



**CITY COUNCIL AGENDA  
CITY OF PEARLAND  
WORKSHOP**

MONDAY, NOVEMBER 17, 2014, 6:00 P.M.  
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE  
281.652.1600

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. Council Input and Discussion Regarding** – A Request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for a Joint Workshop regarding a proposed Planned Development known as Baker's Landing, located between Main Street to the west and Old Alvin Road to the east, and south of Walnut Street

**III. ADJOURNMENT**

**This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.**

**All agenda supporting documents are available at [pearlandtx.gov](http://pearlandtx.gov)**

# Workshop Item No. 1

1. **Council Input and Discussion Regarding** – A Request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for a Joint Workshop regarding a proposed Planned Development known as Baker's Landing, located between Main Street to the west and Old Alvin Road to the east, and south of Walnut Street

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> November 17, 2014	<b>ITEM NO.:</b> Workshop Item No. 1
<b>DATE SUBMITTED:</b> November 10, 2014	<b>DEPT. OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Planning Staff	<b>PRESENTOR:</b> Johnna Matthews
<b>REVIEWED BY:</b> Lata Krishnarao	<b>REVIEW DATE:</b> November 12, 2014
<b>SUBJECT:</b> Request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for a Joint Workshop regarding a proposed Planned Development known as Baker's Landing, located between Main Street to the west and Old Alvin Road to the east, and south of Walnut Street	
<b>EXHIBITS:</b> Staff Memo Aerial Map Zoning Map Future Land Use Map Planned Development Document Workshop Application	
<b>EXPENDITURE REQUIRED:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A
<b>AMOUNT AVAILABLE:</b> N/A	<b>PROJECT NO.:</b> N/A
<b>ACCOUNT NO.:</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.:</b> N/A	
<b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

Summary: The applicant in proposing a Planned Development (PD) known as Baker's Landing, located between Main Street to the west, Old Alvin Road to the east and south of Walnut Street. The 84.94 acre property is currently located within 2 zoning districts, General Commercial (GC) and Office and Professional (OP) and is proposed to be zoned to R-4 with a 1-acre General Business (GB) tract.

Baker's Landing will consist of a maximum of 280 single family lots, which equates to a gross density of 3.48 dwelling units per acre. Proposed lot sizes are 50' x 125' and 55' x 125' for a total lot area of 6,250 square feet and 6,875 square feet, respectively. The PD will be developed in 2 phases.

Staff has reviewed the PD and has the following comments. These comments are explained in detail later in the staff report.

1. The proposed PD, that is predominantly single family detached houses with R-4 zoning and 50 and 55 foot wide lots, is not in compliance with the recommendations of the Comprehensive Plan, which designates the area as "Village District", with a mix of residential, business and public/semi-public uses, in a unique mixed use setting that is different from the "standard land use patterns seen elsewhere in the city."
2. It is not clear how the PD meets the open space requirement (20% of the gross land area within the entire PD) and the parkland dedication requirement (5.6 acres). The applicant is seeking parkland dedication fee credits for private facilities, that is not permitted by the UDC.
3. Variations are requested from the standards that other subdivisions in the city are required to meet, without mitigation or alternative enhancements. This is contrary to the purpose of the PD that are "intended to generally implement the goals and objectives of the Comprehensive Plan, may include uses, regulations and other requirements that vary from the provisions of other zoning districts, allow for flexible and creative planning, and will ultimately result in a **higher/superior quality development for the community than would result from the use of conventional zoning.**" The PD does not include renderings of proposed homes or amenities.
4. The PD identifies a number of requirements of the R-4 zoning district as design enhancements/amenities, which would be required for any single family development within the City. To meet the true intent of the PD, staff recommends including additional enhancements that are not required by the UDC. Examples are listed in the detailed report.

