



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
JANUARY 25, 2021
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet at **7:00 p.m.** The meeting will be held via teleconference. This meeting is to consider and if appropriate, take action with respect to the items listed below.

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

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

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: 646 571 21#**

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

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

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

*****All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on January 25, 2021.**

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

CALL TO ORDER

ROLL CALL

- Pos #1 George Griffith 3/2021**
- Pos #2 Kyle Marasckin 3/2021**
- Pos #3 Vacant 3/2021**
- Pos #4 Alina Rogers 3/2021**
- Pos #5 Christy Kennard 3/2022**
- Pos #6 Dorothy Wynne 3/2022**
- Pos #7 Muhammed Alam 3/2022**

Present

Not Present

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



PUBLIC /CITIZENS COMMENTS:

"COMMENT CARD" *REQUIRED TO BE SUBMITTED BY 6:00 P.M.**

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READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

NEW BUSINESS

1. Consideration and possible action to approve and forward with recommendation to City Council, *Preliminary Plat for Meridiana Section 31A*;
BEING A SUBDIVISION OF 15.53 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H. T. & B. R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
2. Consideration and possible action to approve, *Partial Replat Hayden Crest*;
BEING A SUBDIVISION OF 9.464 ACRES OR 412,251 SQ. FT., BEING A PARTIAL REPLAT OF A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION RECORDED IN VOLUME 16, PAGE 241, B.C.P.R. AND BEING OUT OF OUTLOT 118 OF THE DR. A.A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72, B.C.P.R. IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS.
3. Consideration and possible action to approve excused committee member absences.

ADJOURN

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing agenda was posted in a place convenient to the public at Manvel City Hall, and said notice was posted on January 22, 2021 and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Tammy Bell
City Secretary



**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
JANUARY 11, 2021
7:00 p.m.**

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

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

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

ROLL CALL

- Pos #1 George Griffith 3/2021
- Pos #2 Kyle Marasckin 3/2021
- Pos #3 Vacant 3/2021
- Pos #4 Alina Rogers 3/2021
- Pos #5 Christy Kennard 3/2022
- Pos #6 Dorothy Wynne 3/2022
- Pos #7 Muhammed Alam 3/2022

<u>Present</u>	<u>Not Present</u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>
<u> X </u>	<u> </u>

PUBLIC /CITIZENS COMMENTS:

- PD&Z Board Applicants in attendance via teleconference;
- Adrian Gaspar
 - Bennie Leija
 - Debra Amundsen
 - Alyssa Weekly
 - Christine Diaz

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 6 to 0. Motion approved.

NEW BUSINESS

1. Consideration and possible action to approve and forward with recommendation to City Council, ***Preliminary Plat for Meridiana Unit 50;***
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.



Motion made by Kyle Marasckin to approve. The motion was seconded by Christy Kennard. A roll call vote was taken 6 to 0. Motion approved.

2. **Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 10.89 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**

Motion made by Kyle Marasckin to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 6 to 0. Motion approved.

3. **Consideration and possible action to approve, Partial Replat Hayden Crest;
BEING A SUBDIVISION OF 9.464 ACRES OR 412,251 SQ. FT., BEING A PARTIAL REPLAT OF A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION RECORDED IN VOLUME 16, PAGE 241, B.C.P.R. AND BEING OUT OF OUTLOT 118 OF THE DR. A.A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72, B.C.P.R. IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS.**

Motion made by George Griffith to approve. The motion was seconded by Kyle Marasckin. A roll call vote was taken 0 to 6. Motion FAILED.

4. **Consideration and possible action to approve, Final Plat Pomona Section 18;
BEING A SUBDIVISION OF 19.943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 10 & 20 OF SECTION 88 AND LOTS 1, 11, 12, & 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**

Motion made by George Griffith to approve with the condition that the FEMA FIRM date be updated to December 30, 2020. The motion was seconded by Aline Rogers. A roll call vote was taken 6 to 0. Motion approved.

