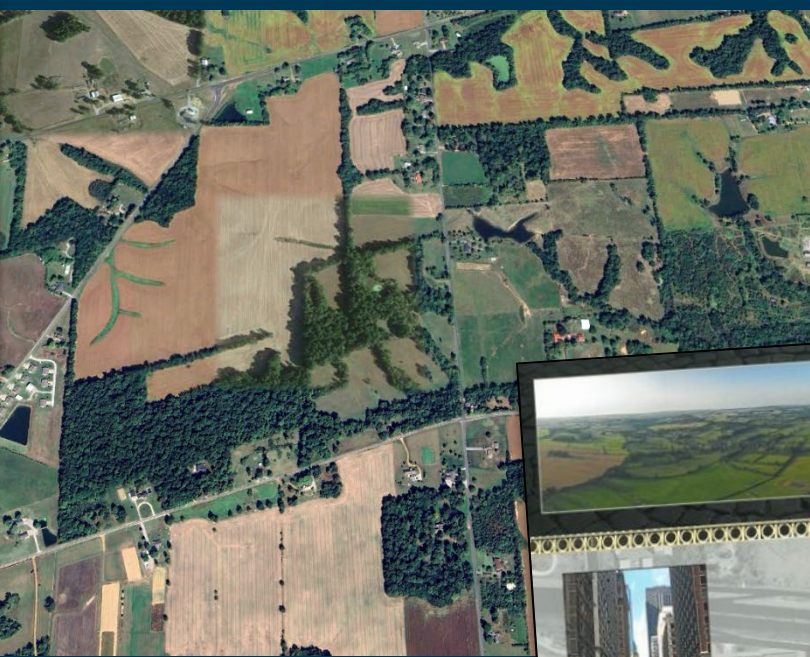


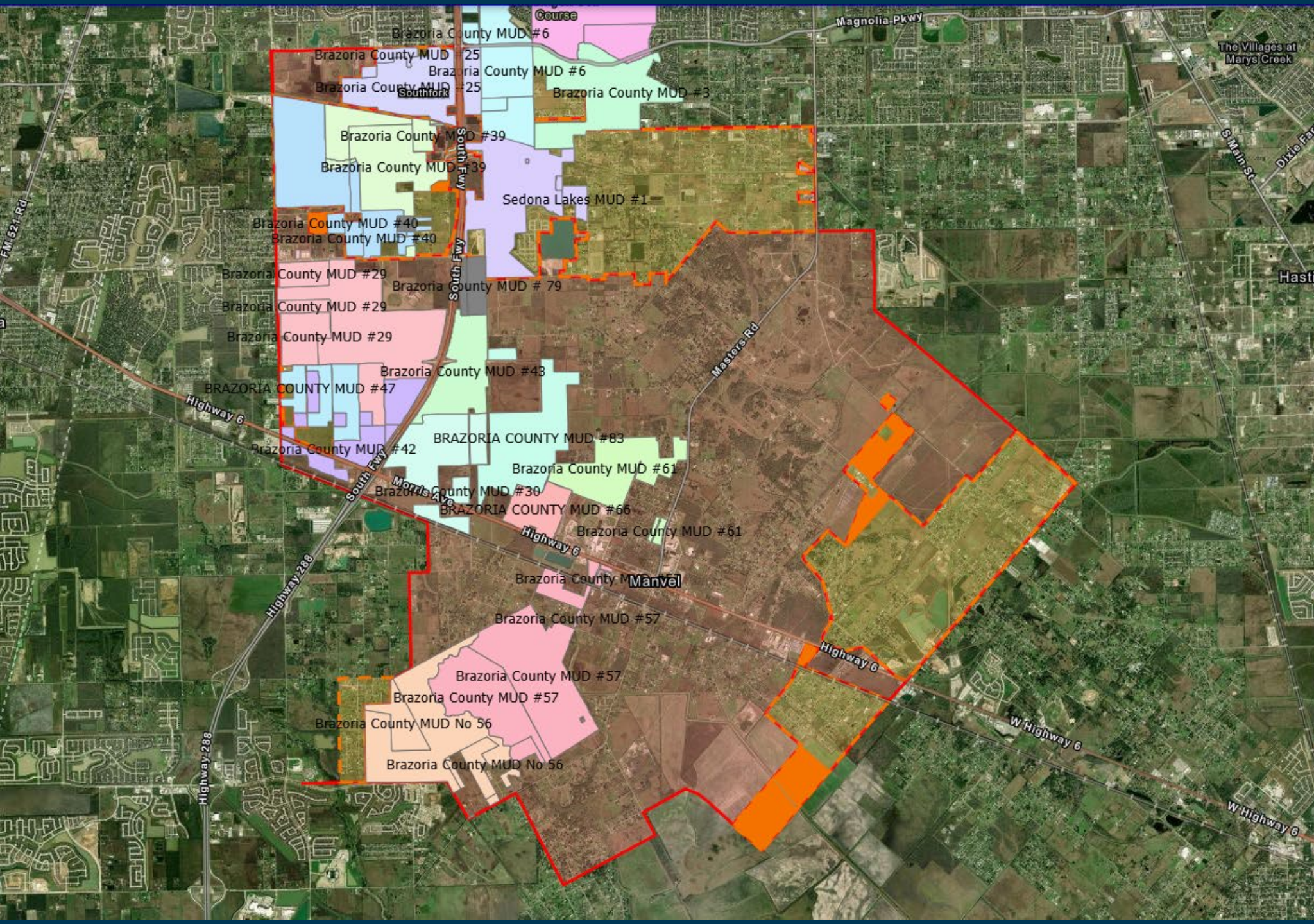
-  Electric Power Transmission Lines
-  Pipeline

LAND USE AND COMMUNITY CHARACTER

Looking beyond just types of use to “character”







Legend

MUD Districts

BRAZORIA COUNTY MUD #28 TRACT 15

BRAZORIA COUNTY MUD #44

BRAZORIA COUNTY MUD #47

BRAZORIA COUNTY MUD #48

BRAZORIA COUNTY MUD #49

BRAZORIA COUNTY MUD #66

BRAZORIA COUNTY MUD #83

BRAZORIA COUNTY MUD NO 73

Brazoria / Fort Bend MUD #3

Brazoria County Fresh Water Supply District No. 1

Brazoria County Fresh Water Supply District No. 2

Brazoria County MUD #55

Brazoria County MUD #12

Brazoria County MUD #13

Brazoria County MUD #14

Brazoria County MUD #15

Brazoria County MUD #16

Brazoria County MUD #17

Brazoria County MUD #18

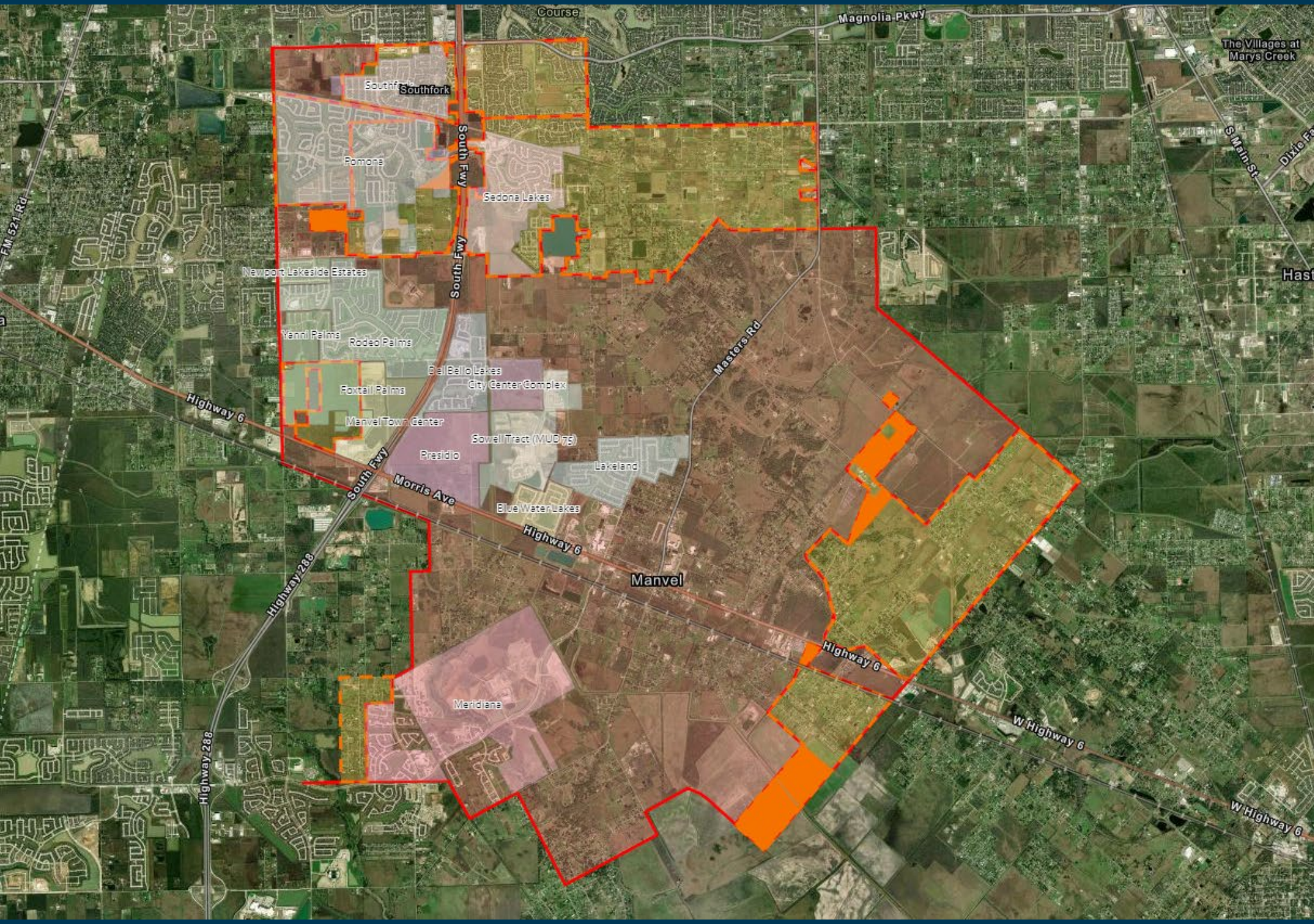
Brazoria County MUD #19

Brazoria County MUD #2

Brazoria County MUD #21

Brazoria County MUD #22

Brazoria County MUD #23



Legend

Proposed Developments

Blue Water Lakes

City Center Complex

Del Bello Lakes

Foxtail Palms

Lakeland

Manvel Town Center

Meridiana

Newport Lakeside Estates

Pomona

Presidio

Rodeo Palms

Sedona Lakes

Southfork

Sowell Tract (MUD 75)

Yanni Palms

others

City of Manvel - ETJ

Development Agreement Signed

ETJ

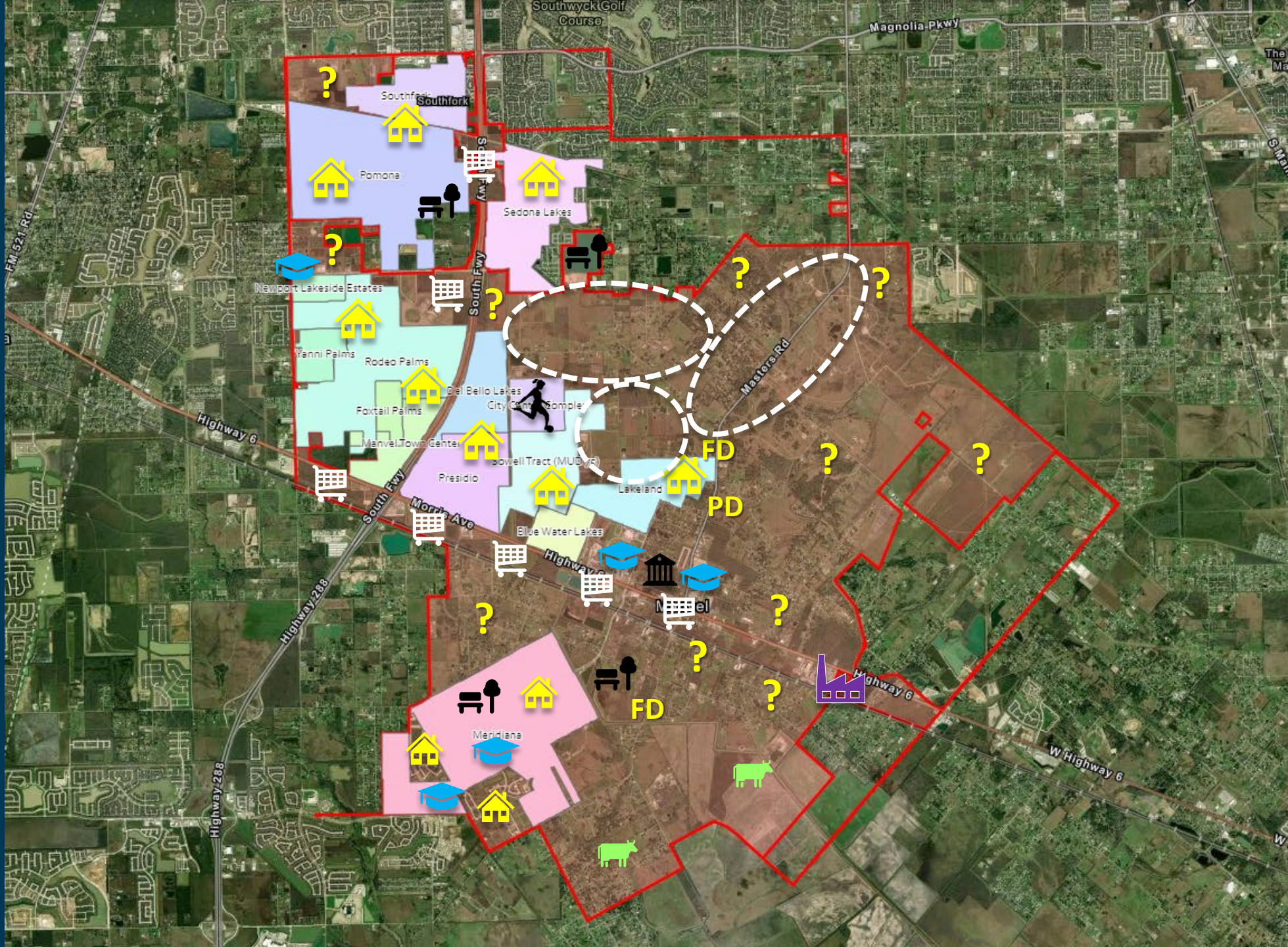
City of Manvel - City Limits

LAND USE AND COMMUNITY CHARACTER

Key Planning Issues and Considerations



- Development pressure at edge of Houston metro area growth
- Rising land/appraisal values, tax bills
- Land use/drainage connection:
 - Expansion of impervious surfaces
 - More and faster storm runoff
- Land use/transportation connection:
 - Trip generation by land use types
 - Need for road network connectivity
 - “Context-sensitive” roadway design
- Another residential zone between 1 acre and 6300 sq ft minimum lot?
- Conservation/cluster option needed
- Long-term nonresidential tax base
- Nature, quality of development along SH 6 corridor – and others
- Desire to avoid onslaught of chain retail, restaurants versus local flavor
- Land use pattern implications for public services, amenities
 - City parks
 - New library
 - Future school campuses



Legend

Proposed Developments

Blue Water Lakes

City Center Complex

Del Bello Lakes

Foxtail Palms

Lakeland

Manvel Town Center

Meridiana

Newport Lakeside Estates

Pomona

Presidio

Rodeo Palms

Sedona Lakes

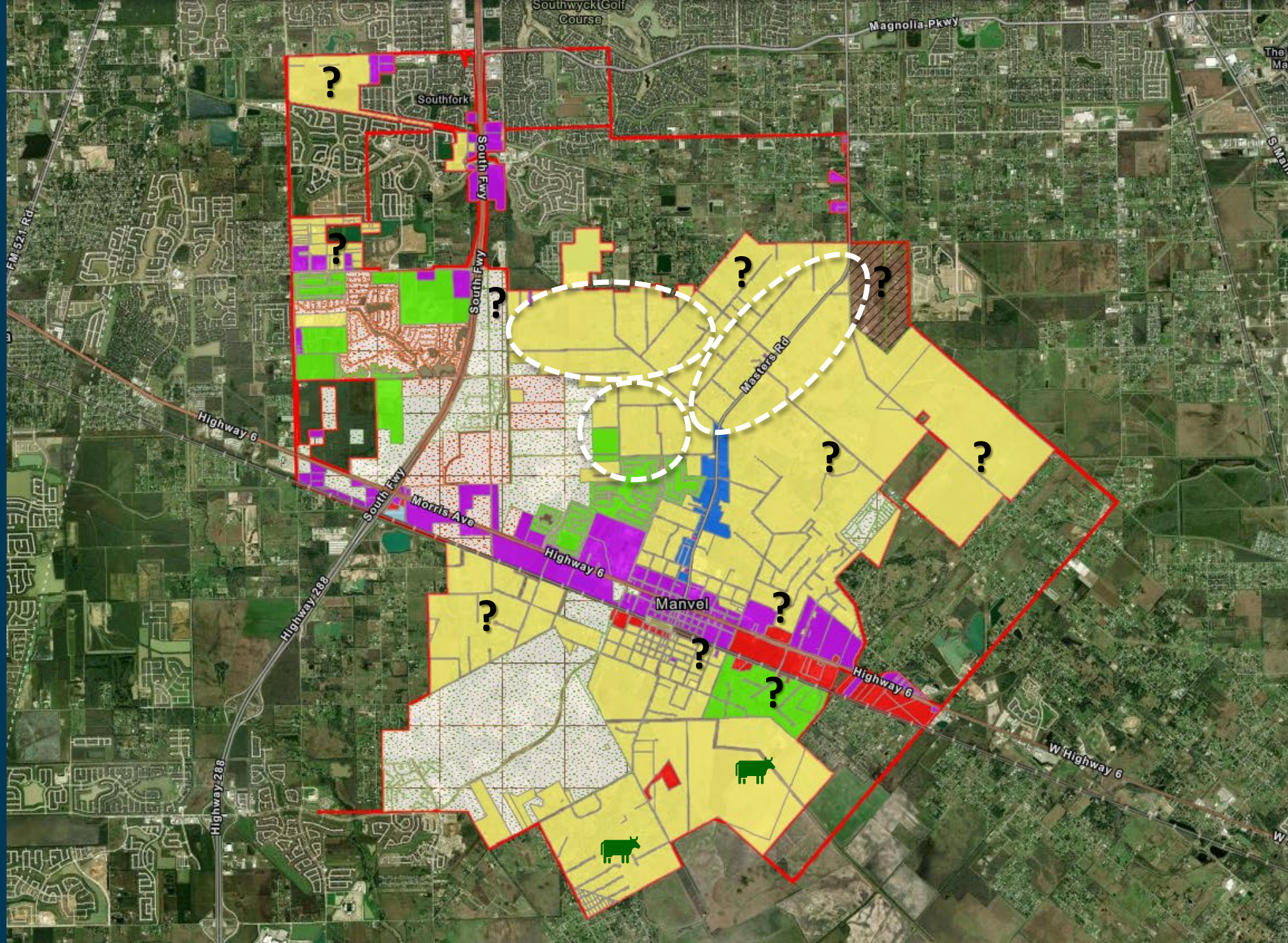
Southfork

Sowell Tract (MUD 75)