#### Property Description

The property includes approximately 84.95 acres of land in private ownership and 0.48 acres in an undeveloped right-of-way (Beechcraft Street), in which the applicant proposes to abandon. The site was originally known as the Pearland Municipal Airport, and consisted of 4 runways serving local general aviation needs, and was home to a flight school and several crop dusting operations. The property is currently developed with buildings from its prior use for aviation purposes and a detention pond in the south central portion of the property. The southeast portion of the property is heavily wooded with a small portion within the 100 year floodplain.

#### Proposal:

The applicant, Alan Mueller, is proposing a Single Family-4 (R-4) PD, with a 1-acre General Business (GB) tract located near the northwest corner of the property. According to the PD, the 1-acre non-residential GB tract can be converted into 5 single

family lots, provided that the proposed gross density is not increased. Baker's Landing will consist of a maximum of 280 single family lots, which equates to a gross density of 3.48 dwelling units per acre. Proposed lot sizes are 50' x 125' and 55' x 125' for a total lot area of 6,250 square feet and 6,875 square feet, respectively. The PD will be developed in 2 phases. According to Exhibit 5 of the PD, Phase 1 will include the following:

- 125 single family lots
- 3 small landscape reserves
- 1 small private park
- 1.5 – 3.2 acres of wooded open space
- 9.5 acre amenitized detention area with a fountain
- 10-foot wide trails and trees along the northern boundary of Mary's Creek
- 6-foot sidewalks along Main Street, Old Alvin Road, Hampshire Street and around the amenitized detention area
- 30-foot wide landscape reserve along Main Street
- a dry detention area
- street trees along Hampshire Street
- wood fencing interior to the development along Hampshire Street to screen the single family residential lots from the right-of-way
- wood fence along Old Alvin Road
- masonry screening wall at the Old Alvin Road entrance and the Main Street entrance

Phase 2 will include the following:

- 134 single family lots
- a 1 acre GB non-residential commercial reserve (with the option to convert to single family)
- 2 landscape reserves
- 2 small private parks
- street trees along Galveston Avenue
- an entry statement at the Galveston Avenue entrance
- 4-foot "builder's walk" along the east side of Galveston Avenue, 6-foot sidewalks on the west side of Galveston Avenue and 6-foot sidewalks along Main Street
- 30-foot landscape reserve along Main Street
- 6-foot high masonry wall along Main Street

Future Land Use Plan Recommendation:

The parcel is designated as the "Village District" in the Future Land Use Plan (FLUP). According to the Comprehensive Plan this district is "intended as an area of low to medium intensity uses normally associated with the traditional village." The Comprehensive Plan recommends an integrated mix of residential, business and public/semi-public uses. The Comprehensive Plan envisions a development that "provides an opportunity to create a unique, inner-city community that contrasts with

and provides an alternative to standard land development patterns seen elsewhere in the City.” The recommendations include mixing of uses in a single building, with “ground floor business and second floor residential.”

The proposed PD, that is predominantly single family detached houses with R-4 zoning, is not in compliance with the recommendations of the Comprehensive Plan.

Staff Comments:

Staff comments are identified below in the comments provided to the applicant on October 28, 2014:

1. Comprehensive Plan Recommendations:

As indicated above, the PD is not in conformance with the recommendations of the Comprehensive Plan. Staff is also concerned with the lot sizes proposed, 50 and 55 foot wide lots, and recommends greater range and diversity.

2. Open Space/Parkland Dedication:

It is not clear how the PD meets the open space requirement (20% of the gross land area within the entire PD) and the parkland dedication requirement (5.6 acres). It appears that some of the amenities required by the PD are counted towards parkland dedication credits. The applicant is seeking parkland dedication fee credits for private facilities, that is not permitted by the UDC. Additional information is required from the applicant to determine the exact percentages of parkland and open space proposed, and eligible parkland dedication fee credits.