5. **Consideration and possible action to approve, Final Plat Pomona Section 23;
BEING A SUBDIVISION OF 14.538 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 4, 12, & 13, OF SECTION 89 AND PORTIONS OF LOTS 52 & 53 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**

6. **Consideration and possible action to approve, Final Plat Orchard Park Lane Phase 2 Street Dedication;
BEING A SUBDIVISION OF 4.965 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 59 & 60 OF SECTION 78 AND A PORTION OF LOTS 6, 7, 8, & 9 OF SECTION 89**



Planning Development and Zoning Meeting MINUTES 1/11/2021

**OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF
SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98,
PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**

Motion made by George Griffith to approve agenda item #5 and #6 with the condition that the FEMA FIRM date be updated to December 30, 2020. The motion was seconded by Kyle Marasckin. A roll call vote was taken 6 to 0. Motion approved.

**7. Consideration and possible action to approve, Final Plat Rodeo Palms The Colony Section 6;
BEING A SUBDIVISION OF 18.21 ACRES OUT OF THE H.T. & B. R.R. CO.
SURVEY, A-299, IN BRAZORIA COUNTY, TEXAS.**

Motion made by Kyle Marasckin to approve. The motion was seconded by Christy Kennard. A roll call vote was taken 6 to 0. Motion approved.

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

Motion made by Dorothy Wynne to approve. The motion was seconded by Kyle Marasckin. A roll call vote was taken 0 to 6. Motion FAILED.

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

No action taken

ADJOURN

Motion made by Kyle Marasckin to adjourn at 7:50 p.m. The motion was seconded by George Griffith. A roll call vote was taken 6 to 0. Motion approved.

Tammy Bell
City Secretary



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 31A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 25, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with one condition of the Meridiana Section 31A Preliminary Plat. The condition includes:

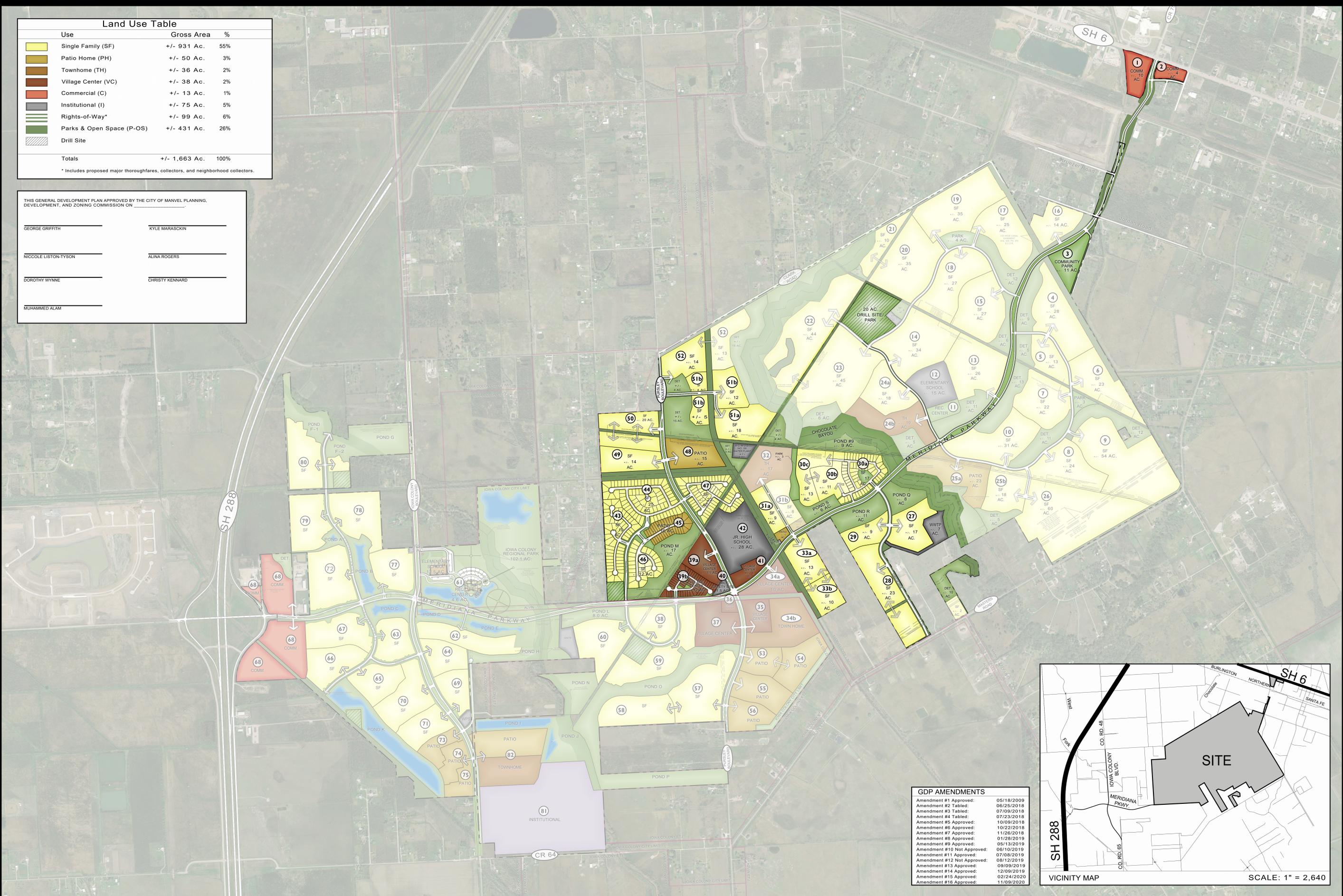
1. Revise the total square footage in the Reserve Table to equal "251,926.61" not "251,906.61".