Yanni Palms

others

City of Manvel - City Limits



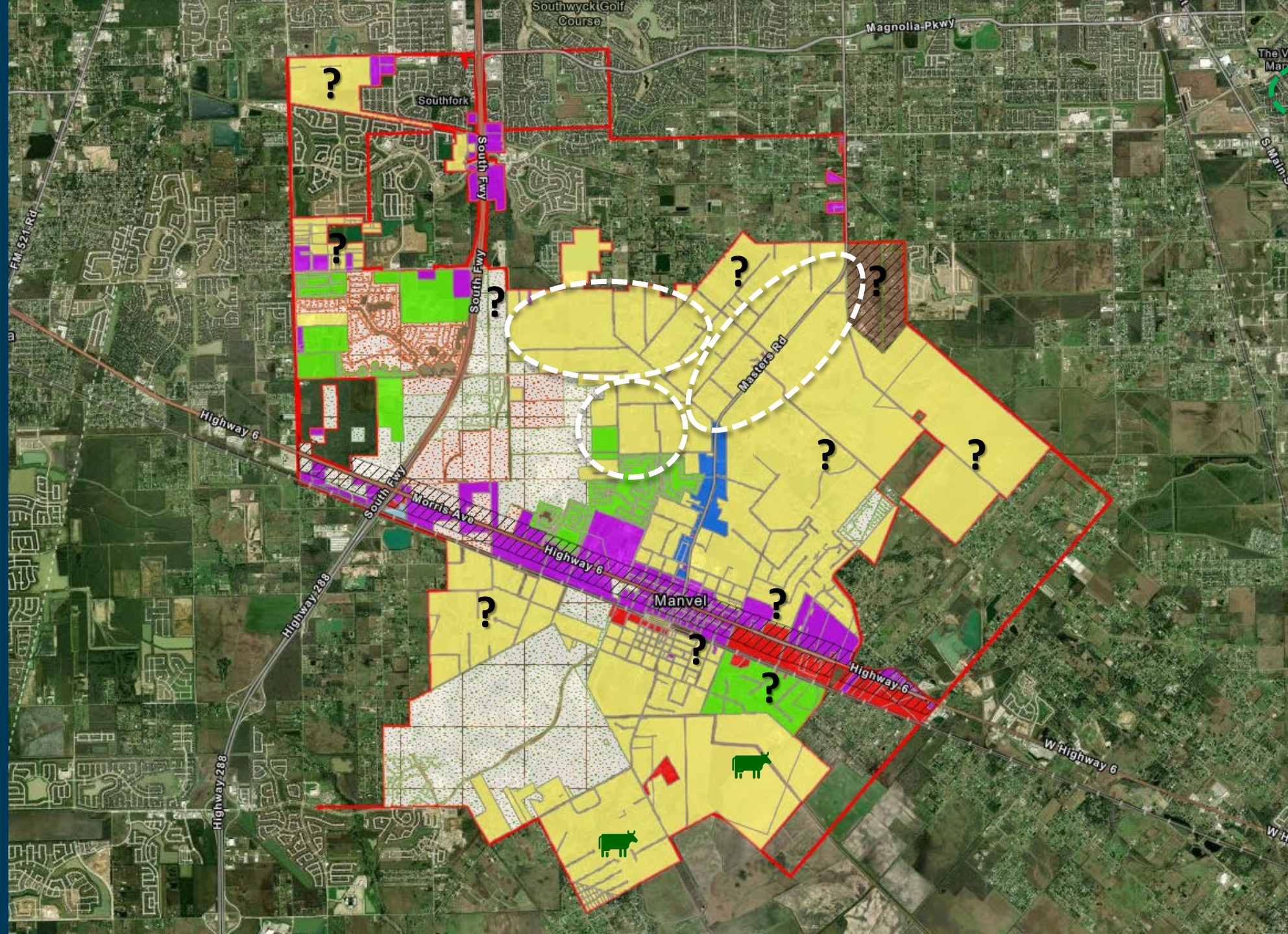
Legend

Zoning - District

- Heavy Commercial District
- Light Commercial District
- Multi-Family District
- HUD-Code Manufactured Home
- Planned Unit Development
- Open Single-Family Residential District
- Single-Family Residential District
- Highway Mixed Use District
- Open - Planned Unit Development
- Development Agreement Signed
- Not Zoned

City of Manvel - City Limits

- City Limits



Legend

Zoning - State Highway 6 Overlay District

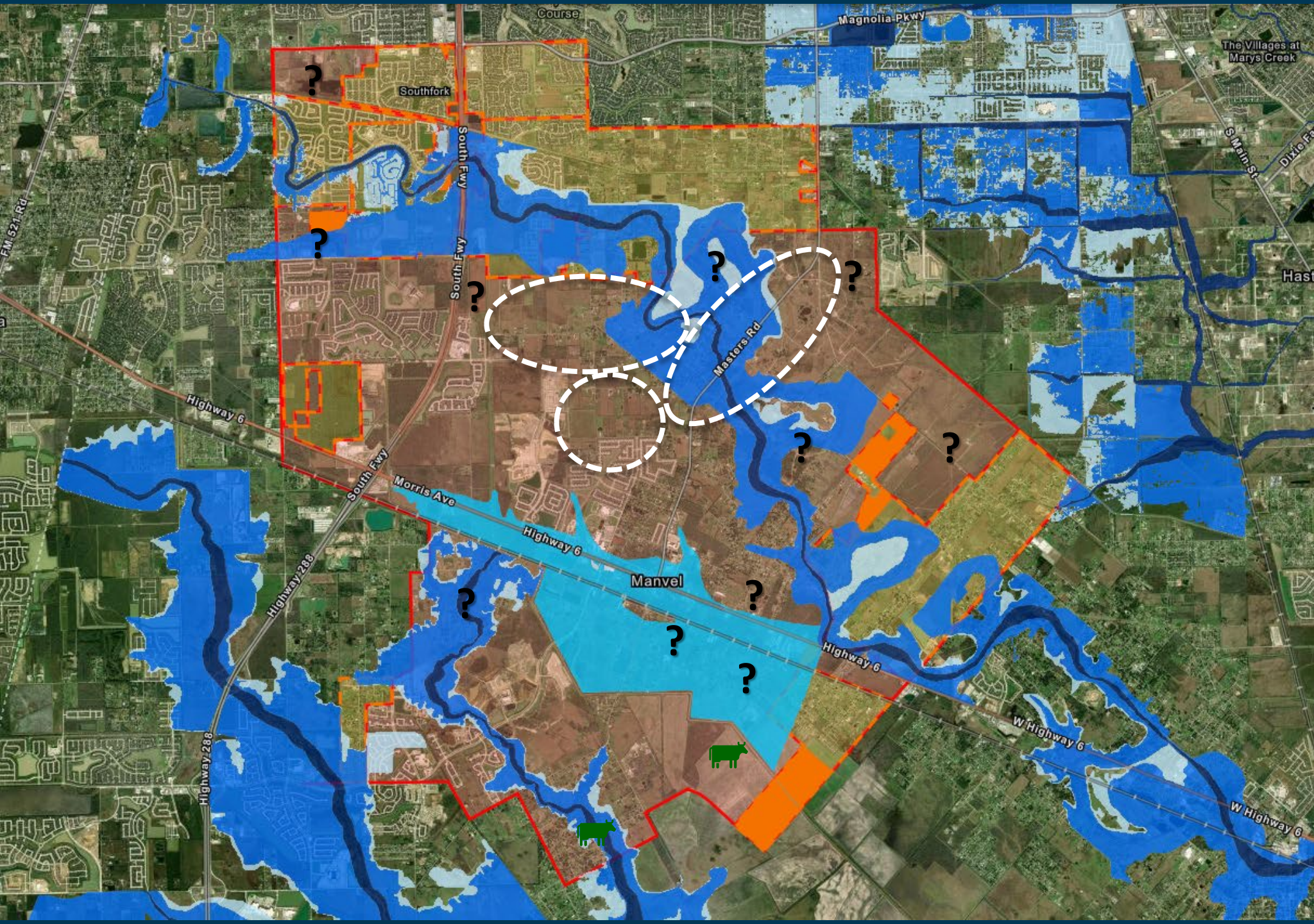
Zoning - State Highway 6 Overlay District

Zoning - District

- Heavy Commercial District
- Light Commercial District
- Multi-Family District
- HUD-Code Manufactured Home
- Planned Unit Development
- Open Single-Family Residential District
- Single-Family Residential District
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- Open - Planned Unit Development
- Development Agreement Signed
- Not Zoned

City of Manvel - City Limits

City of Manvel - City Limits



Legend

FloodPlain_FEMA_20201229

- 100- yr (A)
- Zone AO
- 100 - yr (AE)
- Floodway
- 500 - yr (SHX)
- Unshaded X

City of Manvel - ETJ

- Development Agreement Signed
- ETJ

City of Manvel - City Limits

-

This aerial map illustrates a city's urban planning zones and transportation network. Key features include:

- Gateway Commercial Node:** A red dashed circle at the top center, indicating a major commercial hub.
- Planned Neighborhoods:** Several green circles in the upper left, representing designated development areas.
- Center City: Shop-Work:** A red dashed circle in the center, marking the core commercial and employment district.
- Traditional Neighborhood:** A yellow grid pattern in the center, representing established residential areas.
- Suburban/Rural Edge:** A pink line with arrows pointing outwards, indicating the boundary and growth direction towards the suburbs.
- Open Space Conservation/Conservation Neighborhood:** Large green areas in the lower right, designated for natural preservation.
- Transportation Routes:** Blue lines and arrows show major roads and transit corridors, including a prominent diagonal route from the center towards the bottom right.

NEXT WORKSHOP FOCUS

Future Manvel:



Ongoing Land Use & Character discussion



Growth Capacity

- Accomplishments
- Key planning issues and considerations
- Draft goals and actions



Transportation + Major Thoroughfare Plan

- Accomplishments
- Key planning issues and considerations
- Draft goals and actions

GROWTH CAPACITY (Infrastructure, Public Services)

Key Planning Issues and Considerations (initial)

Future of Area MUDs

- Pros/cons of eventual MUD absorptions, including maintenance burden City would inherit.
- Advance acquisition of needed easements.

Groundwater

- Not yet affected by mandates requiring cities to transition toward more surface water supply to reduce the region's land surface subsidence.
- Not dealing with summer water shortages and mandatory conservation measures as in other Houston area cities.

Stormwater Management

- Sheet flow during storms (example: Mississippi Rd and SH 6).

THOROUGHFARE PLAN

Initial Steps

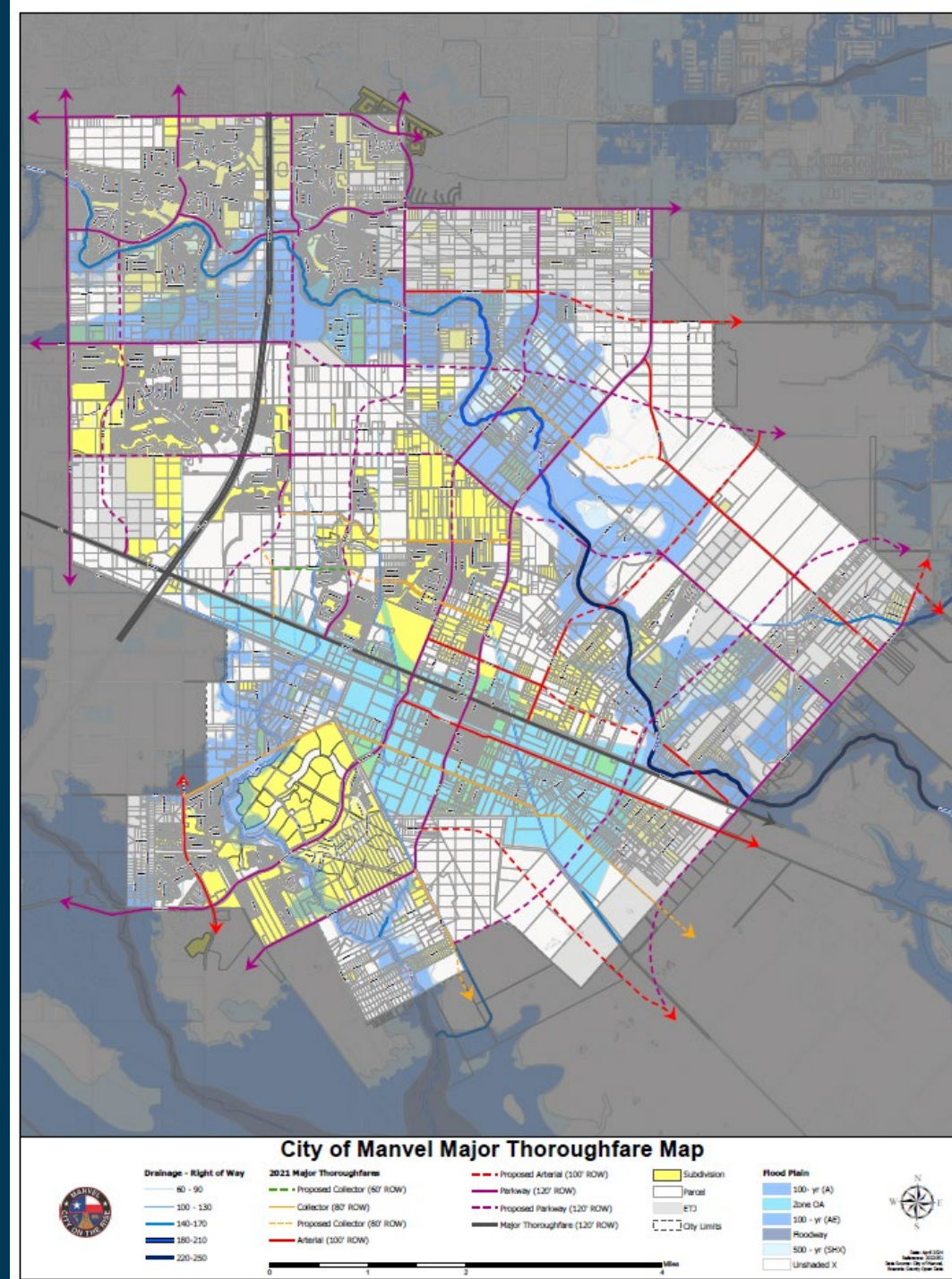
Discussed issues and potential MTP changes with **City staff**

Met with **Brazoria County**:

- Confirmed latest County TP updates
- Discussed further alignment coordination, especially for Manvel's ETJ

Met with **TxDOT**:

- No proposed projects along TxDOT roadways except widening SH 288 to 8 lanes (by 2030)
- Recommended Manvel update its MTP to federal roadway classifications (funding eligibility for Major Collector or higher)



COMPLETE

2024

PROJECT STARTUP
City Council Workshop 1
Outreach Plan + Schedule

Feb-Mar

COMPLETE

2024

MANVEL TODAY PHASE
Initial Engagement Round
Manvel Today Report

Apr-Oct

COMPLETE

2024

PLAN DIRECTION PHASE
City Council Workshop 2
Proposed Strategic Plan

Oct-Nov

2024-25

FUTURE MANVEL PHASE*
Comp + Thoroughfares Focus
Further Engagement Activities

Nov-May

2025

IMPLEMENT / ADOPT PHASE
City Council Workshop 3
Open House on Draft Plans
Hearing Drafts of Plans

May-July

***Future Workshops**

- **March 24**
- **April 28**



Strategic Plan
Comprehensive Plan Update
Thoroughfare Plan Update

PDZ Workshop #1:
Future Manvel

February 24, 2025



GARY MITCHELL
President and
Project Manager



JENNIFER MAK
Architect and
Senior Urban Designer





Introduction

February 2025 DRAFT

The Manvel Comprehensive Plan is intended to guide future development, redevelopment and community enhancement efforts over the next 10-20 years. However, discussions during a community planning process often involve an even longer-range outlook, helping establish a vision of what Manvel could and should be in the future versus the trend line it is currently on. Based on this broader context, the purpose of this plan is to provide realistic goals and achievable strategies that residents, business and land owners, major institutions, civic groups and public officials prefer – and will support with sustained action – in the years ahead.

Purpose of the Comprehensive Plan

A Comprehensive Plan is usually the most important policy document a municipal government prepares and maintains. It lays out a “big picture” vision and associated goals regarding the future growth and enhancement of the community. It is “comprehensive” in two ways, by:

1. Considering at once the entire geographic area of the community, including areas where new development and redevelopment may occur, as opposed to more specialized plans and studies that focus on particular sub-areas of the city.
2. Assessing near- and longer-term needs and desires across a variety of inter-related topics that represent the key “building blocks” of a community (e.g., land use, transportation, urban design, commercial development, redevelopment, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, etc.).

“Planning” is ...

The process of identifying issues and needs, establishing goals and objectives, and determining the most effective means by which these ends may be achieved.

Through a comprehensive plan, a community considers how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Like most similar plans, this Comprehensive Plan is aimed at ensuring that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents’ quality of life will be enhanced. Significantly, by clarifying and stating the City’s intentions regarding the area’s physical development and infrastructure investment, the plan also creates greater predictability for residents, land owners, developers and potential investors.

The comprehensive planning process is intended to celebrate accomplishments of the past while providing an opportunity to anticipate and address challenges of the future. In some cases, this plan will offer guidance to decision makers for challenges only now emerging while other sections reinforce established policies that should be carried forward as a sure and sound basis for future development and redevelopment. Whether an issue is a challenge or an opportunity – or both – the utmost importance should be placed upon periodic comprehensive planning as an opportunity for thoughtful public discussion on the real and perceived challenges currently facing Manvel and the opportunities that will shape its future.



Why Plan?

Local planning allows the City of Manvel to have a greater degree of control over its destiny rather than simply reacting to change. Planning enables the City to manage future development and redevelopment actively as opposed to reacting to development proposals on a case-by-case basis without adequate and necessary consideration of community-wide issues.

Long-range planning also provides an opportunity for the City's elected and appointed officials to step back from pressing, day-to-day issues and clarify their ideas on the kind of community they are trying to create and maintain. The process required to prepare a new Manvel Comprehensive Plan may prove more valuable to the community than the plan itself since

the document is ultimately only a snapshot in time. The planning process involves major community decisions about how much and where development and redevelopment will occur, the nature of future development, and the community's capability to provide the necessary public services and facilities to support this development. This leads to pivotal discussions about what is "best" for the community and how everything from taxes to "quality of life" will be affected.

Important Reasons for Long-Range Planning in Manvel include to:

- ◆ Ensure adequate public facilities to meet the demands of future development and redevelopment.
- ◆ Achieve an efficient development pattern that reflects the values of the community.
- ◆ Promote the long-term protection and enhancement of the image and visual appearance of the community.
- ◆ Provide a balance of land uses and services throughout the community to meet the needs and desires of its population.
- ◆ Involve local citizens in the decision-making process and reach consensus on the future vision for Manvel and its ongoing development and redevelopment.
- ◆ Develop annual City budgets, department work programs, and potential new and amended ordinances, and to prioritize capital improvements, pursue external grant funding that leverages local dollars, and strengthen and establish mutually beneficial partnerships consistent with the Comprehensive Plan.
- ◆ Identify finer-grain planning and studies needed to clarify action strategies and costs in particular areas of the city.

MANVEL 2045

Use of the Plan

This plan is ultimately a guidance document for City officials and staff, who must make decisions on a daily basis that will determine the future direction, financial health and “look and feel” of the community. These decisions are carried out through:



Targeted programs and expenditures prioritized through the City’s annual budget process, including routine but essential functions across municipal government.



Major public improvements and land acquisitions financed through the City’s capital budgeting.



New and amended City ordinances and regulations closely linked to Comprehensive Plan objectives (and associated review and approval procedures in the case of zoning, subdivision and land development activities).



Departmental work plans and resources in key areas.



Support for ongoing planning and studies that will further clarify needs, costs, benefits and strategies.



Pursuit of external grant funding to supplement local budgets and/or expedite certain projects.



Initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish on their own.

Comprehensive plans focus primarily on the responsibilities of City government in the physical planning arena, where municipalities normally have a more direct and extensive role than in other areas that residents value such as education and social services. Therefore, the resulting plan may not address every challenge before the city, but it is meant to set a tone and motivate concerted efforts to move the community forward in coming years.

Planning Authority

State Support for Community Planning – Section 213 of the Texas Local Government Code

Unlike some other states, municipalities in Texas are not mandated by state government to prepare and maintain local comprehensive plans. Instead, [Chapter 213 of the Texas Local Government Code](#) provides that, “The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality.” The Code also cites the basic reasons for long-range, comprehensive community planning, stating that, “The powers granted under this chapter are for the purposes of promoting sound development of municipalities and promoting public health, safety and welfare.” The Code also gives Texas municipalities the freedom to “define the content and design” of their plans, although [Section 213](#) suggests that a comprehensive plan may:

- include but is not limited to provisions on land use, transportation, and public facilities;
- consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- be used to coordinate and guide the establishment of development regulations.

However, for cities like Manvel that have adopted zoning regulations to guide the use of land and address compatibility among differing land use types and intensities, [Local Government Code Chapter 211](#) – the source of municipal zoning authority in Texas – states in [Section 211.004\(a\)](#) that “Zoning regulations must be adopted in accordance with a comprehensive plan.” The adopted comprehensive plan provides the public policy basis for a city’s zoning regulations. The plan also typically includes a map with a more generalized view of future land use and associated narrative as guidance for City officials, advisory commissions and staff involved in making zoning decisions.



Source: Texas Department of Transportation

Authority of Manvel Planning, Development & Zoning Commission

Section 77-72 of the City's Code of Ordinances establishes the Planning Commission (the "Commission" or "PD&Z"). Section 50-1 of the City Code states that the Commission's composition and activities shall be in accordance with Texas Local Government Code Section 211.007. For the City's 2024-25 round of plan updates, the PD&Z served as the "steering committee" responsible for preparing the City's Comprehensive Plan, with support from City staff and consultants, as outlined in Section 50-51.

Additional powers and duties of the PD&Z, according to Texas Local Government Code Section 211.007, include:

1. Periodically conducting studies of the city's resources, development trends, environmental and aesthetic conditions, and other issues and needs related to land use and development, and reporting its findings to the City Council.
2. Initiating, preparing or overseeing the preparation of amendments (both text and map) to the Zoning Code, as appropriate.