Provide a table and exhibit indicating acreages designated for each of the following: open space, parkland dedication, and areas dedicated for landscaped areas, as follows:

- Show minimum of 20% of the gross land area within the entire PD that is required to be dedicated to open space, as per the requirements of the UDC. Open space is in addition to landscaping and buffering requirements.
- Indicate detention/retention facilities that are incorporated into the development as an amenity, such as a pond or lake, that are counted toward open space to meet PD requirements.
- Open space does not include easements, public parks or landscaping within setbacks.
- Parkland includes recreational areas, playgrounds, etc., that are publicly owned and maintained and open to the general public without memberships, affiliations, etc. Amenities that meet the PD requirements cannot be counted towards Parkland credits. Parkland dedication can also be met by payment in lieu of dedicating land.

3. Variations:

As per PD requirements, indicate other amenities and standards that results in a superior quality development than what can be achieved through conventional zoning. A number of variations are being requested as listed below.

- a. The applicant is proposing a reduction of the required 6-foot sidewalk width along the east side of Galveston Street (Collector Street) and proposing a four-foot sidewalk.
- b. Residential driveways are allowed on the east side of Galveston Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on Galveston Street.
- c. Residential driveways are allowed on the “thumbnail” cul-de-sac on the south side of Hampshire Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on the thumbnail

Other subdivisions in the City are subject to the same requirements and the need for these deviations is not clear. Alternatively, mitigation for the design standards that are proposed to be varied needs to be provided, with a nexus between the variation (deviation) and design standard (mitigation). For example,

**Example 1:** According to the Thoroughfare Plan, Galveston Avenue is a classified as a Minor Collector. Minor Collectors require 6 foot sidewalks on both sides of the roadway. Through the proposed PD, the applicant is requesting to provide the required sidewalk width of 6 feet along the west side of Galveston and a decreased width of 4 feet on the east side of the street. Consider providing additional width above 6 feet on the west side of Galveston or enhanced pedestrian access within another area of the development, for example.

**Example 2:** The base zoning districts (GB, OP) do not permit single family dwellings; and the UDC does not require specific façade requirements for single family homes. Include enhanced façade requirements for the single family development including minimum percentages.

4. Amenities and Enhancements:

The applicant identifies a number of requirements of the R-4 zoning district as design enhancements/amenities, which would be required for any single family development within the City. The table below identifies proposed enhancements/amenities for the Baker’s Landing PD, the general location and whether they would be required for R-4 single family developments in any R-4 zoned single family development. The table also identifies if the

enhancements/amenities are eligible for parkland fee credits. It is important to note that private facilities are not eligible for public parkland fee credits.

PROPOSED DESIGN ENHANCEMENTS/AMENITIES	IS THIS REQUIRED BY THE UDC	IS THIS A PD ENHANCEMENT	IS THIS ELIGIBLE FOR PARKLAND CREDITS	ARE PARKLAND CREDITS REQUESTED
6-foot high Brick Masonry Fence Main Street frontage, Hampshire Street & Old Alvin Road.	Only along Main Street.	Yes (partly)	No	No
6-foot in height upgraded wood fence along Old Alvin Road and portions of Hampshire Street.	Not required	Yes	No	No
30-foot wide landscape reserve along Main Street.	Required	No	No	No
10-foot landscape reserve.	Required	No	No	No
Street Trees - Main Street, Old Alvin Road, Hampshire Street, Galveston Street @ Walnut Street.	Required along all streets.	No	No	No
Entry Statements - Old Alvin Road @ Hampshire Street, Galveston Street @ Walnut Street.	Not required	Yes	No	No
Open Space: 1.5 – 3.2 acres preserved wooded open space - Southeast corner.	Preservation of trees not required. Mitigation is required. 20% Open space required.	No	No	No
Open Space: 6.0 acres landscape/open space reserves.	Required 20% Open space required.	No	NA – private ownership	