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

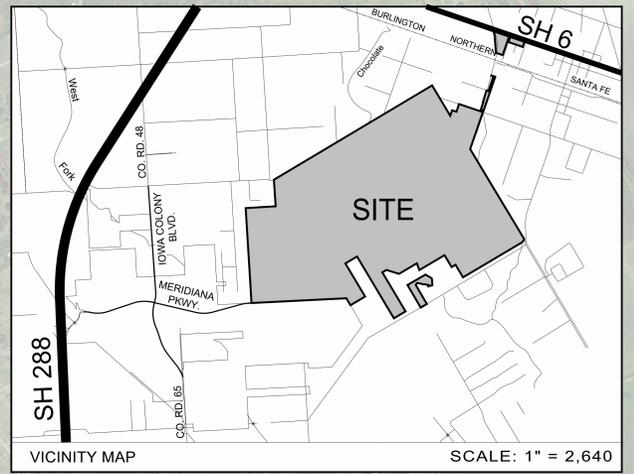
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

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

_____ GEORGE GRIFFITH	_____ KYLE MARASCKIN
_____ NICOLE LISTON-TYSON	_____ ALINA ROGERS
_____ DOROTHY WYNN	_____ CHRISTY KENNARD
_____ MUHAMMAD ALAM	



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



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020

SCALE: 1"=600'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.798.4500
WWW.EHRACOM.COM
TBP# No. F-726
TBP# No. 10092300

EHRA JOB NO. 081-011-150

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 4803900104, dated December 30, 2020, a portion of the property lies within Shaded Zone X and a portion lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A- indicates Abstract.
B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Rodus.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves, excluding Reserve A, which shall be maintained by Brazoria County Drainage District No. 5 or the Gulf Coast Water Authority.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

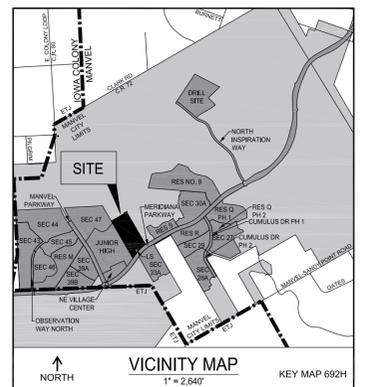
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage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

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 31A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 31A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____ 2021.