Geographic Coverage and Context of the Plan

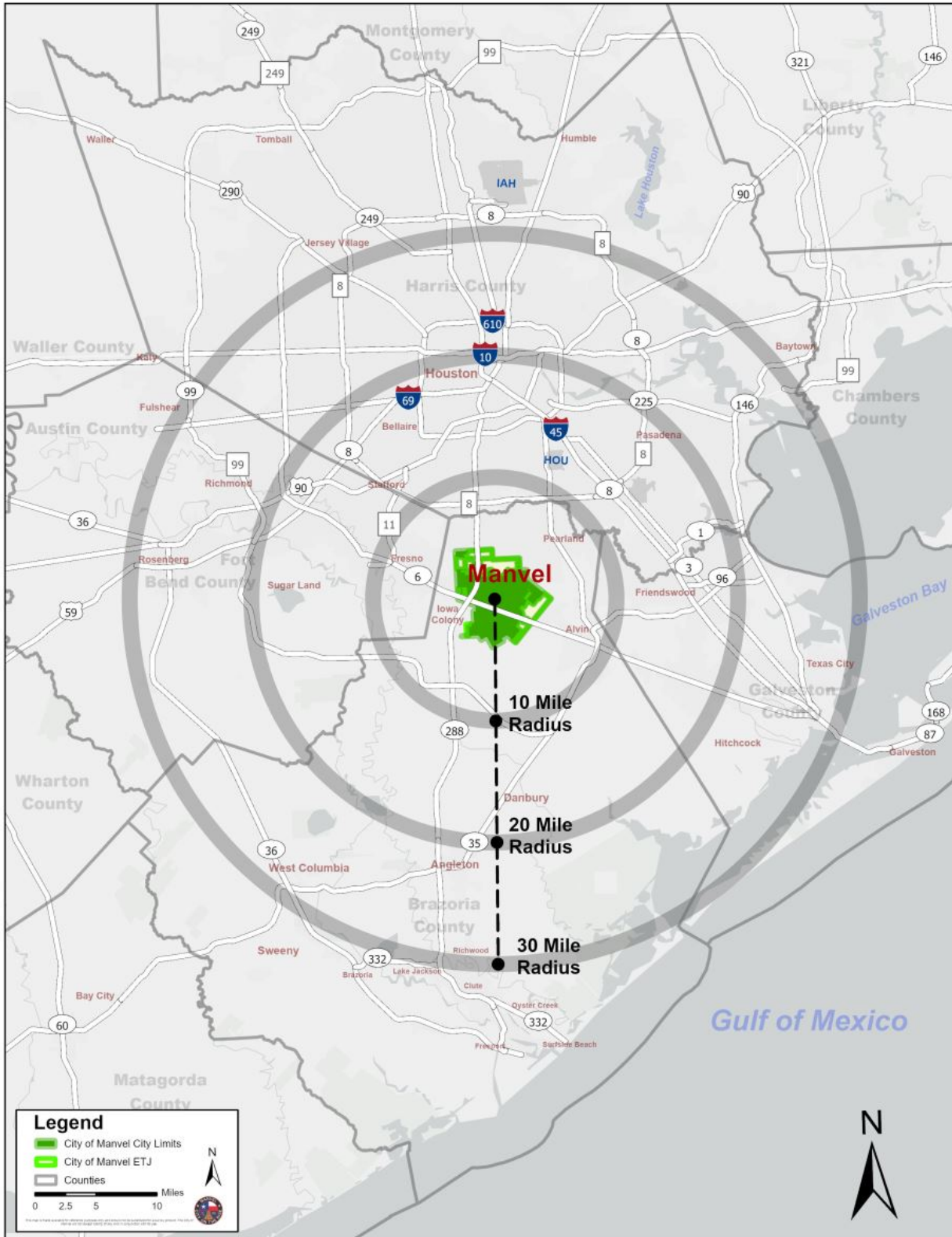
This plan addresses the approximately 24 square miles currently encompassed within the city limits of Manvel, along with additional areas just beyond within the City's extraterritorial jurisdiction (ETJ). In Texas, cities also consider the future of their ETJs as the area into which the community may someday expand – at least into portions of the ETJ where new development that approaches in-city densities can be accommodated with public services. Most of the ETJ is located to the north and east of the city limits.

As summarized in the [Manvel Today Report](#) that is a supplement to this future-focused portion of the Comprehensive Plan, Manvel is located in southeast Texas, slightly more than 30 miles inland from the Gulf of Mexico. The city is part of the Houston metropolitan region and is approximately 20 miles south of downtown Houston and 9 miles from the Houston city limits via State Highway 288. Its location provides easy access to all of Houston and its freeway network, Hobby Airport (20 miles northeast), Bush Intercontinental Airport (40 miles north), the Port of Houston (25 miles northeast), the Port of Freeport (44 miles south) and the Port of Galveston (41 miles southeast).



*[*Click to Enlarge Map](#)*

Regional Context



**Click to Enlarge Map*

MANVEL 2045

Process

Kendig Keast Collaborative (KKC) was charged with providing three plans for the city: a new Strategic Plan and an updated Comprehensive Plan and Major Thoroughfare Plan. Altogether, the plans resulted from a **XX-month** planning and community engagement process. The Strategic Plan was adopted first, in February 2025, to provide direction and priorities for updating the other two plans.

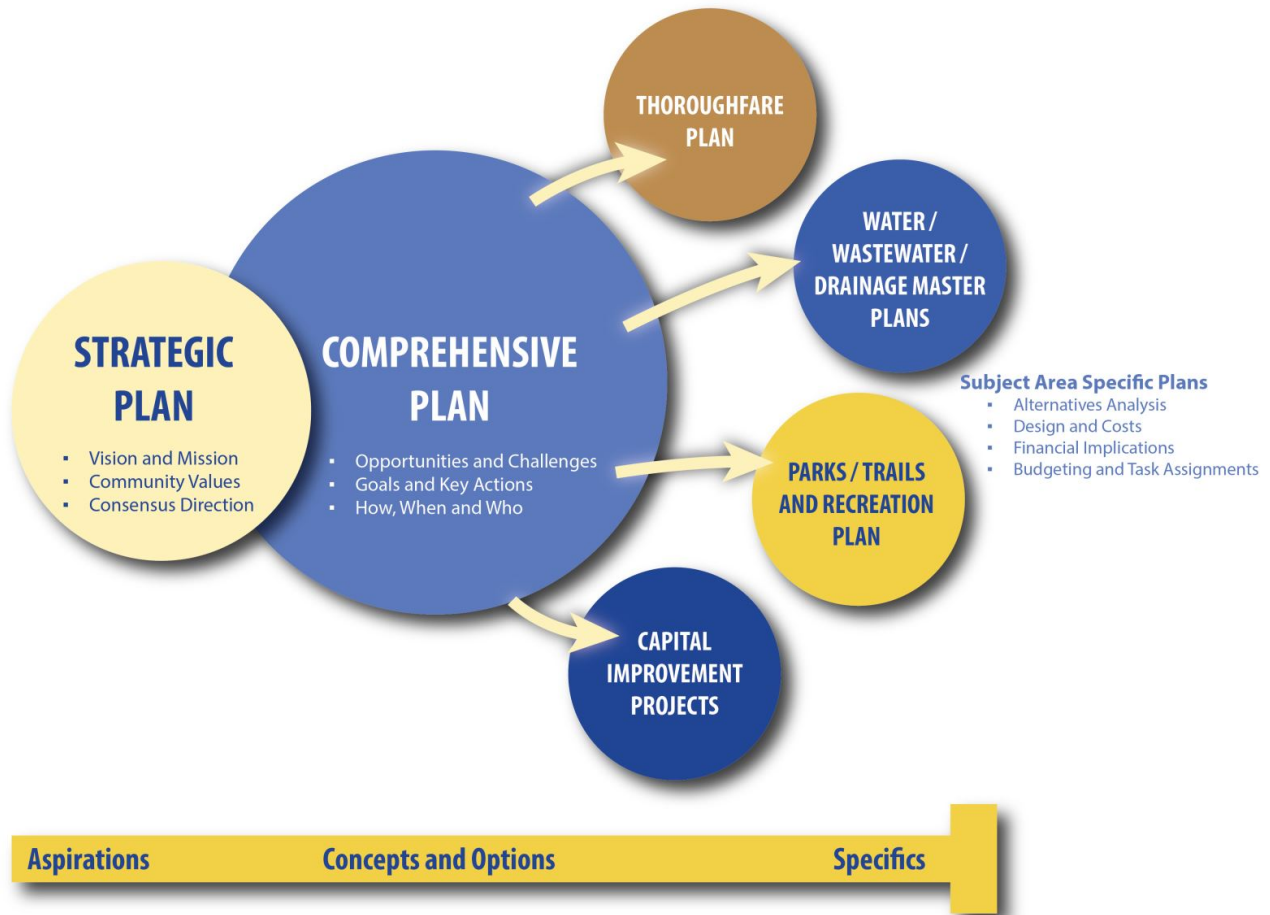
The Strategic Plan establishes an overarching vision, mission and guiding principles, providing a broad framework for Manvel's future. It defines the long-term aspirations and core values that should guide decision-making. The Comprehensive Plan then translates these priorities into specific, actionable goals and measurable objectives, outlining the steps, timelines and responsibilities necessary to implement the Strategic Plan. Together, the Strategic Plan provides the "why" while the Comprehensive Plan delivers the "what, how, who and when," ensuring a cohesive and effective approach to fulfilling the community's vision.



The Comprehensive Plan's findings and action recommendations focus on the physical and economic aspects of Manvel's projected growth and development in the coming years. Together with the Strategic Plan, it provide guiding principles, goals and action priorities that will assist City officials, board/commission appointees and staff in determining the location, financing and sequencing of public improvements, administering development regulations and guiding reinvestment efforts. The plans also serve as a basis for coordinating actions across various functions within and outside of municipal government.



**Click to View Plan*



**Click to Enlarge Graphic*

Leadership and Community Engagement Activities

Outreach and engagement activities completed in support of the Comprehensive Plan process included:



3 Council Workshops

Three workshop meetings with Manvel City Council, which also included members of the public in attendance (March 2024, November 2024 and ____ 2025). Also, an interim progress presentation to Council (July).



3 PDZ Workshops

Three workshop meetings with the Planning, Development & Zoning Commission (February, March and April 2025).

Nine small-group listening sessions (April 2024).



A Public Forum on Manvel's Future (April 2024).

Meetings with various other public agencies and community partners.



An informal public open house at the Draft Plan stage prior to formal public hearings (____ 2025).



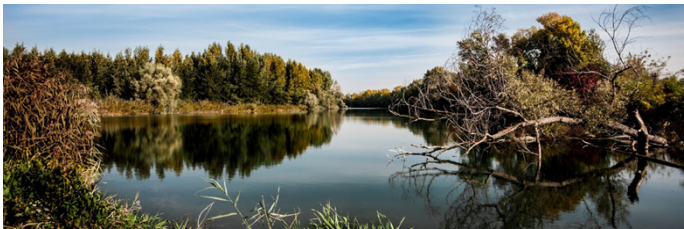
Public hearings before the Planning, Development & Zoning Commission and City Council on the final proposed Comprehensive Plan and Major Thoroughfare Plan (June-July 2025).

In addition, an online community survey to gather broad input was available the entire month of May 2024 and disseminated and promoted in various ways by City officials and staff. The survey received 676 responses, drawing comments and insights pertinent to a range of community planning issues and Manvel's overall livability. A summary of the survey results is included in the 21-page [Manvel Community Survey Report](#).

PLAN FOCUS AREAS

Focus areas within the Comprehensive Plan provide direction when setting program and funding priorities to enhance the quality of life in Manvel. The **six focus areas** of this plan are highlighted below. These focus areas were considered in developing the Strategic Plan and the [Manvel Today Report](#) and helped orient this Future Manvel portion of the plan.

Environment



Transportation



Growth Capacity



Economic Development



Land Use and Community Character



Recreation and Amenities



FIVE Action Types

The action items in this Comprehensive Plan are presented in five categories that represent the major ways that plan goals and initiatives are typically advanced and accomplished:



Capital Investments

Like many local governments, Manvel uses a multi-year capital improvements planning process to identify and budget for “big ticket” projects, especially those that must be phased and/or coordinated with other initiatives. This may include street infrastructure; water, sanitary sewer and drainage improvements; parks, trails and recreation facility construction and upgrades; construction of public buildings; and purchases of land, vehicles or major equipment. With a typical five-year outlook, a Capital Improvements Plan (CIP) provides predictability regarding a jurisdiction’s capital investment plans and priorities for the benefit and awareness of citizens and private interests. Anticipating and adequately budgeting for major capital projects will be essential to implementing this Comprehensive Plan. Likewise, decisions regarding the prioritization of proposed capital improvements should reflect the direction and priorities of this plan.

Programs involve the routine activities of City departments and staff, as well as special projects and initiatives they may also undertake. As part of Comprehensive Plan implementation, this method may include initiating new or adjusting existing City programs and activities; expanding community outreach efforts; or providing specialized training to accomplish a priority objective more promptly and/or effectively. Other City partners – public, private and/or non-profit – may also have ongoing programs or choose to pursue new initiatives that lead to desired outcomes expressed in the Comprehensive Plan goals or in its specific action steps.



Programs and Initiatives



Regulations and Standards

Given that private investment decisions account for a vast majority of a city’s physical form, land development regulations and engineering standards are fundamental for plan implementation. Consequently, zoning and subdivision regulations and associated development criteria and technical engineering standards are the basic keys to ensuring that the form, character and quality of development reflect the City’s planning objectives. These codes should advance the community’s desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan principles and directives.

Some community initiatives identified in this plan cannot be accomplished by City government on its own. They may require direct coordination, intergovernmental agreements or funding support from other public entities or levels of government. Additionally, the unique role of potential private and non-profit partners to advance the community's action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and from public/private financing of community improvements.



Partnerships and Coordination



More Targeted Planning/Study

Various areas of City governance require more detailed study and planning, especially as required to qualify for external funding opportunities. These studies involve targeted planning work at a finer-grain level of detail than is appropriate for comprehensive planning purposes (e.g., **utility infrastructure** master plans, parks and recreation master plan, streetscape design plan, etc.). As such, some parts of this plan will be implemented only after some additional planning or special study to clarify next steps and associated costs and considerations, including clarification of roles and potential cost-sharing when partnering is involved.



Comprehensive Plan OUTLINE

Acknowledgments

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Introduction

Purpose of the Comprehensive Plan

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Geographic Coverage and Context of the Plan

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Tie into Strategic Plan

Leadership and Community Engagement Activities

Plan Focus Areas

Framework for Action (all the later plan sections will link back to this):

Each plan section linked to pertinent Guiding Principles in Strategic Plan

Description of 5 Action Types (the main ways Comprehensive Plan are implemented)

- 1) Capital Investments
- 2) Programs and Initiatives
- 3) Regulations and Standards
- 4) Partnerships and Coordination
- 5) More Targeted Planning/Study

Future Manvel

Plan Focus Areas:

Environment

Growth Capacity (infrastructure, public services)

Land Use and Community Character

Transportation (with updated Major Thoroughfare Plan)

Economic Development

Recreation and Amenities

Each of the Future Manvel sections above will include these standard elements:

- Introduction:
 - › Focus of section.
 - › Why this section is important.
- Legacy of Past Planning:
 - › Previous relevant plans/studies.
 - › Accomplishments.
- Key Issues and Considerations.
 - › Community preferences.
- Goals (linked to Guiding Principles in Strategic Plan).
- Actions, in the five categories above.

Implementation

Implementation

- Prioritization of actions as:
 - › Immediate (Month 1 to 1 year).
 - › Short Term (2-5 years).
 - › Medium Term (6-10 years).
 - › Long Term (11+ years).
- Further discussion of Strategic Actions (e.g., zoning/code updates, special area planning, next master plan updates based on new Comprehensive Plan, etc.).
- Implementation roles of City Council; Planning, Development and Zoning Commission; and City staff.
- Partnerships for implementation: opportunities for the City to coordinate implementation efforts with other key agencies and entities, with other jurisdictions as appropriate, and with other private and non-profit partners.
- Procedures for annual plan review and progress reporting and periodic plan updates.

APPENDICES (links to other reports)

Manvel Strategic Plan

Manvel Today Report

Community Survey Report



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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request: 11/12/2024

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH 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: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: Bedwards@LJA.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section

13, A subdivision of 20.953 acres of land located in the H.T. & B.R.R. company survey, section 73 , abstract 301, Brazoira

County, Texas; Being a portion of lots 5,6,13, and 14 in the Allison Richey Gulf Coast Home Company Part of

Suburban Gardens Sec 73, a subdivision recorded in Vol. 2 Pages 91 & 92 in Brazoria County Public records (B.C.P.R.)

Plats:

Preliminary _____

Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Lacey Bell
SIGNATURE

Digitally signed by Lacey Bell
DN: CN=Lacey Bell
Date: 2024.12.11 12:43:28-0600

12/11/24
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:	Valencia Section 13- Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	February 24, 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>NO</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The City Council approved the PUD amendment including the Valencia Master Plan on April 15, 2024.*
- *This section is located along the western side of Chocolate Bayou, on the southern side of the proposed Dogwood Ave extension (B-10).*
- *The proposed plat subdivides a 20.953-acre tract into 68 residential lots, 4 Blocks, and 3 reserves for landscape, open space, drainage, and utility.*
- *This proposed section includes traditional single-family residential lots with a minimum lot width of 60 feet and minimum lot area of 7,200 square feet*
- *The proposed plat generally conforms to the preliminary plat approved in March 2024.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Valencia Section 13- Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. Please ensure that on Page 3, the correct project location is shown on the Vicinity Map. Also, update the dates on the signature blocks (Section 62-41 (b) (2)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
3. Please update the CPL to reflect the Field Note Description and the description in the Title Block (Section 62-41 (b) (5) & (b)(21)).
4. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies). Additionally, revise to include a Lienholder's acknowledgment block and signature on the plat (Section 62-41 (b) (6)).



DEVELOPMENT SERVICES DEPARTMENT

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

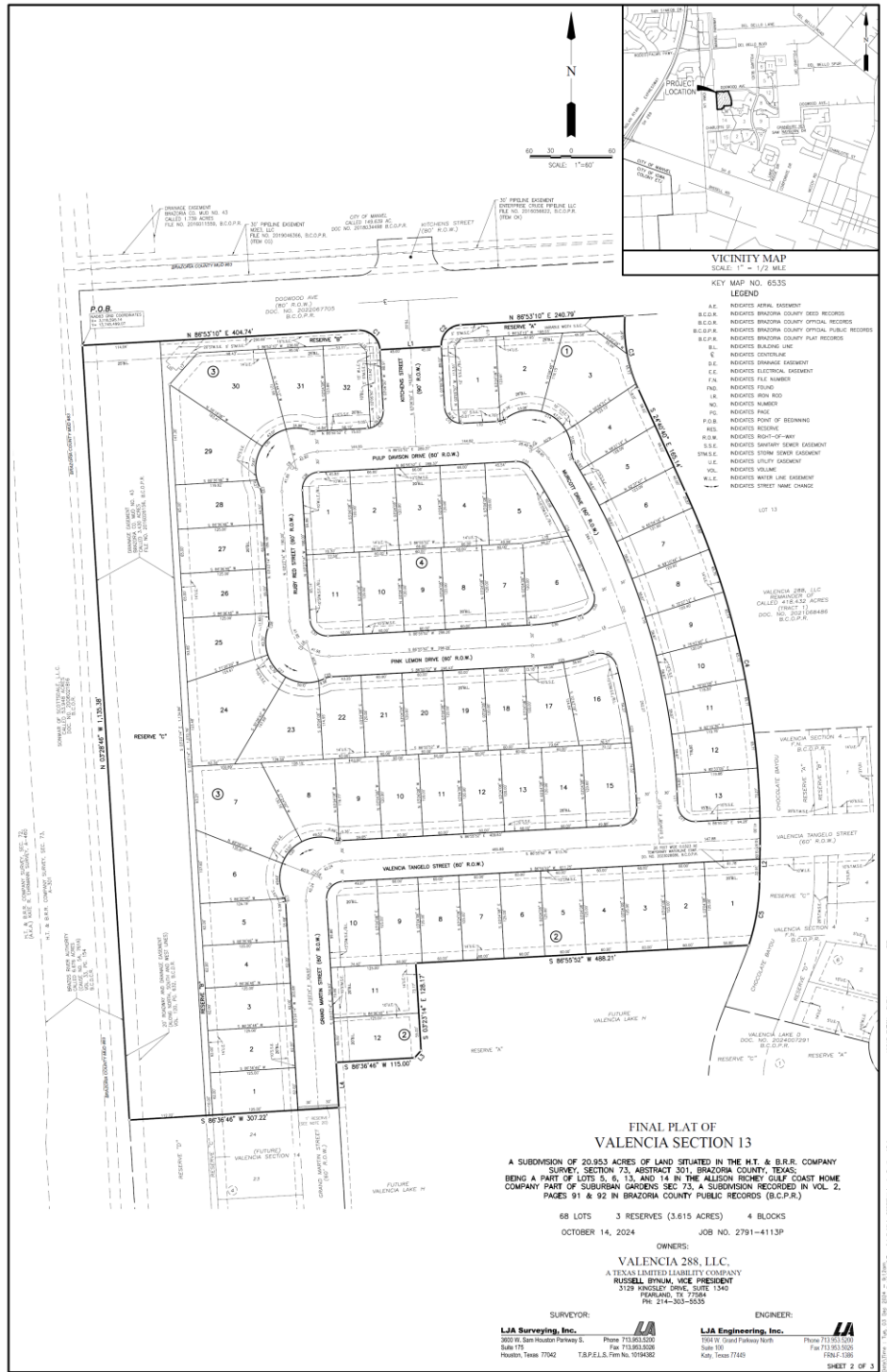
5. Please ensure the dimensions of Valencia Tangelo St. at the boundary with Sec 4 are the same as those shown on the recorded plat (Section 62-41 (b) (10)).
6. Please add the recordation information for Sec 4 and call out the future Elementary School site to the East. Additionally, show the roadway easements to the north on the recorded Dogwood Plat if applicable. Also, the sites along the west boundary of the proposed plat, labeled for H.T. & B.R.R. Company Survey, do not match the approved preliminary plat. Please review and clarify (Section 62-41 (b) (11)).
7. Based on the approved plan set, the easement in Reserve A adjacent to Dogwood is shown as a 20' STM/SSE, which is also the case for Reserve B adjacent to Dogwood. Additionally, in the approved plans for Reserve B along Kitchens St., there was a combined 15' STM/WLE. Please clarify these changes (Section 62-41 (b) (13)).
8. Please review the easement/length in the SW corner of the Plat and clarify if there an additional line or easement that was not referenced on the Plat (Section 62-41 (b) (13)).
9. Please verify the line and curve tables are accurate. L19 & L20 were missing from the Line Table.
10. Block 4 Lot 1 does not meet the minimum lot area requirement. The PUD requires a 70-foot lot width with a minimum lot area of 8,400 sq. ft. (Section 62-41 (b) (13)).
11. Please provide an updated tax certificate. Brazoria County will not accept any certificates dated before September 2024 (Section 62-41 (b) (17)).
12. Please clearly show the MUD Boundaries by using a different line style and provide a letter of no objection from GCWA (Section 62-41 (b) (18)).
13. Please review and revise Note 21 and add Utilities to Reserve A and B under the Type Column of the Reserve Table. Additionally, add a maintenance responsibility column to the Reserve Table. (Section 62-41 (b) (18)).
14. Please add a signature block for BDD4 and their general notes since they approved the construction plans and provide an updated letter of no objection from B.C.C.R.D #3. Also, fill in note 2 of the General Notes with the document information (Section 62-41 (b) (19)).
15. Please provide letters of no objection from all Utility Companies (Section 62-41 (b) (20)).
16. Please revise general note 15 to remove "or lot" (Section 62-41 (b) (22)).
17. Please revise note #16 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of abbreviations/ Legend (Section 62-41 (b) (24) & (b)(27)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