PROPOSED DESIGN ENHANCEMENTS/AMENITIES	IS THIS REQUIRED BY UDC	A PD ENHANCEMENT	IS THIS ELIGIBLE FOR PARKLAND CREDITS	ARE PARKLAND CREDITS REQUESTED
Open Space: 6.0 acres landscape/open space reserves.	Required 20% Open space required.	No	NA – private ownership	
Open Space: 1.1 – acres of parks with irrigation (private), Primary Park on Hampshire Street, Pocket Parks Throughout,	Required 20% Open space required.	No	No, private ownership	Yes
9.5 – acre amenitized detention pond/lake w/4 fountains in Hampshire Street Park.	Required 20% Open space required.	No	May be accepted if incorporated as an amenity.	Yes
Pier (private) - Hampshire Street Park.	No	Amenities required for PDs.	No, private ownership	Yes
Playground (private) - Hampshire Street Park.	No	Amenities required for PDs.	No – private ownership	Yes
“Tot Lot” Playground (private)- Lockheed Road.	No	Amenities required for PDs.	No – private ownership	Yes
Picnic Tables (private) - Hampshire Street Park.	No	Amenities required for PDs.	No – private ownership	Yes
Benches (private).	No	Amenities required for PDs.	No – private ownership	Yes
10 – foot wide City Primary Trail.	Yes	No	Yes, part of City’s Trail Plan	Yes

PROPOSED DESIGN ENHANCEMENTS/AMENITIES	IS THIS REQUIRED BY UDC	IS THIS PD ENHANCEMENT	IS THIS ELIGIBLE FOR PARKLAND CREDITS	ARE PARKLAND CREDITS REQUESTED
6 – foot wide trail - Throughout (Shown along the amenitized detention pond/lake).	No	Amenities required for PDs.	No – private ownership	Yes
Historical Marker regarding the history of the airport and the Baker Family.	Not required	Yes	No	No

To meet the true intent of the PD, staff recommends including additional enhancements that are not required by the UDC. Examples include, but are not limited to the following:

- Recreational facilities including those for active recreation such as basketball, tennis courts; clubhouse, tot lots, pocket parks, sports fields, etc.
- Enhanced landscaping, including larger trees, specifically around the proposed dry detention facility to ensure that it is usable open space.
- Additional areas for passive recreation such as gazebos, fountains, common areas. Consider incorporating the wooded area along Old Alvin Road as usable open space; an amenity, including trails which provide pedestrian connectivity throughout the development, and to the natural preservation area, with seating, or other unique design element.
- Enhanced boulevard entry features
- Enhanced residential facades, with a minimum percentage of masonry or stone. Provide building elevations or renderings of the proposed residential use.
- Enhanced street lighting, decorative street signs
- Water features, such as fountains
- Enhanced subdivision entry features - entry statements at all entrances into the development; including Galveston, Main Street/Hampshire Street.
- Neighborhood art
- Seating node, picnic tables with grills, exercise stations
- Play structures
- Community Center
- Pool

The applicant indicated the desire to incorporate neo-traditional design elements. These elements include “New Urbanism” concepts, such as enhanced walkability, mixed land uses, a mix of housing types, architectural elements such as porches, smaller yards, etc. In keeping with neo-traditional design and with

the Village District future land use designation, staff recommends that applicant consider pedestrian connectivity, a mixture of housing types and additional acreage devoted to non-residential uses to support the neighborhood and create a mixed use development.

Other Comments:

1. Label Exhibit 6.
2. Provide details and exhibits to illustrate the proposed entry statements, pier, pavilion/shade structure, historical marker, etc.
3. Provide a statement that all improvements and amenities will be constructed within Phase 1 of the development and prior to the issuance of any Certificate of Occupancy for Phase 1. Improvements and amenities include any man-made change including landscaping, open space, sidewalks, all proposed amenities, etc.
4. Provide a fencing plan illustrating decorative fencing, masonry, wrought iron and other types of fencing.
5. The City recently executed a contract with Dannenbaum Engineering to begin working on Old Townsite Drainage Improvements as part of the City's Capital Improvement Program. The developer has been made aware of the project and its scope. As the developer and City move forward with their projects coordination will need to take place.