CITY COUNCIL



LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (feet)
1 Patio Home	1	6,858.73	50.09
	2	6,782.28	52.26
	3	13,666.06	50.00
	4	13,109.44	45.00
	5	9,242.37	45.00
	6	14,823.90	50.00
2 Single Family	7	11,651.10	50.00
	8	6,896.36	52.21
	9	8,196.20	50.00
	1	12,169.31	83.00
	2	19,571.84	72.50
	3	18,928.06	72.50
	4	20,281.08	62.50
	5	14,658.38	55.00
	6	13,348.41	82.98
	7	11,034.30	68.50
	8	14,073.10	68.50
	9	20,031.54	63.50
	10	14,209.40	63.50
11	20,042.31	58.50	
12	10,345.28	58.50	
13	9,766.89	58.04	

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

RESERVE TABLE

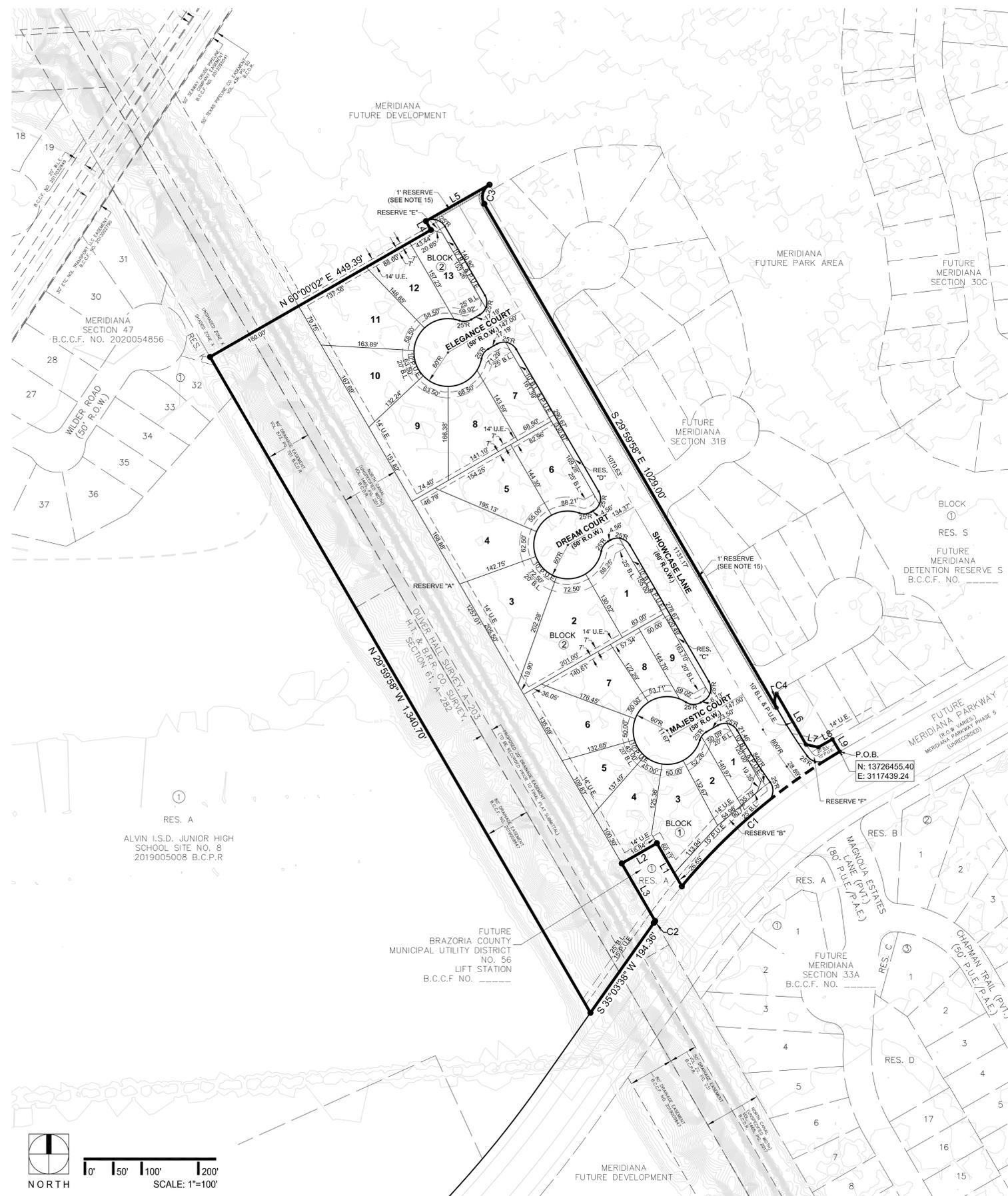
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	233,793.75	5.37
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	7,158.31	0.16
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,066.26	0.07
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,186.24	0.07
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,033.22	0.05
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,688.83	0.06
TOTAL		251,906.61	5.78