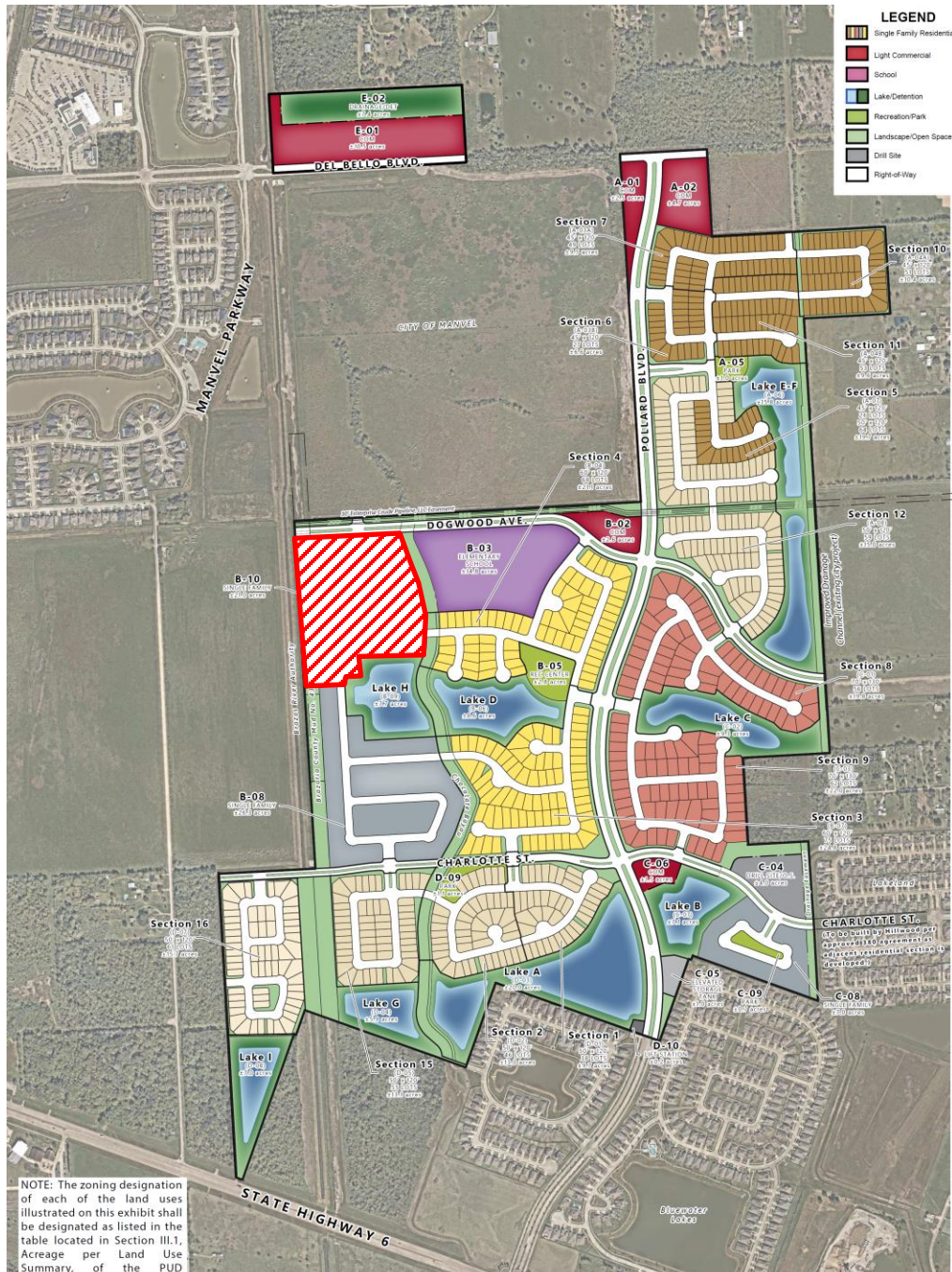




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024

**PLANNING & LANDSCAPE
ARCHITECTURE**
RELATIONSHIPS | PROCESS | DESIGN

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, VICE PRESIDENT, BEING AN OFFICER OF VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 13, BEING 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 13, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, VALENCIA 288, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

BY: VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RUSSELL BYNUM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 ENGINEERS AND 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 (SEE NOTE 5).

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

- DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
- MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
- OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
- B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
- B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
- DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 13" AS SHOWN HEREON

THIS _____ DAY OF _____, 2024.

RICKY KUBECZKA
COMMISSIONER

JODY SCHIBI
COMMISSIONER

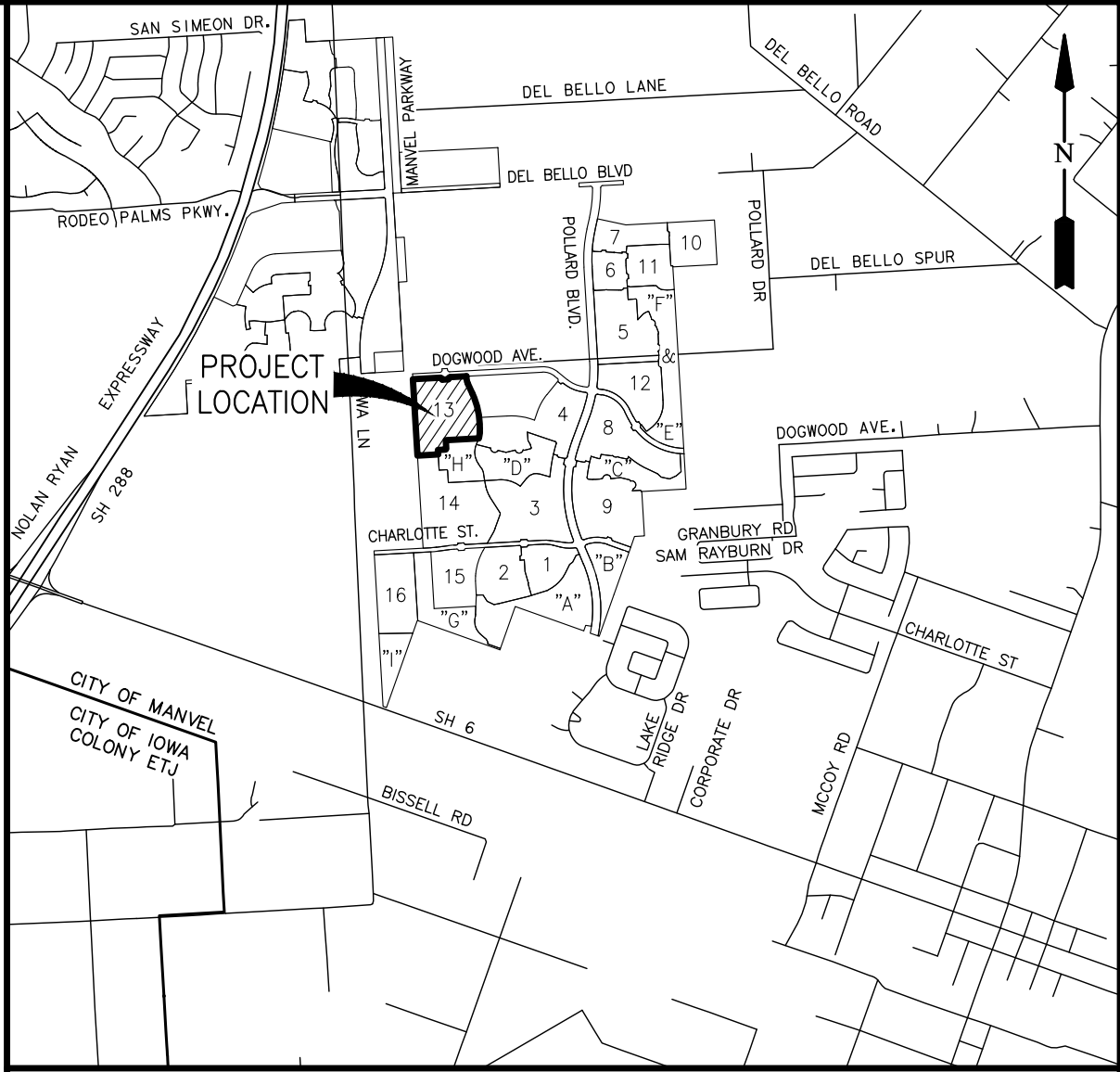
ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 13 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____

PLANNING, DEVELOPMENT, AND ZONING COMMISSION



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653S

FINAL PLAT OF VALENCIA SECTION 13

A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

68 LOTS 3 RESERVES (3.615 ACRES) 4 BLOCKS
OCTOBER 14, 2024 JOB NO. 2791-4113P

OWNERS:

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340
PEARLAND, TX 77584
PH: 214-303-5535

SURVEYOR:

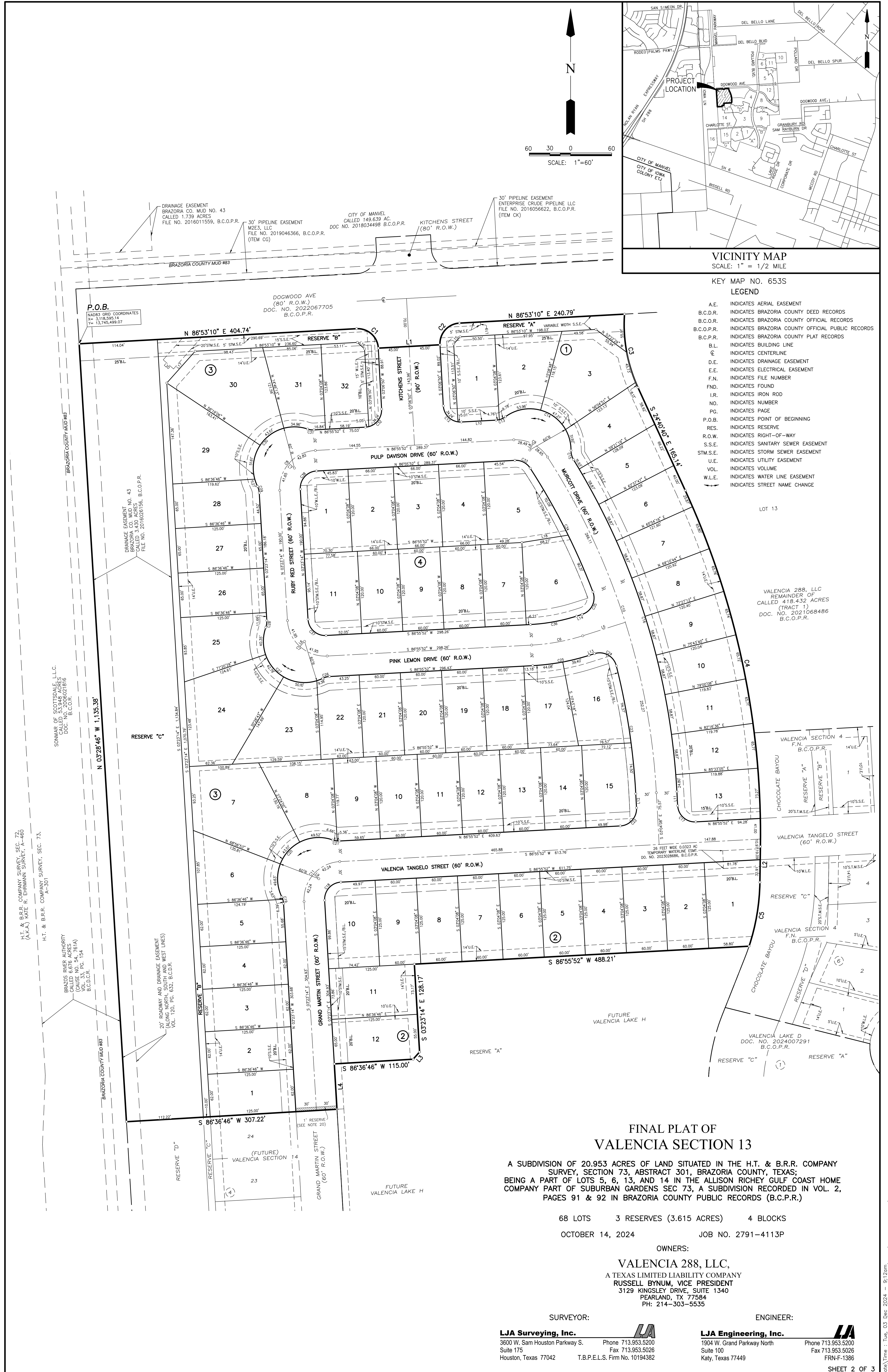
ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



FINAL PLAT OF
VALENCIA SECTION 13

A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

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FRN-F-1386

BEING 20,953 ACRES OF LAND LOCATED IN THE H.T.& B. R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 5, 6, 13, AND 14 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION 73, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 91–92, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 18.005 ACRE TRACT CONVEYED TO 2023 FM VALENCIA DEVELOPMENT, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013260, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), AND A PORTION OF THAT CERTAIN CALLED 418.432 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO VALENCIA 288, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068486, B.C.O.P.R. SAID 20.953 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1983 ADJUSTMENT);

BEGINNING AT A CHISELED "X" FOUND FOR A WESTERLY CORNER OF POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022067705, B.C.O.P.R., SAME BEING THE MOST WESTERLY SOUTHERLY CORNER OF DOGWOOD AVENUE (80 FEET RIGHT-OF-WAY), AS SHOWN ON SAID POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, AND BEING ON THE WESTERLY LINE OF SAID 418.432 ACRE TRACT, AND ON THE WESTERLY LINE OF A 3.430 ACRES DRAINAGE EASEMENT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2016026156, B.C.O.P.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" MARKING THE WESTERLY CORNER OF SAID 418.432 ACRES BEARS NORTH 03° 28' 46" WEST, 130.58 FEET;

THENCE, NORTH 86° 53' 10" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DOGWOOD AVENUE, PASSING AT 114.04 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWESTERLY CORNER OF SAID 18.005 ACRE TRACT, AND CONTINUING IN ALL, A DISTANCE OF 404.74 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DOGWOOD AVENUE AND THE NORTHERLY LINE OF SAID 18.005 ACRE TRACT, THE FOLLOWING FIVE (4) COURSES;

47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 48° 06' 50" EAST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

NORTH 86° 53' 10" EAST, 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

47.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 53' 10" EAST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

NORTH 86° 53' 10" EAST, 240.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 18.005 ACRE TRACT, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY LINE OF SAID 18.005 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES;

DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, 109.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 28° 35' 18", AND A CHORD WHICH BEARS SOUTH 10° 23' 01" EAST, 108.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 24° 40' 40" EAST, 165.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

CONTINUING ALONG THE EASTERLY LINE OF SAID 18.005 ACRE TRACT, AND PARTIALLY ALONG THE WESTERLY LINE OF VALENCIA SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024019522, 534.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 25° 31' 29", AND A CHORD WHICH BEARS SOUTH 11° 54' 56" EAST, 530.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, SAME BEING ON THE WESTERLY LINE OF THAT CERTAIN CALLED 0.7302 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2023017378, B.C.O.P.R.;

SOUTH 00° 50' 49" WEST, WITH THE EASTERLY LINE OF SAID 18.005 ACRE TRACT AND THE WESTERLY LINE OF SAID VALENCIA SECTION 4, 52.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

CONTINUING WITH THE COMMON LINE OF SAID 18.005 ACRE TRACT AND SAID VALENCIA SECTION 4, 94.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 17° 31' 44", AND A CHORD WHICH BEARS SOUTH 09° 36' 41" WEST, 94.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR A SOUTHEASTERLY CORNER OF SAID 18.005 ACRE TRACT;

THENCE, SOUTH 86° 55' 52" WEST, DEPARTING SAID COMMON LINE, ALONG A SOUTHERLY LINE OF SAID 18.005 ACRE TRACT, 488.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 18.005 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES;

SOUTH 03° 23' 14" EAST, 128.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 41° 36' 46" WEST, 14.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 86° 36' 46" WEST, 115.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

SOUTH 03° 23' 14" EAST, 66.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, SAME BEING A NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 22.787 ACRE TRACT CONVEYED TO PHOU – SOWELL, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013228, B.C.O.P.R.;

SOUTH 86° 36' 46" WEST, ALONG THE COMMON LINE OF SAID 18.005 ACRE TRACT, AND SAID 22.787 ACRE TRACT, PASSING AT 195.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 18.005 ACRE TRACT, AND THE NORTHEAST CORNER OF SAID 22.787 ACRES, AND ON THE EASTERLY LINE OF THE AFOREMENTIONED 3.430 ACRE DRAINAGE EASEMENT, AND CONTINUING IN ALL, A DISTANCE OF 307.22 FEET TO A POINT FOR CORNER ON THE WESTERLY LINE OF SAID 3.430 ACRES, SAME BEING ON THE WESTERLY LINE OF THE AFOREMENTIONED 418.432 ACRE TRACT;