# PROPOSED BAKER'S LANDING PD

## AERIAL MAP

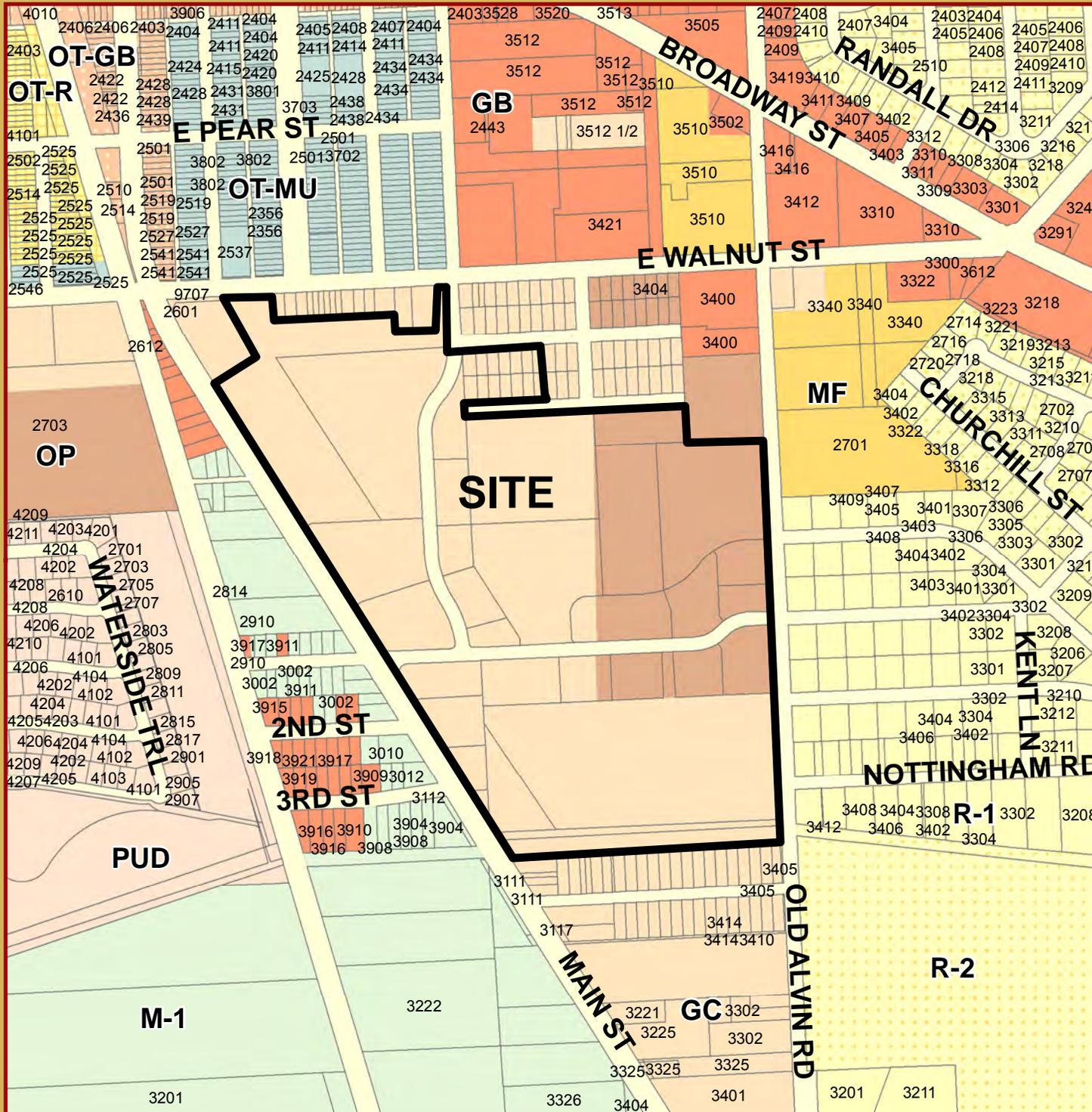


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 637 feet

22 MAY 2014  
PLANNING DEPARTMENT





**PROPOSED BAKER'S  
LANDING PD**

**ZONING MAP**

**GENERAL  
COMMERCIAL (GC) &**

**OFFICE &  
PROFESSIONAL  
(OP)**

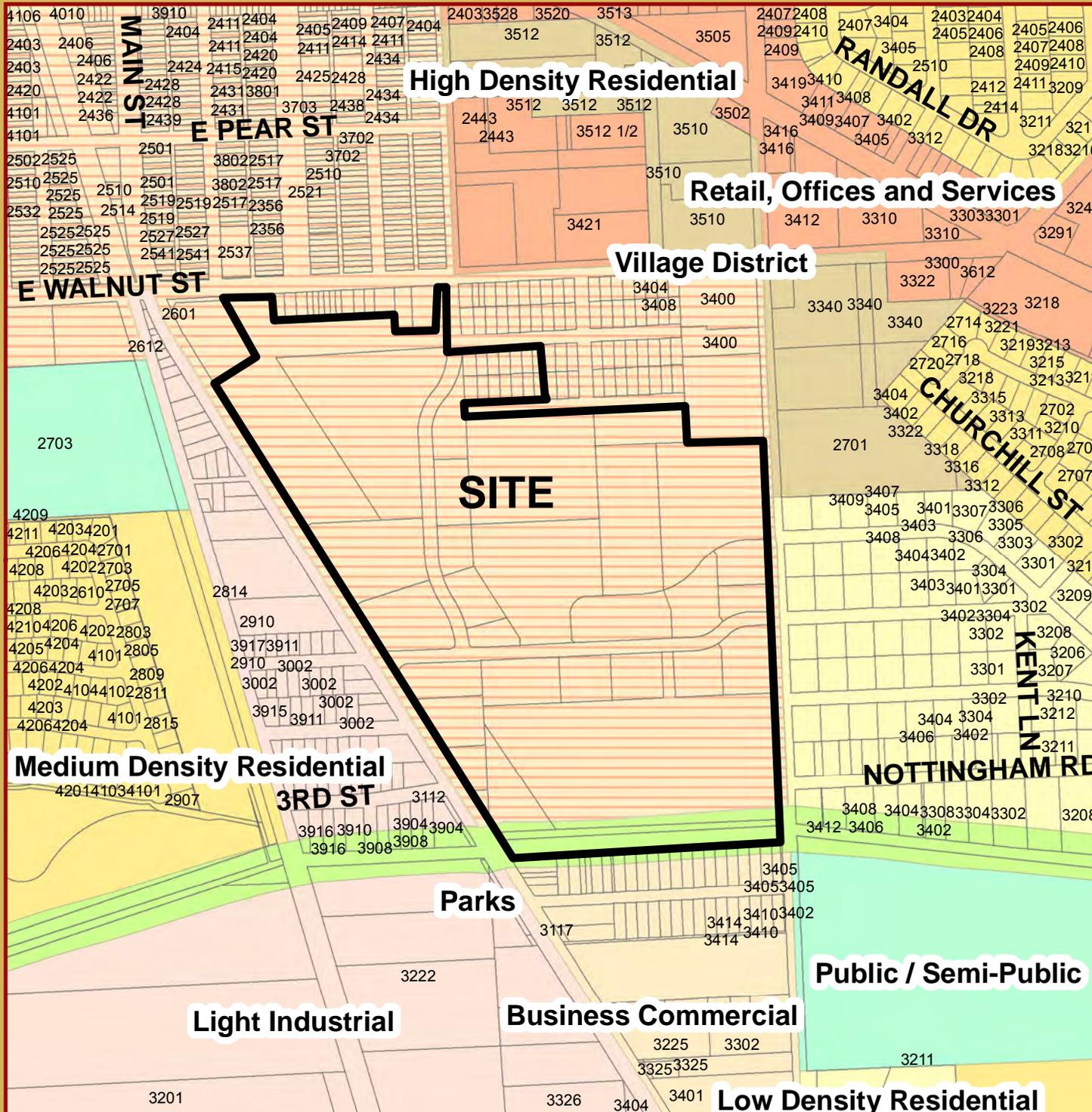


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 637 feet

22 MAY 2014  
PLANNING DEPARTMENT





**PROPOSED BAKER'S  
LANDING PD**

**FLUP MAP  
VILLAGE DISTRICT**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 637 feet

22 MAY 2014  
PLANNING DEPARTMENT





# REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP\*

**\*THIS IS NOT AN APPLICATION FOR A CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD). PLEASE COMPLETE THE "APPLICATION FOR A CHANGE IN ZONING" BEFORE THE JOINT PUBLIC HEARING.**

Current Zoning District: General Commercial & Office Professional

Proposed Zoning District: Planned Development

**Property Information:**

Address or General Location of Property: 84.95 Acres Former Houston Helicopters Site

Tax Account No. See Attached List

Subdivision: ACH&B Survey Abstract 147 & HTBRR Survey 11 Abstract 239 Lot: \_\_\_\_\_ Block: \_\_\_\_\_

**A complete package must include all information shown on the checklist below.**

**PROPERTY OWNER INFORMATION:** c/o Gary Baker  
NAME Felton M & Mary C Baker Revocable Trust et al  