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 29°59'58" W	87.94'
L2	S 59°57'12" W	71.43'
L3	S 29°59'58" E	117.65'
L4	N 29°26'23" W	18.03'
L5	N 60°03'40" E	129.43'
L6	S 29°59'58" E	103.99'
L7	S 77°42'31" E	22.20'
L8	N 59°53'03" E	28.58'
L9	S 30°37'07" E	25.53'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,060.00'	368.40'	S 49°38'08" W	367.54'
C2	1,060.00'	4.15'	S 35°10'21" W	4.15'
C3	25.00'	39.27'	S 15°00'02" W	35.36'
C4	25.00'	26.15'	N 00°01'51" W	24.98'



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

BENCHMARK(S):
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILROAD FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 8.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND. ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

Meridiana Section 31A Preliminary Plat
 A Subdivision of 15.59 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, Section 61, A-282,
 City of Manvel, Brazoria County, Texas.
 22 Lots, 2 Blocks, and 6 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

January 12, 2020

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRAINCO.COM
 TBPE No. F-726
 TBPLS No. 10092300
 EHRA JOB NO. 081-011-31
 No warranty or representation of intended use, design or construction requirements made herein. All plans for land or facilities are subject to change without notice.



Planning, Development and Zoning Commission Plat Report

Plat Name	Hayden Crest Partial Replat
Applicant	Ryan Gregory
PD&Z Meeting Date	January 25, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Report

The Hayden Crest Partial Replat received a disapproval at the January 11, 2021, Planning, Development and Zoning Commission meeting. The partial replat did not meet the following criteria:

1. Label the reason for the partial replat in the Title Block (Section 62-41 (b) (1)).
2. Update the date (MM/DD/YYYY) in the Title Block (Section 62-41 (b) (2)).
3. Remove the administrative approval signature block on the face of the plat (Section 62-41 (b) (19)).
4. Approval of a Drainage Plan Engineer (Section 62-41 (b) (25)).
5. Approval of Construction Plans. Section 62-41 (a) states a final set of construction plans shall be approved by the City Engineer for the public infrastructure improvements. The final construction plans for Hayden Crest Partial Replat have not been approved by the City Engineer (Section 62-41 (b) (25)).
6. Label the waterline easement(s) on the face of the plat where the waterline easement(s) are illustrated on the construction plans. Section 62-41 (a) states a final set of construction plans shall be approved by the City Engineer for the public infrastructure improvements. The final construction plans for Hayden Crest Partial Replat have not been approved by the City Engineer (Section 62-41 (b) (25)).
7. Label the recordation number for the executed and approved subdivision variance development agreement in Note No. 6 (Section 62-41 (b) (28)).
8. Remove General Note No. 4 because it is not applicable. The property is located in Conservation and Reclamation District No. 3, not Brazoria Drainage District No. 4.
9. Provide updated FEMA FIRM note with effective date December 30, 2020 in General Note No. 3.

Since the January 11, 2021, PD&Z meeting, the applicant has corrected these items and both the drainage plan and construction plans have been approved by the City Engineer. Therefore, staff recommends approval of Hayden Crest Partial Replat.

GENERAL NOTES:

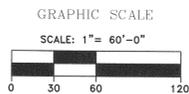
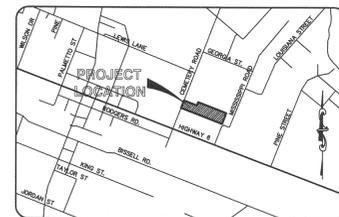
- 1.) ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2.) ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 1.000000.
3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0130K, WITH THE EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "X", FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED. ZONE "X" IS AN AREA OUTSIDE THE 100 YEAR FLOODPLAIN.
4.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY SOUTH-LAND TITLE, G.F. NO. TP2077665, EFFECTIVE DATE AUGUST 6, 2020.
5.) 2.01 APPROVAL OF VARIANCE. PURSUANT TO ITS AUTHORITY UNDER SECTION 62-5 OF THE CITY CODE, THE CITY AGREES TO ALLOW THE DEVELOPER TO VARY THE REQUIREMENTS OF SECTION 62-111(a) AND (c) OF THE CITY'S SUBDIVISION ORDINANCE, WITH CONDITIONS DATED 01/13/21, RECORDED IN DOC. # 2021002904.
6.) SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
7.) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
8.) DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
9.) FINAL PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL BY PDZ, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PDZ.