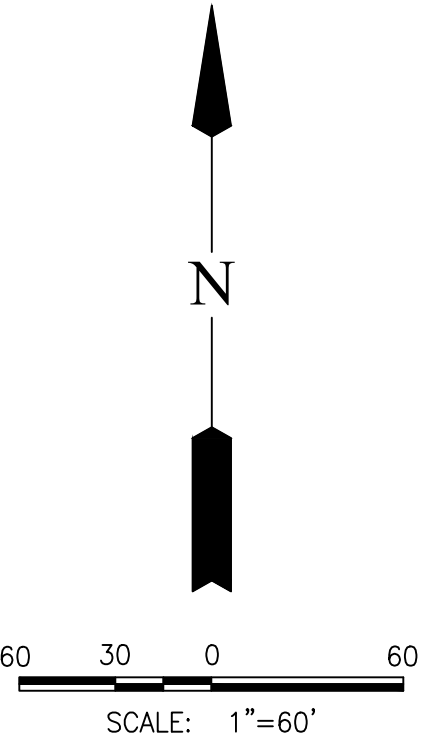
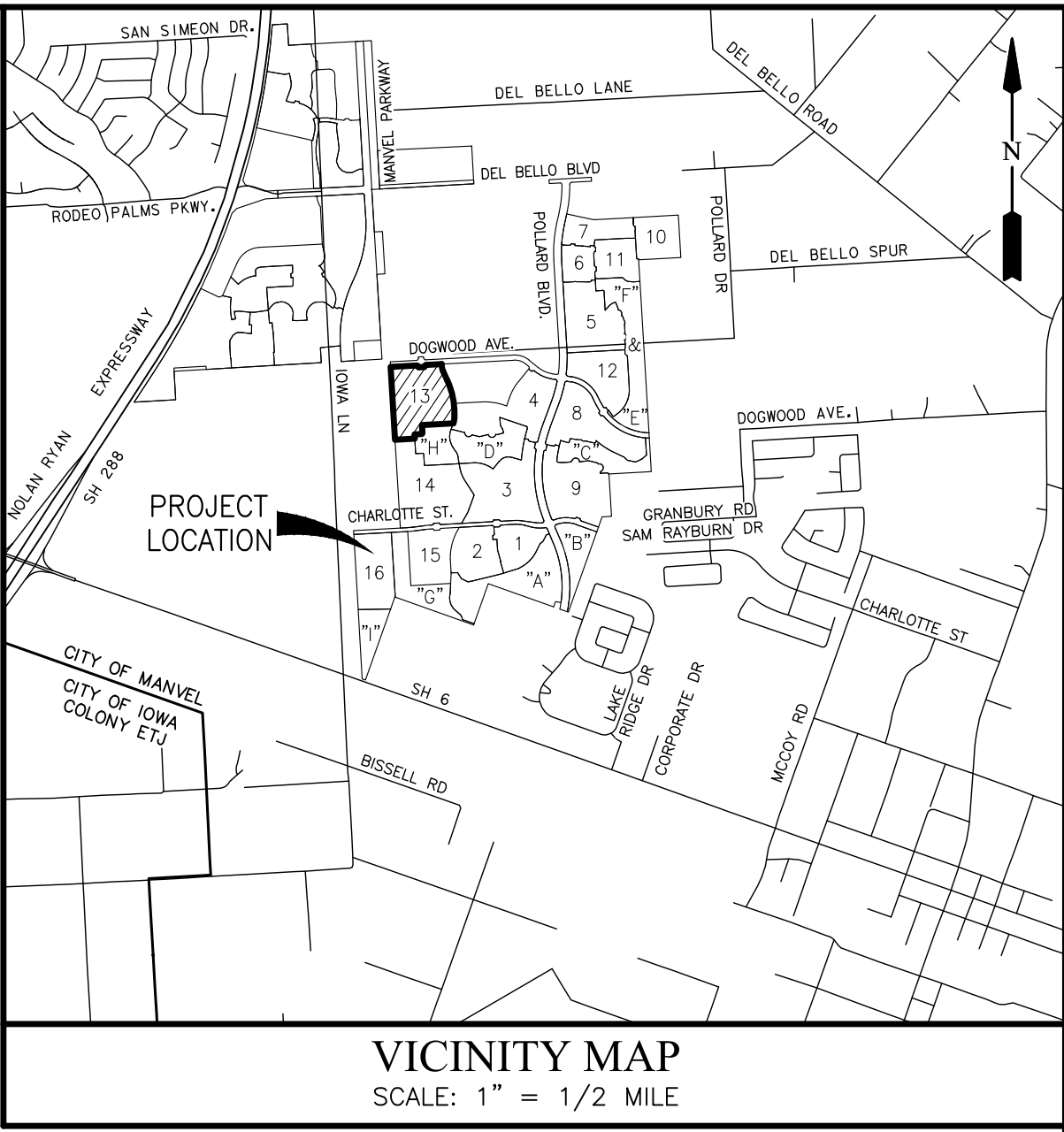
THENCE, NORTH 03° 28' 46" WEST, ALONG THE WESTERLY LINE SAID 3.430 ACRE DRAINAGE EASEMENT, AND ALONG THE WESTERLY LINE OF SAID 418.432 ACRE TRACT, 1135.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.953 ACRES OF LAND.

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. _____, DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99996357.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDED OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.

ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- TBM-INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.

ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48039C0110K, THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3, AT THE TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDIED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.



LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
CL	INDICATES CENTERLINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
NO.	INDICATES NUMBER
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
↔	INDICATES STREET NAME CHANGE

FINAL PLAT OF VALENCIA SECTION 13

A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

68 LOTS 3 RESERVES (3.615 ACRES) 4 BLOCKS

OCTOBER 14, 2024 JOB NO. 2791-4113P

OWNERS:

VALENCIA 288, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340
PEARLAND, TX 77564
PH: 214-303-5535

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

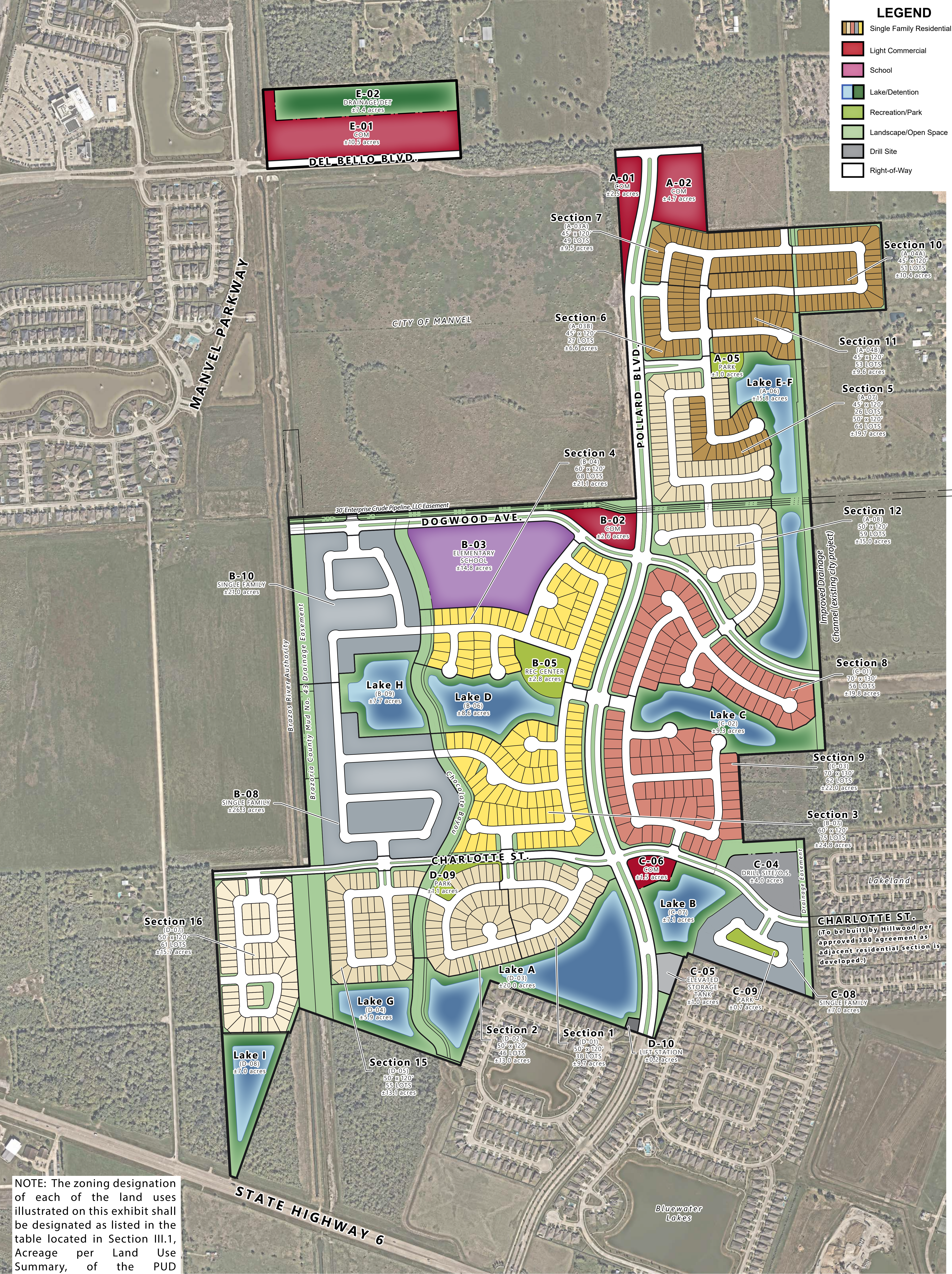


LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

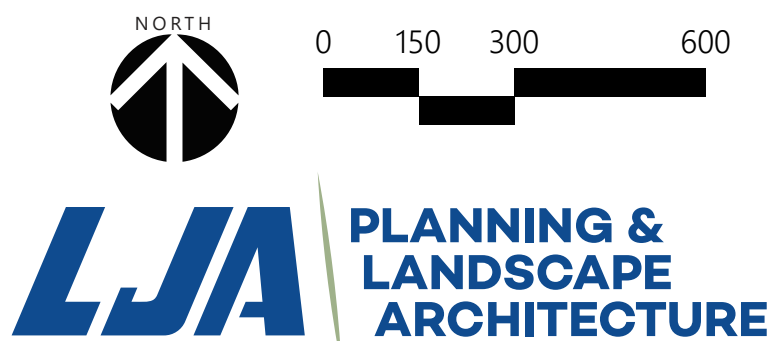




Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



RELATIONSHIPS | PROCESS | DESIGN



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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: 12/12/2024

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH 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: Brian Edwards

Daytime Phone: 713.380.4420 Fax Number: _____

E-mail Address: Bedwards@LJA.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Valencia Section

15, A subdivision of 13.057 acres of land located in the Mary V. O'Donnell Survey Section 64, Abstract 483, Brazoria County,

Texas, being a part of outlot 175 of the Dr. A.A. Luther Subdivision of The Town of Manvel and Surrounding Acreage

Property, Volume 1, Pages 71 & 72 and Volume 3, Pages 139 & 140 of the Brazoria County Public Records (B.C.P.R.)

Plats:

Preliminary _____

Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Valencia Section 15- Final Plat
Applicant:	Lacey Bell – LJA Engineering
PD&Z Meeting Date:	February 24, 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>NO</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a residential section within Valencia Master Planned Development established as a Planned Unit Development (PUD) in July 2021.*
- *A master plan for the development was approved by City Council in August 2022.*
- *The City Council approved the PUD amendment including the Valencia Master Plan on April 15, 2024.*
- *This section is located along the west side of Chocolate Bayou, south side of proposed Charlotte Street extension.*
- *The proposed plat subdivides a 13.057-acre tract into 55 residential lots, 3 Blocks, and 4 reserves for landscape, open space, drainage, and utility.*
- *This proposed section includes traditional single-family residential lots with a minimum lot width of 50 feet and minimum lot area of 6,000 square feet.*
- *The proposed plat generally conforms to the preliminary plat approved in February 2024.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Valencia Section 13- Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/ PUD*:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Please provide an updated CPL and revise Note 2 if needed (Section 62-41 (b) (5) & (b)(21)).
3. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
4. Please ensure the CPL and the Field Note Description are shown on the Plat align (Section 62-41 (b) (7)).
5. Please update the date in the Title Block (Section 62-41 (b) (9)).
6. Please add the width of Charlotte Street. Charlotte St has a 60' ROW (Section 62-41 (b) (10)).



DEVELOPMENT SERVICES DEPARTMENT

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

7. Please include recording information for Valencia Lake A and show the Reserve Boundaries for the Lake G Plat for reference. Also, there is a document referenced in Block 4 of Future Section 14 that may be out of date. Please verify (Section 62-41 (b) (11)).
8. Revise Note 3 from "Texas Coordinate System" to "Texas State Plane Coordinate System"(Section 62-41 (b) (12)).
9. Please confirm drainage easement lines are accurate on the west boundary and show the STM SE, in Reserve D near the Western border, that was on the approved plans on the plat. Additionally, the STM SE adjacent to Davis Field Dr. in Reserve D was shown as 20' in the approved civil plans. Please match on the plat. Also, please show or clarify the Water Facilities Easement mentioned in the CPL. It should be the last item under the easements section (Section 62-41 (b) (13)).
10. Please provide an updated tax certificate (Section 62-41 (b) (17)).
11. Please clarify the MUD Boundaries on the Plat, update general Note 21, and provide a letter of no objection from GCWA. Also, please add a maintenance responsibility column to the Reserve Table, add Drainage to the Type Column of Reserve B and D, and Utilities to Reserve A and D. Additionally, remove Note 20 about the 1' Reserve since it is not applicable, and update the Dates on the Signature Blocks to 2025 (Section 62-41 (b) (18)).
12. Add BDD4 to Notes 1,11 and 12 of the General Notes and include the Signature Block and General Notes for BDD4. Provide signatures of both Drainage Districts on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (19)).
13. Please provide LONO from all applicable utility companies (Section 62-41 (b) (20)).
14. Please revise general note 15 to remove "or lot" (Section 62-41 (b) (22)).
15. Please revise note #16 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of abbreviations/ Legend (Section 62-41 (b) (24) & (b)(27)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

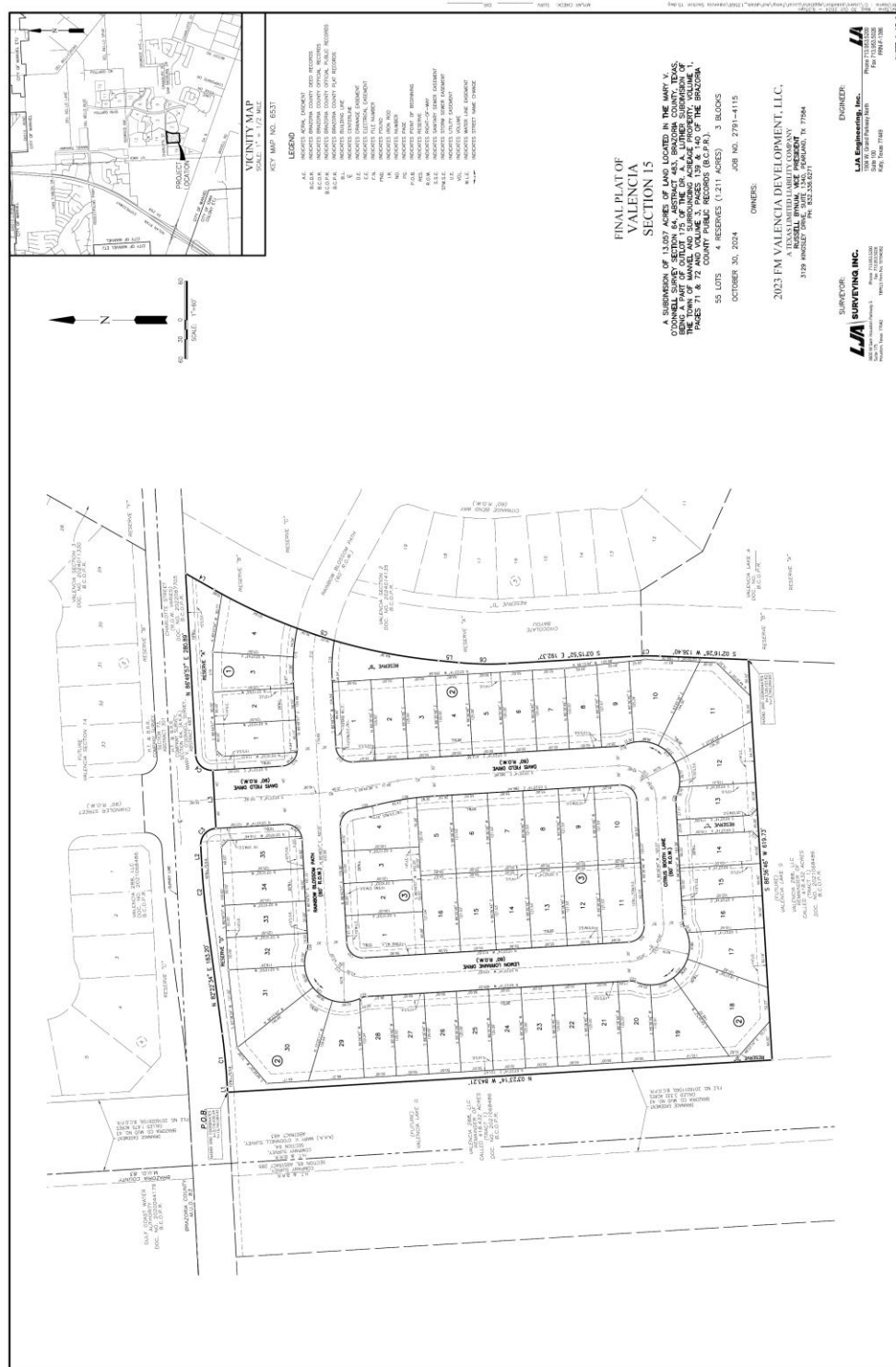
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DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