ADDRESS 3506 Lockheed St  
CITY Pearland STATE TX ZIP 77581  
PHONE (281) 485 6000 (owner's brother)  
FAX (713) 970-1018  
E-MAIL ADDRESS srobinson@ardentrealtygroup.com  
Stephen Robinson - owner's brother

**APPLICANT/AGENT INFORMATION:**  
NAME Alan Mueller  
ADDRESS 4201 Broadway  
CITY Pearland STATE TX ZIP 77581  
PHONE (281) 412 9210  
FAX (281) 412 9060  
E-MAIL ADDRESS alan@gromaxtexas.com

\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 10/16/14

Applicant/Agent's Signature: [Signature] Date: 10/15/14

- Request, filled out completely, and signed by the owner of the property to be considered for the zone change or planned development district
- Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

# **Bakers Landing Planned Development**

**Submitted October 17, 2014**

# **Bakers Landing Planned Development**

## **I Introduction**

This 84.95-acre tract is unique in the history of the City of Pearland. Originally known as the Pearland Municipal Airport, the aviation facilities on this tract were constructed between 1945 and 1949. At the peak of its operation as a fixed wing airport, the facility consisted of four runways serving local general aviation needs and was home to a flight school and several crop-dusting operations. Between 1985 and 1989, the site was converted to a heliport operation serving as base for Houston Helicopters until the early 2000's, when those operations were discontinued.

The presence of such a large contiguous parcel in the heart of the City presents a rare opportunity to create a community that can catalyze additional positive development within the adjacent Old Town Site consistent with the City's goals. The proposed name of the project reflects the heritage of the site as being owned and operated by the Felton Baker family for more than 30 years.

### **A. Description of the Property**

The Bakers Landing Planned Development (PD) is bounded on the east by Old Alvin Road, on the west by SH 35, on the north by separately-owned parcels fronting on Walnut Street, and on the south by Mary's Creek. The property is crossed by Galveston Street and Hampshire Street, both of which are classified as minor collectors with adequate width. The land is generally flat with an existing detention pond in the south-central portion of the property. The southeast corner of the property is heavily wooded with a small portion within the 100-year flood plain.

Beginning in 1949, the property was operated as a general aviation airport. From 1985 to present, the property was owned by the Baker family from which a private helicopter service was operated. The site contains several buildings related to its prior use for aviation purposes.