CURVE TABLE

Table with 5 columns: #, RADIUS, ARC DIST., CHORD BEARING, CHORD DIST. Row 1: 1, 15.00', 23.61', S25°22'00"E, 21.25'

LINE TABLE

Table with 3 columns: #, BEARING, DISTANCE. Row 1: 1, N70°27'14"W, 14.95'



LEGEND:
AC - ACRES
BL - BUILDING LINE
E - EASEMENT
FC - FIRM CODE
FCR - BRAZORIA COUNTY CLERK'S FILE
RCDR - BRAZORIA COUNTY DEED RECORDS
RSM - BRAZORIA COUNTY MAP RECORDS
R.O.W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH RYAN GREGORY, PRESIDENT, HERINAFTER REFERRED TO AS THE OWNERS OF THE 9.4599 ACRE TRACT SUBDIVIDED IN THIS PLAT OF HAYDEN CREST PARTIAL REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO ALL LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY HERETO, R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN GREGORY, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 13 DAY OF January 2021.

BY: R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

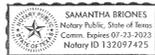
RYAN GREGORY, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN GREGORY, PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF January 2021.

PRINT NAME: Samantha Briones
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES: 7-23-2023

WE, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HAYDEN CREST PARTIAL REPLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020021216 OF THE O.P.R.O.R.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ALLEGIANCE BANK

BY: [Signature] LIEN HOLDER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Name] LIEN HOLDER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/HIS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF January 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
print name: Samantha Briones



MY COMMISSION EXPIRES: 7-23-23

THIS IS TO CERTIFY THAT I, CHARLES A. MCKINLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 1184, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

CHARLES A. MCKINLEY
R.P.C.S. NO. 1184
LICENSE/REGISTRATION NO. 10086600
STATE OF TEXAS



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF HAYDEN CREST PARTIAL REPLAT 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 January 20 2021.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

UNRESTRICTED RESERVE "A"
8.4050 ACRES OR
366,123.12 SQUARE FEET

METES AND BOUNDS DESCRIPTION OF 9.464 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 9.464 ACRES BEING A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION RECORDED IN VOLUME 16, PAGE 241 OF THE PLAT RECORDS OF BRAZORIA COUNTY BEING OUT OF OUTLOT 118 OF THE DR. A. A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 AND 72 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, SAID 9.464 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 1/2 inch iron rod found at the West corner of the herein described 9.464 acre tract, the North corner of Lot 12 of Landmark Park Subdivision recorded in Volume 16, Page 241 of the Brazoria County Plat Records in the Southeast right-of-way line of Cemetery Road (40 ft. right-of-way);

THENCE North 19 degrees 43 minutes 14 seconds East with the Southeast right-of-way line of Cemetery Road passing a 3/8 inch iron rod set with cap at 45.05 ft. marking the North corner of a 0.9112 acre in road right-of-way a total distance of 240.20 ft. to a 1/2 inch iron rod found at the lower North corner of the herein described tract and the West corner of a 1.00 acre tract conveyed to Audrey N. Player recorded in Clerk's File No. 2004069901 of the Deed Records of Brazoria County;

THENCE South 70 degrees 27 minutes 39 seconds East with the Southerly boundary of said 1.00 acre tract a distance of 414.41 ft. to a 1/2 inch iron rod found at the South corner of said 1.00 acre tract and a re-entrant corner of the herein described tract;

THENCE North 19 degrees 14 minutes 54 seconds East with the Easterly boundary of said 1.00 acre tract a distance of 104.99 ft. to a 1/2 inch iron rod found at the East corner of said 1.00 acre tract being in the Southerly boundary of the James A. and Vickie Sue Hefner 7.00 acre tract recorded in Clerk's File No. 2005027191 of the Brazoria County Deed Records;