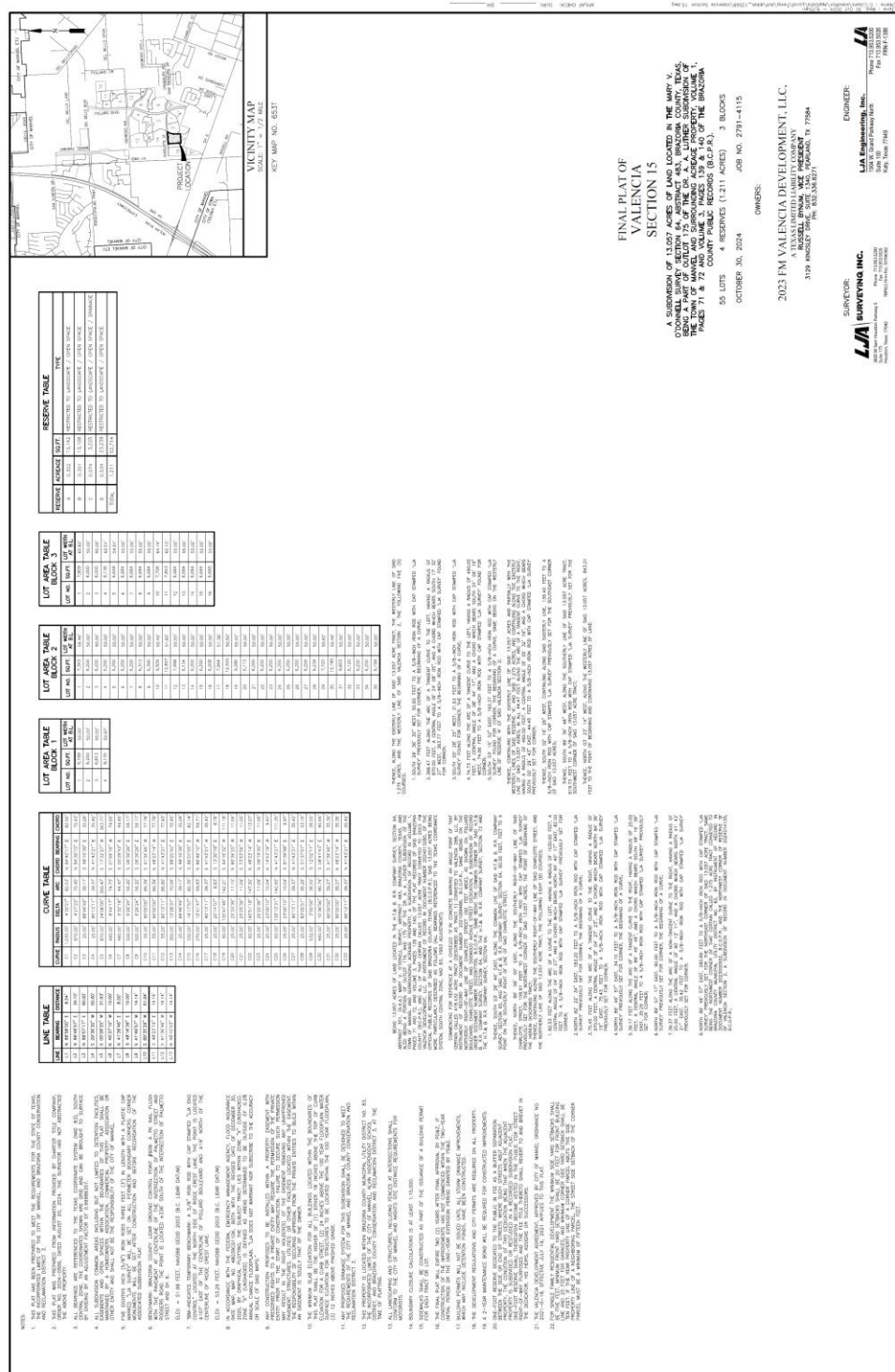




DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

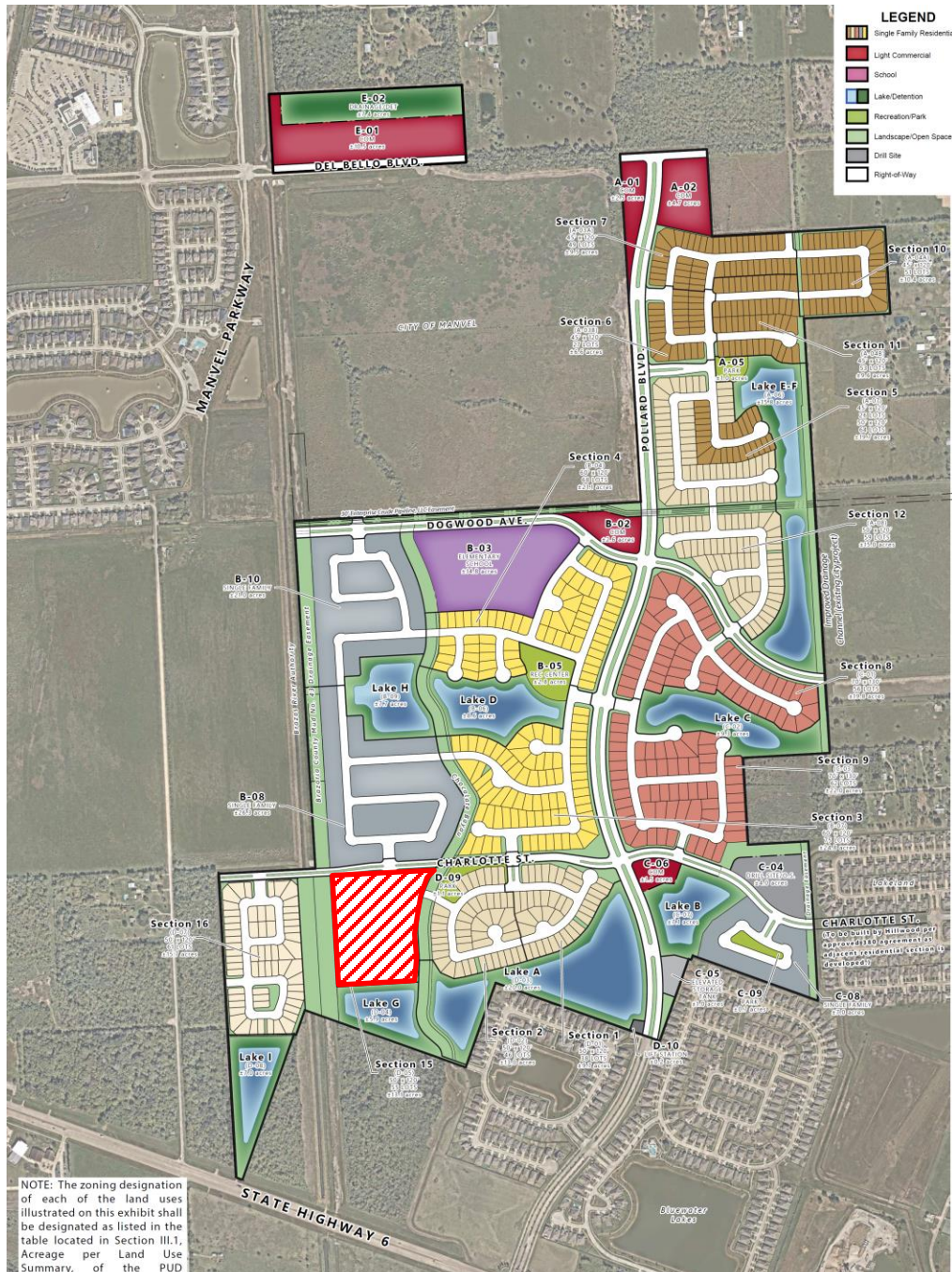




DEVELOPMENT SERVICES DEPARTMENT

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

Valencia Master Plan (dated April 15, 2024)



Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E Planned Unit Development Conceptual Land Use Exhibit

VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02-27-2024



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, VICE PRESIDENT, BEING AN OFFICER OF 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF VALENCIA SECTION 15, BEING 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.), DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSERVED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF VALENCIA SECTION 15 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.

IN TESTIMONY WHEREOF, 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2024.

2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RUSSELL BYNUM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, VICE PRESIDENT OF 2023 FM VALENCIA DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, 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 ENGINEERS AND 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 (SEE NOTE 5).

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:

1. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
3. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH THE STORM SEWER SECTION OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
6. B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
7. B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
8. DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THIS PLAT OF "VALENCIA SECTION 15" AS SHOWN HEREON

THIS _____ DAY OF _____, 2024.

RICKY KUBECZKA, COMMISSIONER

JODY SCHIBI, COMMISSIONER

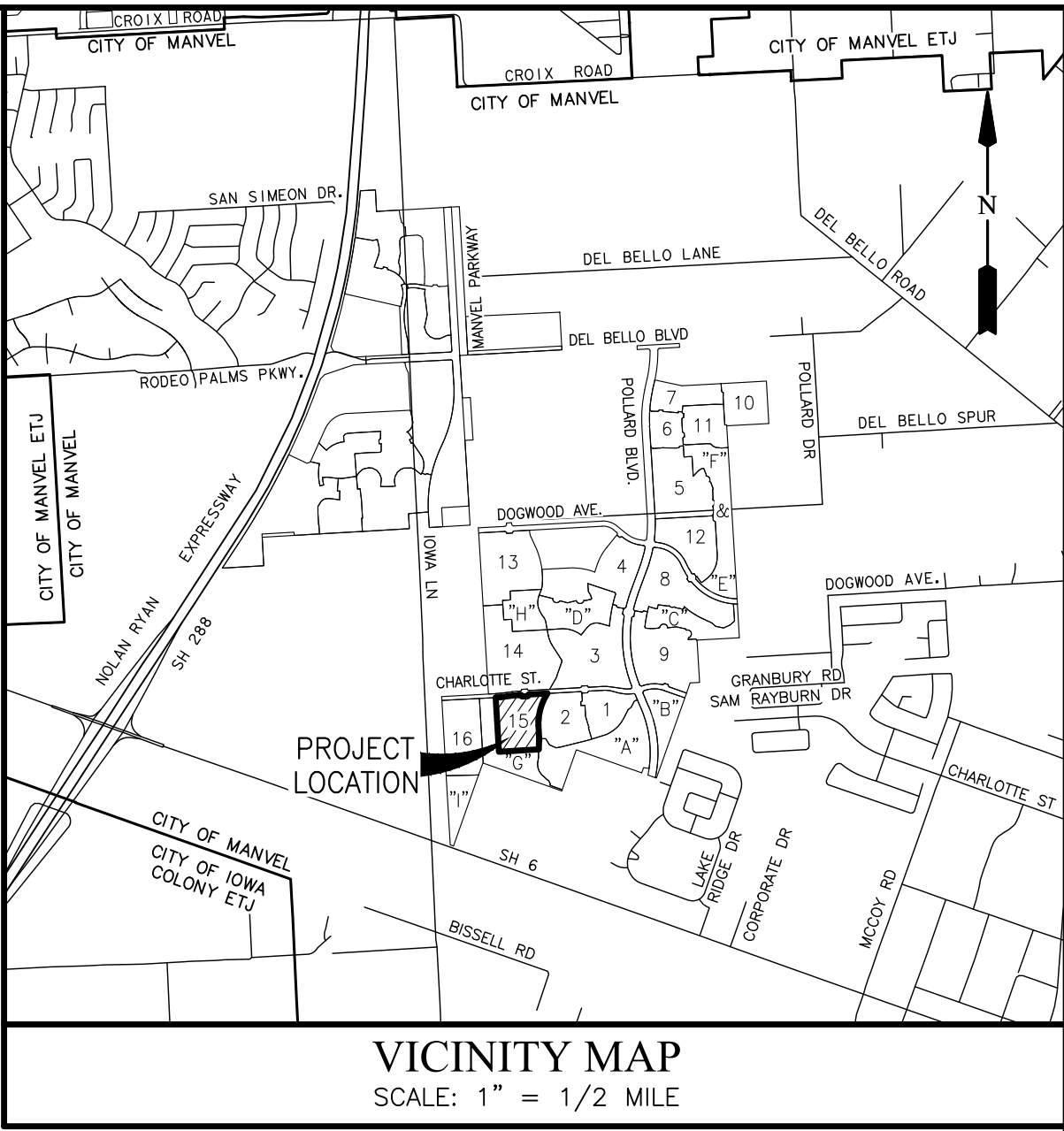
ALFRED FROBERG, JR.
COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF VALENCIA SECTION 15 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 20____.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS

OCTOBER 30, 2024

JOB NO. 2791-4115

OWNERS:

2023 FM VALENCIA DEVELOPMENT, LLC,

A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
PH: 832.336.6271

SURVEYOR:

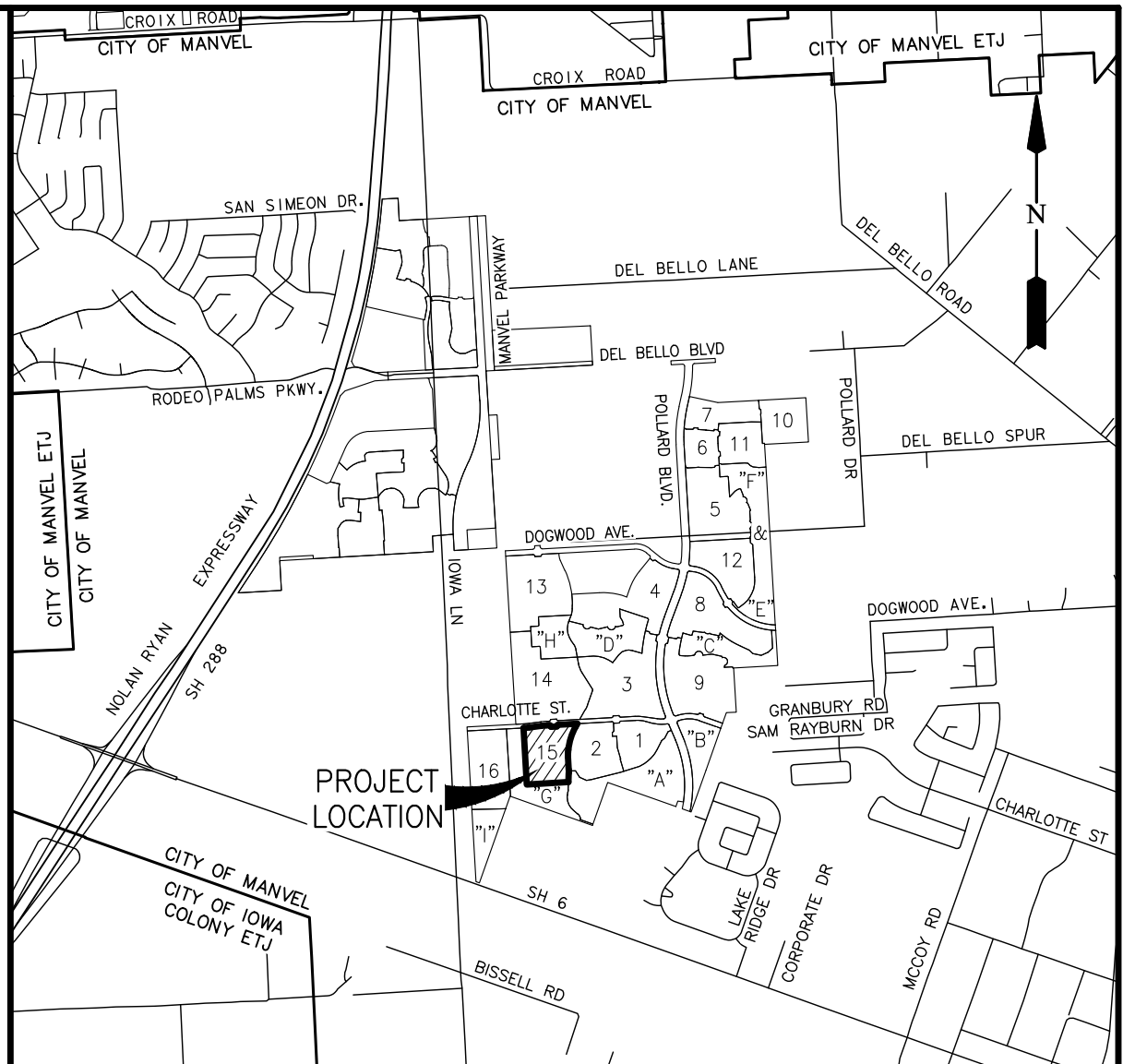
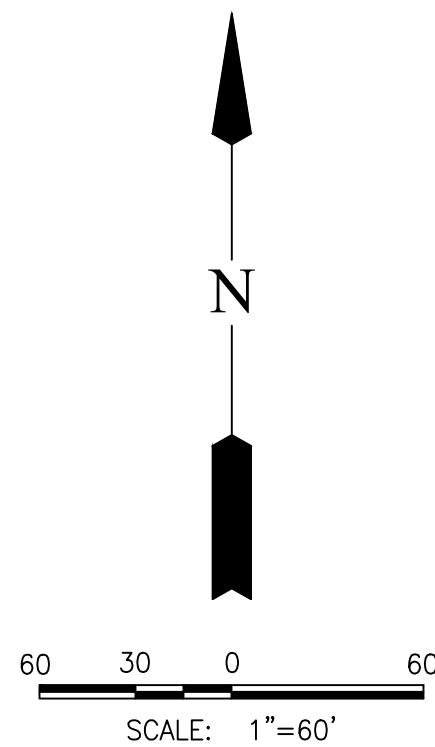
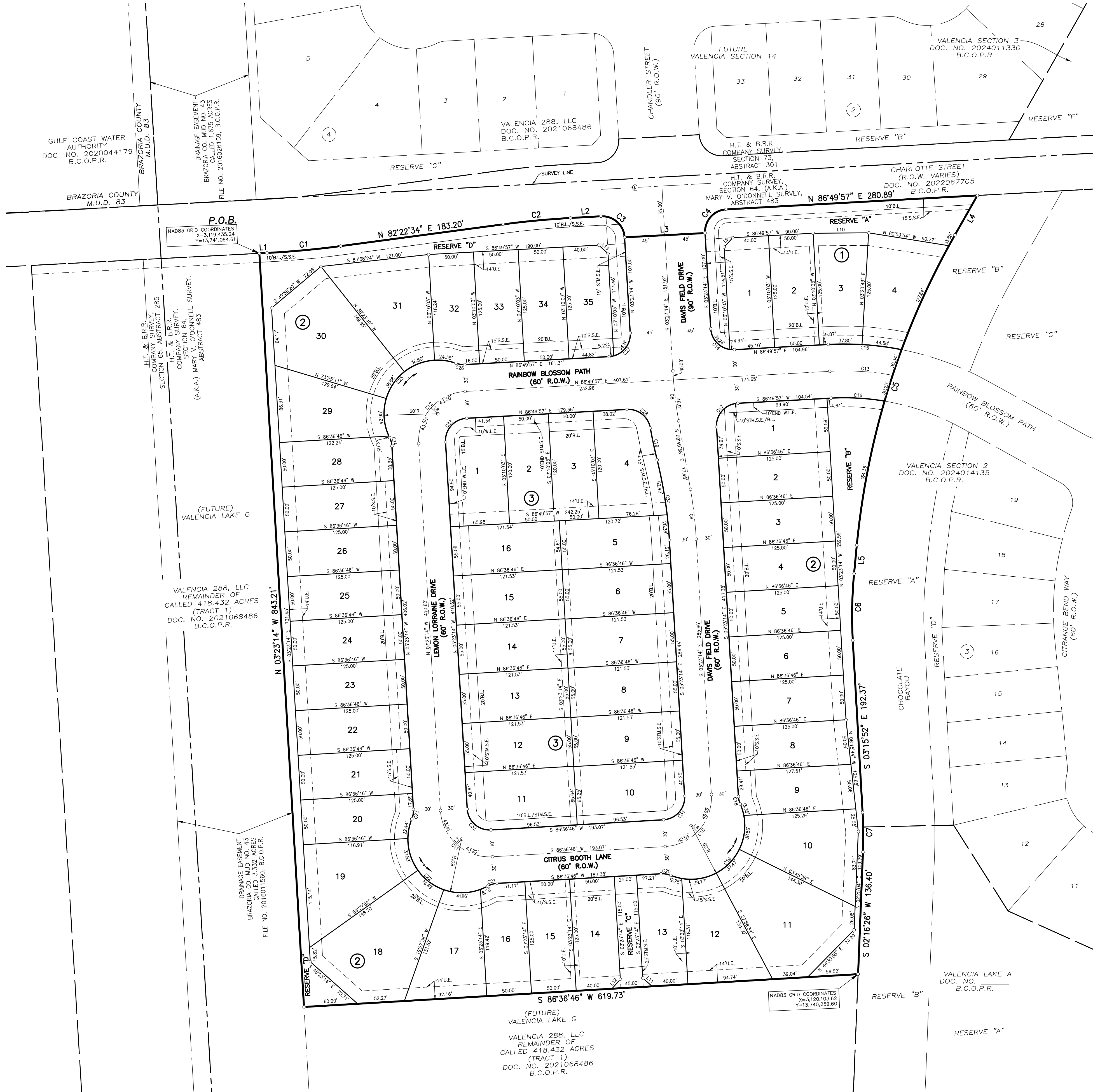
LJA SURVEYING, INC.

3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Suite 100
Houston, Texas 77042 Houston, Texas 77042
TBPELS Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Katy, Texas 77449 Suite 100 Fax 713.953.5026
FRN-F-1386



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
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 - FND. INDICATES FOUND
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 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES STREET NAME CHANGE

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS

OCTOBER 30, 2024 JOB NO. 2791-4115

OWNERS:

2023 FM VALENCIA DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
PH: 832.336.6271

LJA SURVEYING, INC.
3600 W. Sam Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
TBPES Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0509, DATED AUGUST 20, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986357.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
6. BENCHMARK: BRAZORIA COUNTY LIDAR GROUND CONTROL POINT #609: A PK NAIL FLUSH WITH THE PAVEMENT AT CENTERLINE OF THE INTERSECTION OF PALMETTO STREET AND RODGERS ROAD. THE POINT IS LOCATED ±336' SOUTH OF THE INTERSECTION OF PALMETTO STREET AND SH 6.
- ELEV. = 51.98 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
7. TBM--INDICATES TEMPORARY BENCHMARK: A 5/8" IRON ROD WITH CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE NORTH SIDE OF RIDGE CREST LANE. THE POINT IS LOCATED ±107' EAST OF THE CENTERLINE OF POLLARD BOULEVARD AND ±19' NORTH OF THE CENTERLINE OF RIDGE CREST LANE.
- ELEV. = 53.29 FEET, NAVD88 GEOID 2003 (B.C. LIDAR DATUM)
8. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48039C0110K, BOTH WITH THE REVISED DATE OF DECEMBER 30, 2020, BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS."
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3.
12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT 3, AT THE TIME OF PLATING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
17. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
18. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
19. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
20. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESTUDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND BREVET IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
21. THE VALENCIA DEVELOPMENT AGREEMENT, APPROVED BY CITY OF MANVEL ORDINANCE NO. 2021-0-18, EFFECTIVE JULY 19, 2021 APPLIES TO THIS PLAT.
22. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET. IF THE REAR PROPERTY LINE OF A CORNER PARCEL ABUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°58'00" E	8.54'
L2	N 86°49'57" E	34.10'
L3	N 86°57'17" E	90.00'
L4	S 29°36'30" W	50.60'
L5	S 05°28'25" W	31.63'
L6	N 45°37'10" W	10.00'
L7	N 41°36'46" E	8.00'
L8	S 48°16'39" E	10.00'
L9	S 41°49'57" W	14.14'
L10	S 89°35'29" W	61.94'
L11	S 48°23'14" E	14.14'
L12	S 41°36'46" W	14.14'
L13	N 48°10'03" W	14.14'

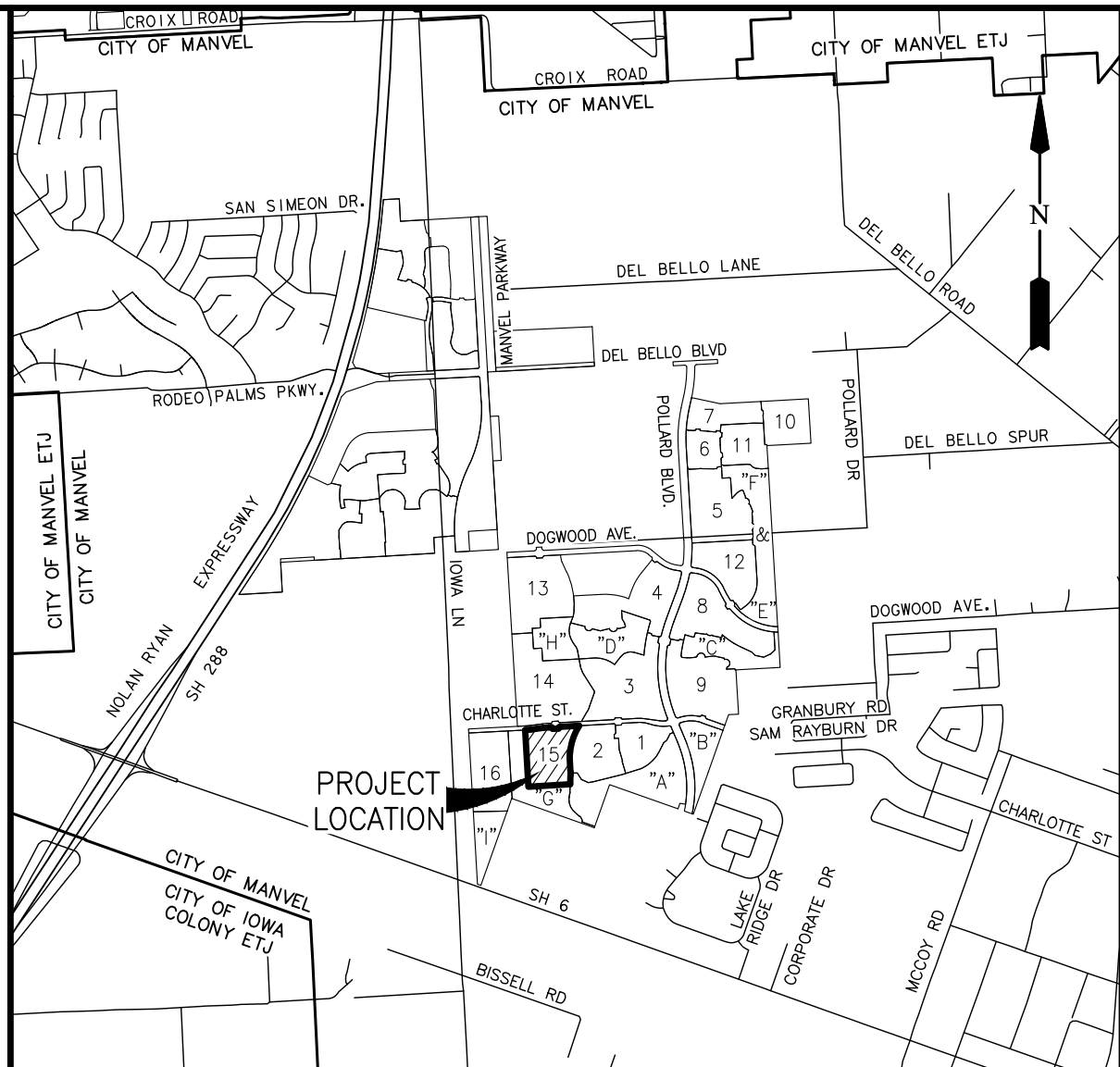
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,030.00'	4°35'27"	82.53'	N 84°40'17" E	82.50'
C2	970.00'	4°27'23"	75.45'	N 84°36'15" E	75.43'
C3	25.00'	89°46'49"	39.17'	S 48°16'39" E	35.29'
C4	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'
C5	870.00'	2°40'08"05"	366.47'	S 17°32'27" W	363.77'
C6	490.00'	8°44'17"	74.73'	S 01°06'16" W	74.66'
C7	460.00'	5°32'18"	44.47'	S 00°29'43" E	44.45'
C8	500.00'	6°26'24"	56.20'	S 06°36'26" E	56.17'
C9	500.00'	6°26'24"	56.20'	S 06°36'26" E	56.17'
C10	55.00'	90°00'00"	86.39'	S 41°36'46" W	77.78'
C11	55.00'	90°00'00"	86.39'	N 48°23'14" W	77.78'
C12	55.00'	90°13'11"	86.60'	N 41°43'21" E	77.93'
C13	300.00'	13°28'37"	70.56'	S 86°25'45" E	70.40'
C14	25.00'	89°46'49"	39.17'	S 48°16'39" E	35.29'
C15	330.00'	14°17'57"	82.36'	S 86°01'05" E	82.14'
C16	270.00'	12°41'47"	59.83'	N 86°49'10" W	59.71'
C17	25.00'	90°13'11"	39.37'	S 41°43'21" W	35.42'
C18	25.00'	20°14'07"	8.83'	S 13°30'18" E	8.78'
C19	60.00'	135°47'46"	142.21'	S 44°16'32" W	111.18'
C20	25.00'	25°33'39"	11.15'	N 80°36'25" W	11.06'
C21	25.00'	25°25'39"	11.09'	S 73°53'56" W	11.00'
C22	60.00'	140°51'18"	147.50'	N 48°23'14" W	113.07'
C23	25.00'	25°25'39"	11.09'	N 09°19'35" E	11.00'
C24	25.00'	23°00'10"	10.04'	N 14°53'19" W	9.97'
C25	60.00'	136°13'31"	142.65'	N 41°43'21" E	111.35'
C26	25.00'	23°00'10"	10.04'	S 81°39'58" E	9.97'
C27	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'
C28	25.00'	83°05'51"	36.26'	S 51°37'07" E	33.16'
C29	532.50'	3°55'59"	36.55'	S 12°02'11" E	36.55'
C30	490.00'	10°36'56"	90.79'	S 08°41'43" E	90.66'
C31	25.00'	90°00'00"	39.27'	S 41°36'46" W	35.36'
C32	25.00'	90°00'00"	39.27'	N 48°23'14" W	35.36'
C33	25.00'	90°13'11"	39.37'	N 41°43'21" E	35.42'

LOT AREA TABLE BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	6,199	50.00'
2	6,250	50.00'
3	6,813	50.02'
4	8,135	50.97'

LOT AREA TABLE BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,343	59.46'
2	6,250	50.00'
3	6,250	50.00'
4	6,250	50.00'
5	6,250	50.00'
6	6,250	50.00'
7	6,250	50.00'
8	6,313	50.00'
9	6,390	50.00'
10	9,509	50.40'
11	12,607	51.65'
12	7,998	50.50'
13	6,134	50.00'
14	6,200	50.00'
15	6,250	50.00'
16	6,208	50.00'
17	7,944	51.38'
18	12,505	50.50'
19	9,286	50.42'
20	6,113	50.00'
21	6,250	50.00'
22	6,250	50.00'
23	6,250	50.00'
24	6,250	50.00'
25	6,250	50.00'
26	6,250	50.00'
27	6,250	50.00'
28	6,239	50.00'
29	7,720	50.62'
30	12,180	50.49'
31	9,653	50.50'
32	6,120	50.00'
33	6,250	50.00'
34	6,250	50.00'
35	6,199	50.00'

LOT AREA TABLE BLOCK 3		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	7,809	65.83'
2	6,000	50.00'
3	6,000	50.00'
4	8,136	62.51'
5	6,648	54.61'
6	6,684	55.00'
7	6,684	55.00'
8	6,684	55.00'
9	6,684	55.00'
10	7,796	64.74'
11	7,843	65.13'
12	6,684	55.00'
13	6,684	55.00'
14	6,684	55.00'
15	6,684	55.00'
16	6,665	55.00'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.302	13,142	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.301	13,108	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.074	3,225	RESTRICTED TO LANDSCAPE / OPEN SPACE / DRAINAGE
D	0.534	23,239	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.211	52,714	



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 653T

BEING 13.057 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64, ABSTRACT 301, (A.K.A.) MARY V. O'DONELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOT 174 AND 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION OF RECORD IN VOLUME 1, PAGES 71 AND 72, AND VOLUME 3, PAGES 139 AND 140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), AND ALL OF THAT CERTAIN CALLED 13.057 ACRE TRACT CONVEYED TO 2023 FM VALENCIA DEVELOPMENT, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2024013260, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.O.P.R.), SAID 13.057 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 1983 ADJUSTMENT);

COMMENCING FOR REFERENCE AT A CHISELED "X" IN CONCRETE MARKING AN ANGLE POINT OF THAT CERTAIN CALLED 418.432 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO VALENCIA 288, LLC, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2021068486, B.C.O.P.R., SAME BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE STREET (60 FEET WIDE), AS SHOWN ON POLLARD BOULEVARD, CHARLOTTE STREET, AND DOGWOOD AVENUE STREET DEDICATION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022067705, B.C.O.P.R., SAME BEING THE COMMON CORNER OF SAID H.T. & B. R.R. COMPANY SURVEY, SECTION 64, AND THE H.T. & B. R.R. COMPANY SURVEY, SECTION 73 AND THE H.T. & B. R.R. COMPANY SURVEY, SECTION 64;

THENCE, SOUTH 03° 28' 46" EAST, ALONG THE COMMON LINE OF SAID H.T. & B. R.R. COMPANY SURVEY, SECTION 65, AND SAID H.T. & B. R.R. COMPANY SURVEY, SECTION 64, 60.00 FEET, FEET TO A POINT ON THE SOUTHERLY RIGHT OF LINE OF SAID CHARLOTTE STREET;

THENCE, NORTH 86° 58' 00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET, 109.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 13.057 ACRES, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CHARLOTTE STREET, AND THE NORTHERLY LINE OF SAID 13.057 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES;

1. 82.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 04° 35' 27", AND A CHORD WHICH BEARS NORTH 84° 40' 17" EAST, 82.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

2. NORTH 82° 22' 34" EAST, 183.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

3. 75.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 04° 27' 23", AND A CHORD WHICH BEARS NORTH 84° 36' 15" EAST, 75.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

4. NORTH 86° 49' 57" EAST, 34.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

5. 39.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 46' 49", AND A CHORD WHICH BEARS SOUTH 48° 16' 39" EAST, 35.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

6. NORTH 86° 57' 17" EAST, 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

7. 39.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 13' 11", AND A CHORD WHICH BEARS NORTH 41° 43' 21" EAST, 35.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

8. NORTH 86° 49' 57" EAST, 280.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 13.057 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.275 ACRE TRACT CONVEYED TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2023000952, B.C.O.P.R., AND THE NORTHWEST CORNER OF RESERVE "B" OF VALENCIA SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024014135, B.C.O.P.R.);

THENCE, ALONG THE EASTERLY LINE OF SAID 13.057 ACRE TRACT, THE WESTERLY LINE OF SAID 1.275 ACRES, AND THE WESTERLY LINE OF SAID VALENCIA SECTION 2, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 29° 36' 30" WEST, 50.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;

2. 366.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 24° 08' 05", AND A CHORD WHICH BEARS SOUTH 17° 32' 27" WEST, 363.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

3. SOUTH 05° 28' 25" WEST, 31.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

4. 74.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 08° 44' 17", AND A CHORD WHICH BEARS SOUTH 01° 06' 16" WEST, 74.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

5. SOUTH 03° 15' 52" EAST, 192.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING ON THE WESTERLY LINE OF RESERVE "A" OF SAID VALENCIA SECTION 2;

THENCE, CONTINUING WITH THE EASTERLY LINE OF SAID 13.057 ACRES AND PARTIALLY WITH THE WESTERLY LINES OF SAID RESERVE "A", AND SAID 1.275 ACRES, AND CONTINUING ALONG THE EASTERLY LINE OF SAID 13.057 ACRES, IN ALL 44.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 05° 32' 18", AND A CHORD WHICH BEARS SOUTH 00° 29' 43" EAST, 44.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 02° 16' 26" WEST, CONTINUING ALONG SAID EASTERLY LINE, 136.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 13.057 ACRES;

THENCE, SOUTH 86° 36' 46" WEST, ALONG THE SOUTHERLY LINE OF SAID 13.057 ACRE TRACT, 619.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID 13.057 ACRE TRACT;

THENCE, NORTH 03° 23' 14" WEST, ALONG THE WESTERLY LINE OF SAID 13.057 ACRES, 843.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.057 ACRES OF LAND.

FINAL PLAT OF VALENCIA SECTION 15

A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

55 LOTS 4 RESERVES (1.211 ACRES) 3 BLOCKS

OCTOBER 30, 2024 JOB NO. 2791-4115

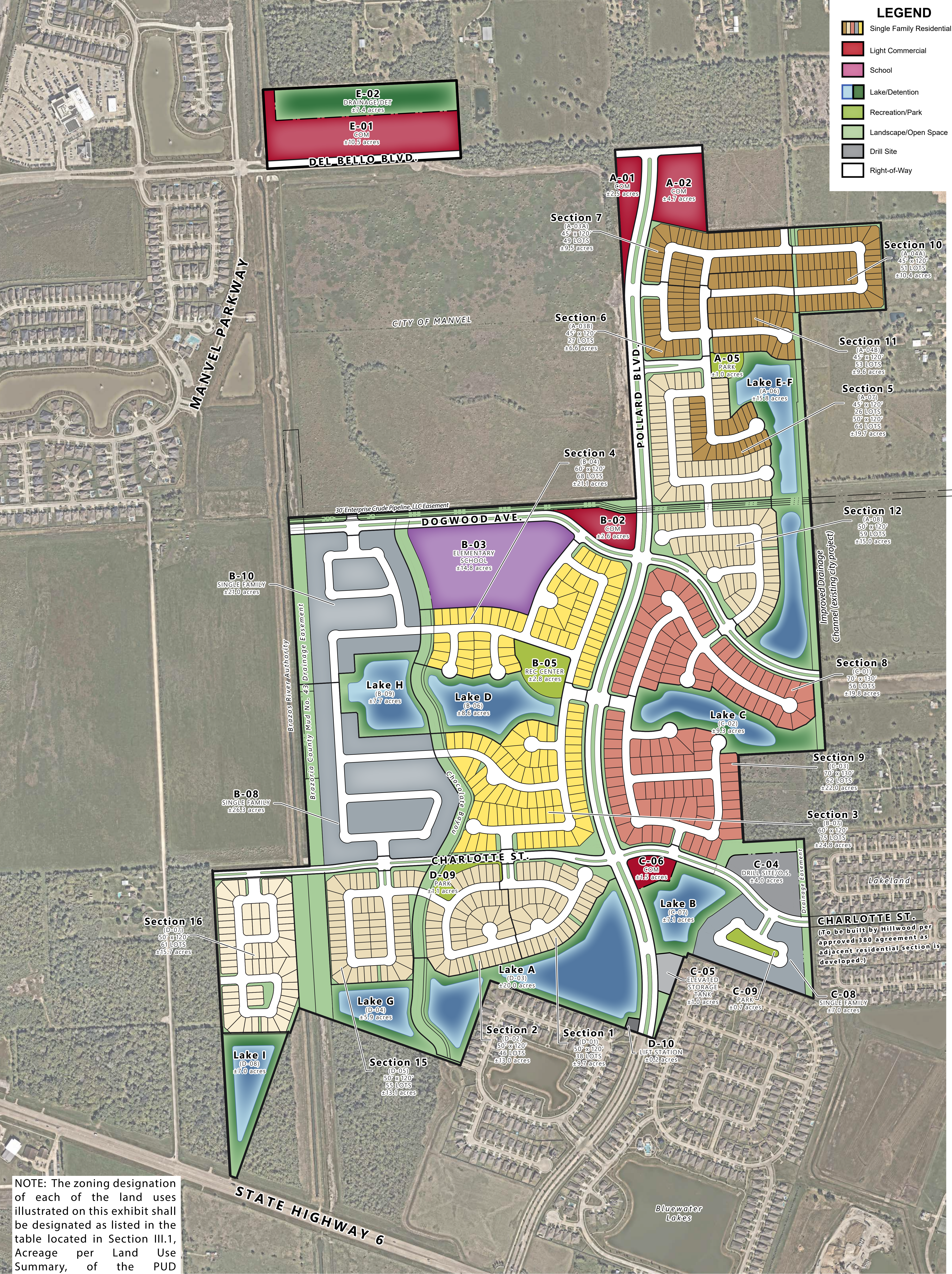
OWNERS:

2023 FM VALENCIA DEVELOPMENT, LLC,

A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TX 77584
PH: 832.336.6271

SURVEYOR:
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Phone 713.953.5200
Fax 713.953.5026
FRN-F-1366



NOTE: The zoning designation of each of the land uses illustrated on this exhibit shall be designated as listed in the table located in Section III.1, Acreage per Land Use Summary, of the PUD document.

Prepared for
**HILLWOOD
RESIDENTIAL**

EXHIBIT E
Planned Unit Development
Conceptual Land Use Exhibit
VALENCIA
±457.0 Acres of Land
Manvel, Texas

Reference Date: 02.27.2024



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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning ☒ City Council ☐ Both ☐

Date of Request: February 10, 2025

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH 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: Gerald Grissom

Daytime Phone: 281-558-8700 Fax Number: 281-579-8212

E-mail Address: ggrissom@bgeinc.com

Description of Request and Physical Address:

Consideration and possible action to approve the Final Plat of Manvel Town Center Lowes Reserve, A subdivision of 12.09 acres of land located in the H. T. & B. R.R. company survey, Abstract NO. 291, City Of Manvel, Brazoria County, Texas; Also Being A Partial Replat Of Lots 48, 49, 56, and 57, Emigration Land Company Subdivision, Section 71, Recorded In Vol. 2, PG. 81-82, B.C.P .R. And A Partial Replat of Reserve B, Block 1, Manvel Town Center Section One Recorded In P.N. 2022042761 B.C.P.R.

Plats:

Preliminary

Final X

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING.

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

SIGNATURE

Feb. 10, 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:	Manvel Town Center Lowes Reserve - Final Plat
Applicant:	Gerald W. Grissom – BGE, Inc.
PD&Z Meeting Date:	February 24, 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

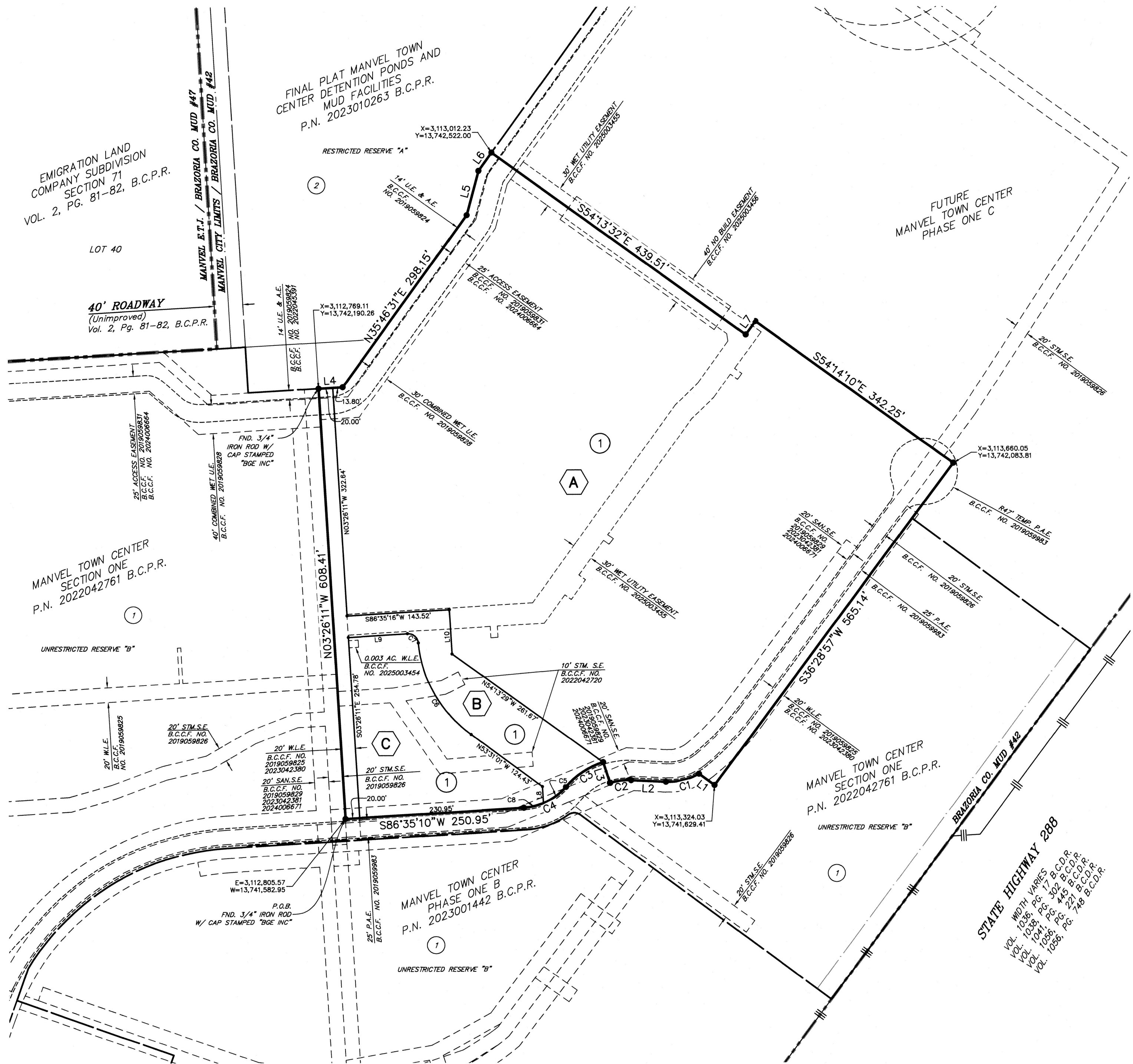
- *This proposed plat is for a new commercial section within the Manvel Town Center Master preliminary plat, established as a Planned Unit Development (PUD) in 2017.*
- *The proposed plat subdivides a 12.09-acre tract into one block and three unrestricted reserves.*
- *The proposed plat generally conforms to the master preliminary plat that was approved in May 2018.*

STAFF RECOMMENDATION

The City staff recommends approval of the Manvel Town Center Lowes Reserve- Final Plat with the following two (2) conditions:

1. The southeastern boundary line of the plat does not match the recorded plat for Manvel Town Center Section One. Please either:
 - Provide a revised plat, CPL, and any related documents to align with the recorded section, or
 - Submit an approved Replat of Manvel Town Center Section One to reflect changes to Reserve B, Block 1 of the recorded plat (Section 62-41 (b) (10)).
2. Since this plat is a Final Plat and not a replat, remove the reason for replat in the tile block (Section 62-41 (b) (18)).