THENCE South 70 degrees 27 minutes 01 seconds East with a fence line and the Southerly boundary of said Hefner Tract a distance of 905.17 ft. to a 1/2 inch iron pipe found at the East corner of the herein described tract, the South corner of said 7.00 acre tract;

THENCE South 19 degrees 40 minutes 05 seconds West with a portion of the Northwesterly right-of-way line of Mississippi Street (60 ft. in width) passing a 3/8 inch iron rod set with cap at the Northeast corner of said 0.9112 acre tract at 300.22 ft. in all a total distance of 345.19 ft. to a 1/2 inch iron rod found at the South corner of the herein described tract and the East corner of Lot 1 of said subdivision;

THENCE North 70 degrees 27 minutes 14 seconds West with the Southwesterly boundary line of the herein described tract a distance of 1319.85 ft. to the PLACE OF BEGINNING and containing 9.464 acres of land.

OWNER(S):
R. GREGORY INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RYAN GREGORY, PRESIDENT
4910 COUNTY ROAD 58
MANVEL, TEXAS 77578
PHONE: (832)277-5042

SURVEYOR:
THE JEAN MCKINLEY CO., INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

HAYDEN CREST
PARTIAL REPLAT

A SUBDIVISION OF 9.464 ACRES OR 412,251 SQ. FT.
BEING A PARTIAL REPLAT OF A PORTION OF TRACT A AND ALL OF TRACT B
OF LANDMARK PARK SUBDIVISION
RECORDED IN VOLUME 16, PAGE 241 B.C.P.R.
AND BEING OUT OF OUTLOT 118 OF THE
DR. A. A. LUTHER SUBDIVISION
RECORDED IN VOLUME 1, PAGES 71-72 B.C.P.R.
IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS

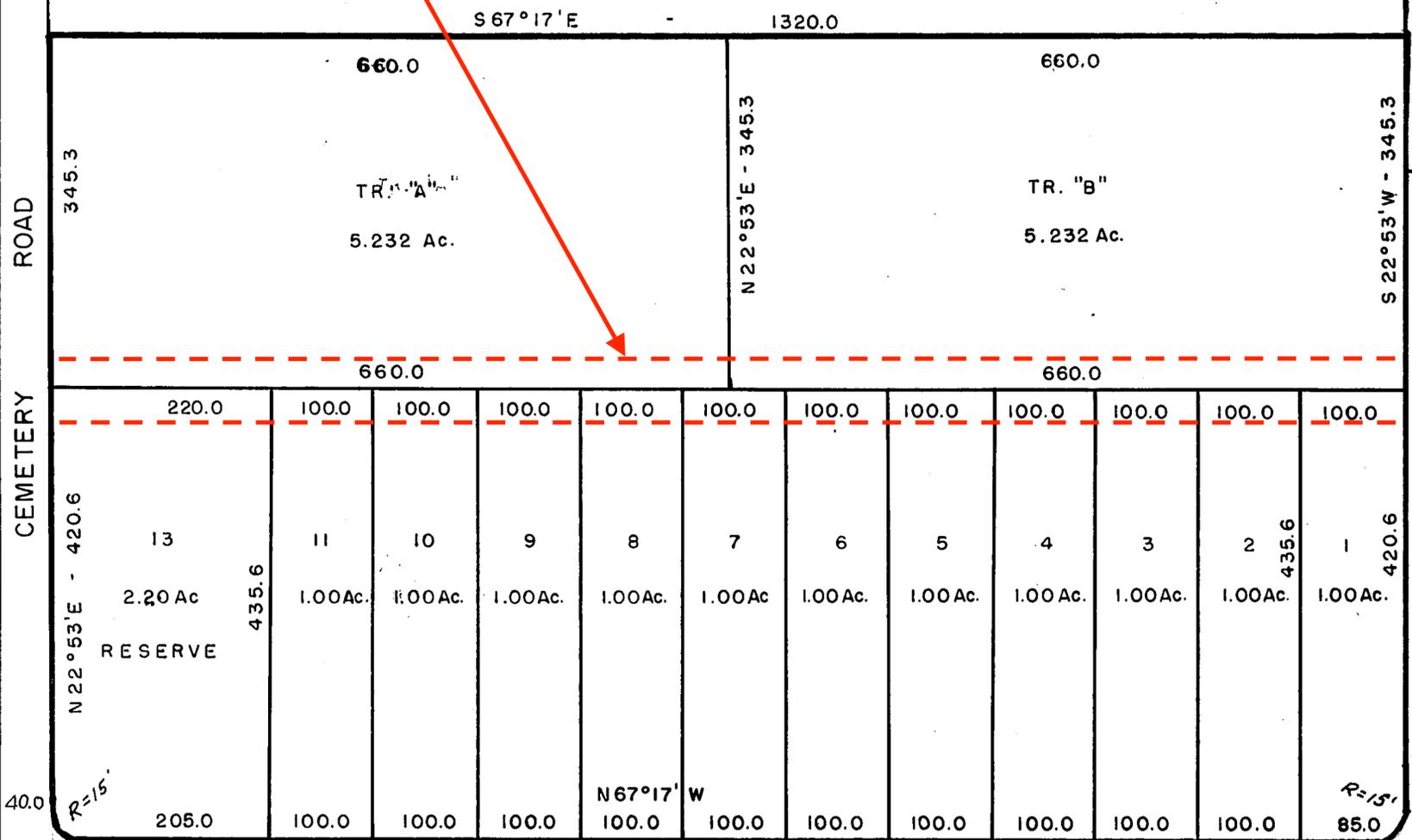
ONE (1) UNRESTRICTED RESERVE ONE (1) BLOCK
REASON FOR PARTIAL REPLAT: TO CREATE ONE (1) UNRESTRICTED RESERVE