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RESERVE TABLE			
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION	MAINTENANCE RESPONSIBILITY
A	10.28 AC. / 447,980 S.F.	UNRESTRICTED RESERVE	MANVEL TOWN CENTER, LTD.
B	0.8607 AC. / 37,493 S.F.	UNRESTRICTED RESERVE	MANVEL TOWN CENTER, LTD.
C	0.9445 AC. / 41,141 S.F.	UNRESTRICTED RESERVE	MANVEL TOWN CENTER, LTD.

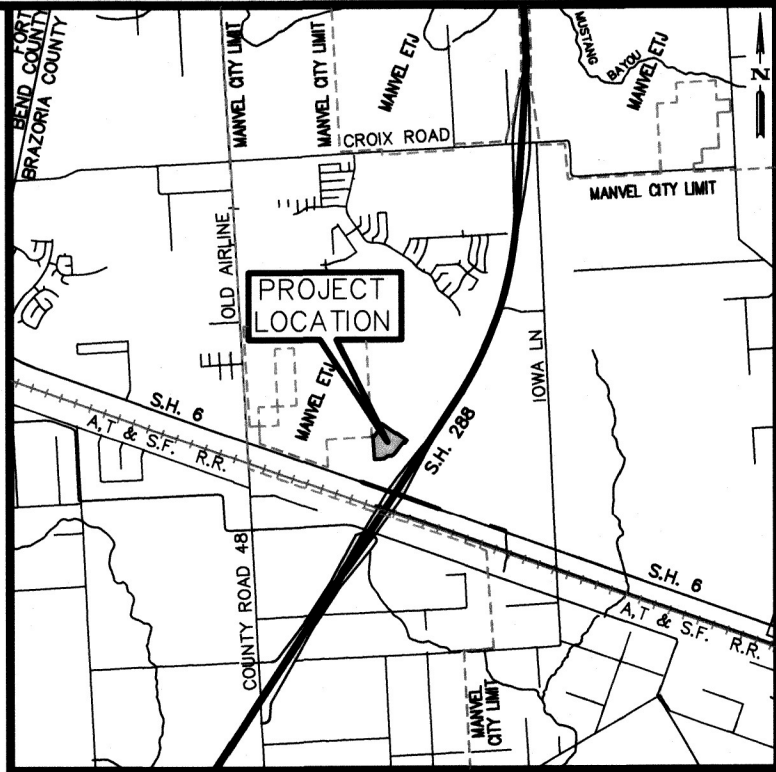
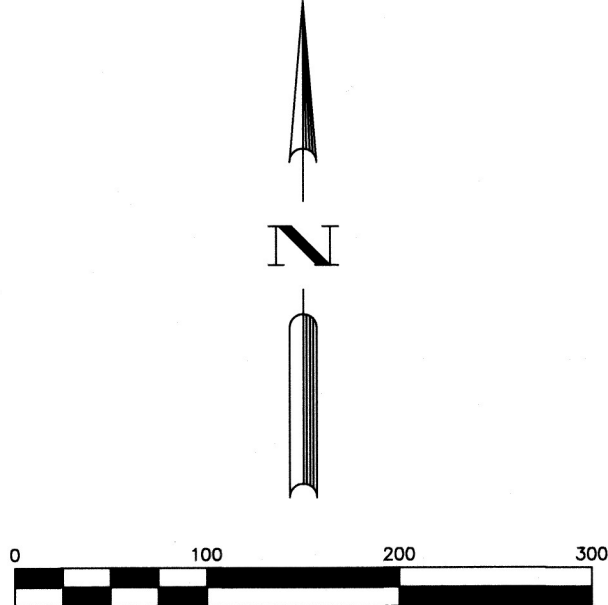
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N53°30'22\"W	27.17'
L2	N87°23'39\"W	48.89'
L3	N17°40'56\"W	31.00'
L4	N86°35'10\"E	33.80'
L5	N15°02'37\"E	64.63'
L6	N35°46'31\"E	31.33'
L7	N35°46'36\"E	23.14'
L8	N3°24'50\"W	23.42'
L9	S86°35'57\"W	83.46'
L10	N3°24'49\"W	63.04'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	85.50'	32°38'40\"	48.71'	S 76°17'01\" W	48.06'
C2	84.50'	20°17'17\"	29.92'	S 82°27'42\" W	29.76'
C3	115.50'	31°40'51\"	63.86'	S 56°28'38\" W	63.05'
C4	84.50'	45°56'57\"	67.77'	S 63°36'41\" W	65.96'
C5	84.50'	26°51'12\"	39.60'	S 54°03'48\" W	39.24'
C6	180.52'	48°25'01\"	152.54'	N 29°34'50\" W	148.05'
C7	14.50'	88°01'44\"	22.28'	N 49°23'11\" W	20.15'
C8	84.50'	19°05'46\"	28.16'	S 77°02'17\" W	28.03'

- "①" Indicates Block Number.
- "A.E." Indicates Aerial Easement.
- "B.L." Indicates Building Line.
- "D.E." Indicates Drainage Easement.
- "U.E." Indicates Utility Easement.
- "W.L.E." Indicates Water Line Easement.
- "B.C.C.F." Indicates Brazoria County Clerk's File Number.
- "B.C.P.R." Indicates Brazoria County Plat Records.
- "B.C.D.R." Indicates Brazoria County Deed Records.
- "VOL." indicates Volume.
- "Pg." indicates Page.
- "Fnd." indicates Found.
- "I." indicates Iron.
- "B.F.E." Indicates Base Flood Elevation.
- "P.A.E." Indicates Public Access Easement.
- "Temp. P.A.E." Indicates Temporary Public Access Easement.
- "P.O.B." Indicates Point of Beginning.
- "P.N." indicates Plat Number.
- "STM. S.E." Indicates Storm Sewer Easement.
- "SAN. S.E." Indicates Sanitary Sewer Easement.
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983 (NAD83), South Central Zone 4204 and are referenced to monuments found along the existing northwesterly right-of-way line of State Highway 288 as shown hereon. All coordinates are in grid and may be converted to surface by multiplying by combined adjustment factor of 1.00013.
- 3/4" Iron Rod w/ BGE Inc. cap to be set at all plat boundary corners unless otherwise noted.
- This plat boundary closes within 1:15,000.
- All structures built in the S.F.H.A. shall be 2' above B.F.E.
- The property lies in unshaded zone "X" (areas determined to be outside the 100-year flood plan) as delineated on the flood insurance rate map for Brazoria County, Texas and incorporated areas, map number 48039C010K, Map revised December 30, 2020 and the platted acreage is entirely outside the floodplain.
- The City limit lines shown hereon were obtained from the City of Manvel's website, GIS Map. A copy of which is available online at <http://www.cityofmanvel.com>.
- BENCHMARK: BRAZORIA DRAINAGE DISTRICT NO. 4 (BDD4) BENCHMARK RP-1 ELEVATION: 54.41 FEET PUBLISHED. NAVD-88, 2001 ADJUSTMENT (54.89 FT - NGVD-29, 1979 ADJ.) *SEE BELOW. DESCRIPTION: BDD4 Benchmark RP-1 is a Brass Cap stamped "RP-1" set in the concrete headwall along the South side of State Highway 6 at the stream centerline of Rodeo Palms Ditch.
 - Engineering Plans for Manvel Town Center Projects are based on NGS Benchmark E306, Elevation 52.42 Feet, NGVD-29, 1979 Adjustment. To convert design plan NGVD-29, 1979 Adjustment Elevations to NAVD-88, 2001 Adjustment, Subtract 0.48 Feet.
- THE DITCH IDS ARE: Rodeo Palms (approx. 1 mile ditch running North to South) Ditch ID is: E102-00-00. State (0.44 mile ditch running West to East) Ditch ID: E102-05-00
- The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
- The Owners of the herein described property reserve unto themselves and their tenants and occupants the right to utilize the easement areas dedicated hereon by this plat (or any previous plat) for purposes which do not conflict with the applicable easement dedicated hereon, including, without limitation, the right to use such easement areas for paving, curbing, lighting, parking areas, driveways, sidewalks and landscaping.
- All Public Access Easements ("P.A.E.") shown hereon were dedicated by separate instrument.
- The plat lies wholly within city limits of City of Manvel, Brazoria County, Alvin ISD, Brazoria Drainage District No. 4 and Brazoria County MUD No. 42.
- The plating acreage is entirely outside the 0.2% annual chance floodplain.
- Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
- Plot is subject to applicable City of Manvel development regulations and City permits as set forth in the Manvel Town Center PUD document.
- Sidewalks shall be constructed as a part of the issuance of a building permit for each tract.
- This Final Plat will expire in two (2) years after final approval by Planning, Development, and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development, and Zoning Commission.
- Subject to restrictive covenants as set forth under B.C.C.F. No. 2023046184 and 2024053707.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT's approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICTS Inspector at least forth-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- Any future development of this property must be in conformance with the DISTRICT'S Rules, Regulations & Guidelines.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICTS drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICTS Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

FINISH FLOOR ELEVATION

BLOCK NUMBER	RESERVE NUMBER	MINIMUM FINISH FLOOR ELEVATION*
1	A	60.00'
1	B	60.00'
1	C	60.00'

*FINISH FLOOR HEIGHT SHALL MEET OR EXCEED THE CRITERIA IN PLACE AT THE TIME OF PERMITTING AND CONSTRUCTION.

DETENTION PONDS -- SERVICE AREA TABLE				
DETENTION REQUIRED				
MANVEL TOWN CENTER PHASE 1A	105.24 AC.	1.02 AC.FT./AC. =	107.34 AC.FT.	
TOTAL	105.24 AC.		107.34 AC.FT.	
DETENTION PROVIDED				
	ACRES.	STORAGE	STATIC W.S.	100_YR. W.S.
DETENTION POND 1A	8.27	45.51 AC.FT.	47.72	56.50
DETENTION POND 1B	6.93	37.56 AC.FT.	47.72	56.50
FUTURE DETENTION POND 1C	2.50	25.05 AC.FT.	47.72	56.50
TOTAL		108.12 AC.FT.		
DETENTION PARAMETERS WERE ESTABLISHED IN THE DRAINAGE ANALYSIS REPORT TITLED "271-ACRE MANVEL TOWN CENTER DRAINAGE IMPACT STUDY CENCOR REALTY SERVICES" DATED OCTOBER 2017 AND PREPARED BY BGE, INC. THE REPORT WAS APPROVED ON 05/01/2018				

FINAL PLAT
MANVEL TOWN CENTER
LOWES RESERVE

A SUBDIVISION OF 12.09 ACRES OF LAND
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 48, 49, 56, AND 57,
EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
AND A PARTIAL REPLAT OF RESERVE B, BLOCK 1,
MANVEL TOWN CENTER SECTION ONE
RECORDED IN P.N. 2022042761 B.C.P.R.

REASON FOR REPLAT:
TO CREATE THREE UNRESTRICTED RESERVES

RESERVES: 3
SCALE: 1"=100'
BLOCKS: 1
DATE: FEBRUARY 11, 2025

OWNER:
MANVEL TOWN CENTER, LTD.
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111
G. STEVEN CHANDLER, VICE PRESIDENT



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF BRAZORIA

We, MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.C., a Texas limited liability company, its general partner, represented herein by G.Steven Chandler, Vice President, owner of the property subdivided, in this plat of MANVEL TOWN CENTER LOWES RESERVE, do hereby make subdivision of said property for and behalf of said corporation, 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 as shown hereon forever, except those areas indicated as private easements or created under separate instrument and do hereby waive all claims for damages occasioned by the establishment of grades or approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 on additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30' 0") in width.

In Testimony, hereto, the MANVEL TOWN CENTER, LTD., a Texas limited partnership acting by and through Manvel Town Center One, L.C., a Texas limited liability company, its general partner, has caused these presents to be signed by G.Steven Chandler, its Vice President, thereunto authorized, this 13 day of February, 2025.

MANVEL TOWN CENTER, LTD.,
a Texas limited partnership

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

By: G. Steven Chandler
Vice President

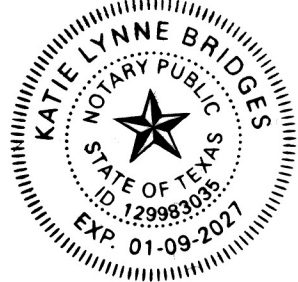
STATE OF Texas
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared G.Steven Chandler, Vice President of Manvel Town Center One, L.C., a Texas limited liability company, general partner of MANVEL TOWN CENTER, LTD., a Texas limited partnership, known to me, to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of February, 2025.

Printed Name: Katie Bridges

Notary Public in and for the State of Texas
Commission Expires: 11/9/27



I, Chris Jordan, 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 other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corners are expected to be set after construction of the public infrastructure and final grading within the subdivision.

Chris Jordan
Chris Jordan, R.P.L.S.
Texas Registration No. 6750



2/13/25
Date

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of MANVEL TOWN CENTER LOWES RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat,

this _____ day of _____, 2025.

Planning, Development, and Zoning Commission

BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK

APPROVED BY BOARD OF COMMISSIONERS ON 02/04/2025

District Superintendent

District Engineer

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT THE DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDDA REF ID#: 24-000251

DESCRIPTION OF A 12.09 ACRE TRACT OF LAND SITUATED
IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

BEING a 12.09 acre (526,614 square foot) tract of land situated in the H.T. & B. R.R. Co. Survey, Abstract No. 291 in the City of Manvel of Brazoria County, Texas and being a portion of a called 15.48 acre tract described as Lot 48A and 49 in an instrument to Manvel Town Center, LTD. recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2007004251, and a portion of a called 18.428 acre tract of land described as Lot 56 and a Portion of Lot 57 in an instrument to Manvel Town Center, LTD. recorded under B.C.C.F. No. 2007004253, and a portion of Lot 48, Lot 49, Lot 56, and Lot 57 as shown on EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, a subdivision per plat recorded under Volume 2, Page 81-82 of the Brazoria County Plat Records, and a portion of Unrestricted Reserve 'B', Block 1 of MANVEL TOWN CENTER SECTION ONE, a subdivision per plat recorded under Plat Number (P.N.) 2022042761 of the Brazoria County Map Records (B.C.P.R.), said 12.09 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Northerly line of said Unrestricted Reserve 'B':

BEGINNING at a 3/4-inch iron rod with cap stamped 'BROWN & GAY' found for an interior corner of said Unrestricted Reserve 'B' and the Southwest corner of the herein described tract;

THENCE, N 03°26'11" W, a distance of 608.41 feet along and with a Northerly line of said Unrestricted Reserve 'B' to a 3/4-inch iron rod with cap stamped 'BROWN & GAY' found for a Northerly corner of said Unrestricted Reserve 'B', lying on the South line of Restricted Reserve 'A', Block 2 of FINAL PLAT MANVEL TOWN CENTER DETENTION PONDS AND MUD FACILITIES, a subdivision per plat recorded under P.N. 2023010263 of the B.C.P.R.;

THENCE, N 86°35'10" E, a distance of 33.80 feet along and with the South line of said Restricted Reserve 'A' to a 3/4-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;

THENCE, along and with the East line of said Restricted Reserve 'A', the following courses and distances:

N 35°46'31" E, a distance of 298.15 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 15°02'37" E, a distance of 64.63 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 35°46'31" E, a distance of 31.33 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Northerly corner of the herein described tract;

THENCE, over and across said 15.46 acre tract and said 18.428 acre tract, the following courses and distances:

S 54°13'32" E, a distance of 439.51 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;

N 35°46'36" E, a distance of 23.14 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

S 54°14'10" E, a distance of 342.25 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Easterly corner of the herein described tract;

THENCE, S 36°28'57" W, a distance of 565.14 feet continuing over and across said 18.428 acre tract and said Unrestricted Reserve 'B', some being said 15.46 acre tract to a 3/4-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;

THENCE, over and across said Unrestricted Reserve 'B' and said 15.46 acre tract, the following courses and distances:

N 53°30'22" W, a distance of 27.17 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the beginning of a non-tangent curve to the right, from which its center bears N 30°02'19" W, 85.50 feet;

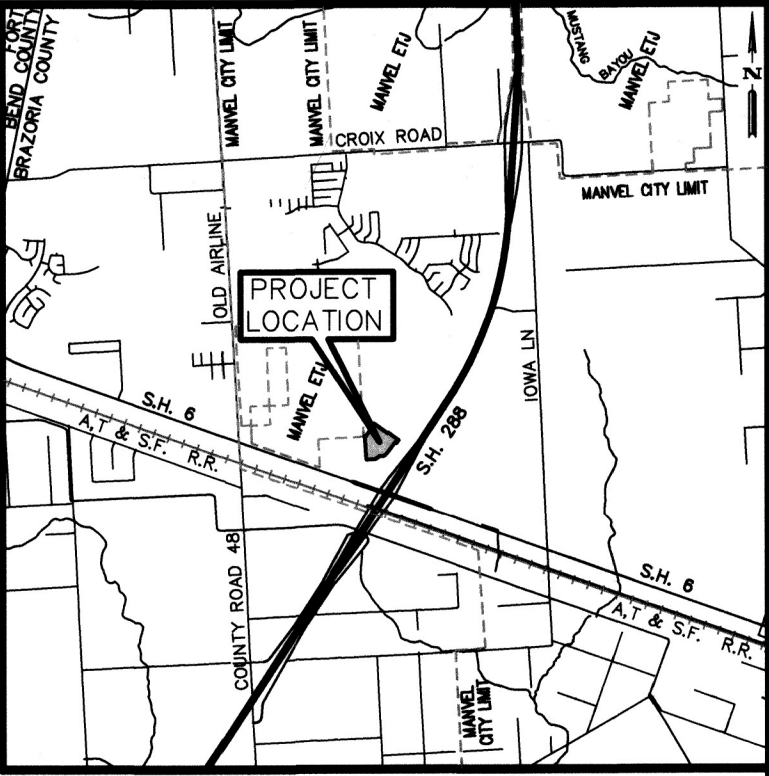
In a Southwesterly direction, along and with said curve to the right, an arc distance of 48.71 feet, having a radius of 85.50 feet, a central angle of 32°38'40" and chord which bears S 76°17'01" W, 48.06 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of tangency;
N 87°23'39" W, a distance of 48.89 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 29.92 feet, having a radius of 84.50 feet, a central angle of 20°17'17" and chord which bears S 82°27'42" W, 29.76 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;
N 17°40'56" W, a distance of 31.00 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the beginning of a non-tangent curve to the left, from which its center bears S 17°40'56" E, 115.50 feet, lying on the North line of said Unrestricted Reserve 'B';

THENCE, along and with the North line of said Unrestricted Reserve 'B', the following courses and distances:

In a Southwesterly direction, along and with said curve to the left, an arc distance of 63.86 feet, having a radius of 115.50 feet, a central angle of 31°40'51" and chord which bears S 56°28'38" W, 63.05 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 67.77 feet, having a radius of 84.50 feet, a central angle of 45°56'57" and chord which bears S 63°38'41" W, 63.05 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of tangency; S 86°35'10" W, a distance of 250.95 feet to the POINT OF BEGINNING and containing 12.09 acres (526,614 square feet) of land.



VICINITY MAP
SCALE: 1"=1/2 MILE
KEY MAP GALV/BRAZ 652Q

FINAL PLAT

MANVEL TOWN CENTER LOWES RESERVE

A SUBDIVISION OF 12.09 ACRES OF LAND
LOCATED IN THE
H.T.& B. R.R. CO. SURVEY, ABSTRACT NO. 291
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
A PORTION OF LOT 48, 49, 56, AND 57,
EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71
RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
AND RESERVE B, BLOCK 1,
MANVEL TOWN CENTER SECTION ONE
RECORDED IN P.N. 2022042761 B.C.P.R.

REASON FOR REPLAT:
TO CREATE THREE UNRESTRICTED RESERVES

RESERVES: 3
SCALE: 1"=100'

BLOCKS: 1
DATE: FEBRUARY 11, 2025

OWNER:
MANVEL TOWN CENTER, LTD.
1800 BERING, SUITE 550
HOUSTON, TX 77057
713-781-7111
G. STEVEN CHANDLER, VICE PRESIDENT



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00