SCALE: 1" = 60' DATE: JANUARY 12, 2021

17807

60' Right of Way Easement
From Manvel Development Co. and Alvin State Bank
To Brazoria County
Volume 1448 Pages 308-309 March 19, 1979

J. L. Dortch



STATE HIGHWAY NO. 6

" LANDMARK PARK "

BEING A SUBDIVISION OF 23.66 ACRES
OF LAND, BEING PART OF OUTLOTS 118
AND 119 OF THE DR. A.A. LUTHER SUB-
DIVISION OF THE TOWN OF MANVEL,
BRAZORIA COUNTY, TEXAS. PLAT REC. VOL. I, PG. 71 & 72, R.R.

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

MANVEL DEVELOPMENT CO., INC. is the owner of the 23.66 acre tract described in the above and foregoing map of LANDMARK PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets, except those streets designated as private streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and consideration therein expressed; and do hereby bind itself, its successors and assigns to warrant and forever defend the title to the land so dedicated.

I, D. H. ADAMS, Registered Public Surveyor No. 500, do hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision, on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than one-half (1/2) inch and a length of not less than two (2) feet. I further certify that there are no pipelines or pipeline easements across this tract of land except as shown hereon.

Surv. March, 1979

MANVEL DEVELOPMENT CO., INC.
P.O. Box 498, Manvel, Texas, 77578
By: Johnnie R. Lowe
Johnnie R. Lowe, President

D. H. Adams
D. H. ADAMS, Registered Public Surveyor No. 500

ATTEST:
Wilma Jean Lowe
Wilma Jean Lowe, Secretary

THIS IS TO CERTIFY THAT THE CITY OF MANVEL, TEXAS, has approved this plat and subdivision of LANDMARK PARK, in conformance with the laws of the State of Texas and the Ordinances of the City of Manvel, as shown hereon and authorized the recording of this Plat this the 21st day of DECEMBER, 1981.

CITY OF MANVEL, TEXAS
ATTEST: Frank Levoy By: Frank Levoy
City Secretary Mayor
R. L. Kitchener
Marguerite Croix Robert E. Kaufman
James Del Bello
CITY COUNCIL

THE STATE OF TEXAS)
COUNTY OF BRAZORIA)

BEFORE ME, the undersigned authority, on this day personally appeared JOHNIE R. LOWE, President of Manvel Development Co., Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Corporation,

GIVEN UNDER MY HAND and seal of office this the 20 day of October, 1981.

(Seal) Johnnie R. Lowe
Notary Public in and for Brazoria County,
Texas (My Commission expires June 2, 84)

FILED FOR RECORD
AT 12:08 o'clock P.M.
JUN 4 1982
H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY Allen H. White DEPUTY