The mature and stable neighborhoods of Nottingham and Sherwood Forest are located adjacent and east of the property along Old Alvin Road. To the west side of SH 35 and south of Mary's Creek land uses are dominated by commercial and light industrial uses. Walnut Street, north of the tract, is the historical boundary of the Old Town Site, north of which currently consists of a mixture of residential, office, commercial, and retail uses, including a post office, but also contains numerous vacant parcels. Therefore, the property sits in a unique transitional zone warranting special planning through the use of a PD that can adequately address the needs of the tract and surrounding existing uses, while also serving as a cornerstone and catalyst for further redevelopment in the Old Town Site north of the property.

## **B. Description of Proposed Development**

The proposed development plan for the property includes single-family residential, general business, and significant open space and recreational features. The proposed uses are reflective of a market study conducted for the tract indicating high demand for residential, moderate demand for senior housing, and very limited demand for non-residential uses within a 10-year horizon. The residential lot sizes are a mix of 50'x125' and 55'x125', with substantial open space, trails, recreational facilities, and open space.

As stated in the UDC, the R-4 District is ideal to provide a buffer between the lower density residential neighborhoods to the east and the non-residential zoning districts on the other three sides of the property. The density of development is also consistent with the goals expressed in the City's Old Town Site Plan.

## **C. Description of the Land**

The land consists of 84.47 acres in private ownership plus 0.48 acres in an undeveloped right-of-way, proposed for abandonment, for a total of 84.95 acres. This right-of-way is an undeveloped 350-foot section of Beechcraft Street east of Galveston Street. The boundary description is shown in **Exhibit 6**. This acreage does not include the existing rights-of-way for Galveston Street and Hampshire Street.

## **D. Purpose**

The purpose of this PD is to establish development regulations and design guidelines such that development of the tract will be of a high quality, compatible with surrounding uses, and will encourage positive redevelopment in the adjacent Old Town Site. The residential character of the PD provides single family products responsive to current demands, but also of a mix and nature that has proven to be stable in the long term in other communities. The street pattern is a mix of traditional gridded streets and cul-de-sacs in key areas. The population density and base established on this property will drive future demand for retail and non-residential uses that is not present today, furthering the City's goals of developing a mixed use urban-style environment in the Old Town Site.

The PD will allow for cohesive design guidelines and an integrated park, open space, and landscaping plan covering this entire important tract. The land plan provides the appropriate balance of buffering and connectivity relative to the surrounding properties.

The benefits derived from this PD that would not otherwise be attainable include:

- Residential uses consistent and sensitive to the existing surrounding land uses.
- Flexible land uses to respond to market conditions over time.
- Preservation of open space and significant portions of the wooded area.
- Construction of a portion of the City's proposed Mary's Creek Trail System.
- A density of development required to support the market value of the real estate.

- Accommodation of the drainage district needs for future widening on the north side of Mary’s Creek due to physical constraints that prevent widening to the south.
- Creation of a “southern anchor” for the Old Town Site.

## II Zoning and Land Use

### A. Existing Zoning

The current zoning of the property is a combination of General Commercial and Office Professional, reflecting the current uses of the property. The current zoning is shown on **Exhibit 1**. The City’s future land use plan depicts the property as “Village District”.

### B. Proposed Base Zoning Districts

The proposed base zoning districts are R4 Residential and General Business. The acreages of each district are shown in Table 1 and are shown spatially on **Exhibit 2**.

**Table 1**  
**Base Zoning Districts**

Base Zoning District	Acreage
Single Family R4	83.95
General Business	1.0

The proposed General Business tract will be actively marketed for such uses. However, at the time the adjacent residential property is platted, the General Business acreage may be converted to and platted as single family uses, provided the total number of residential units may not exceed the maximum number of units established in Section II.2.C.

### C. Standards and Land Use Summary

Lots within each base zoning district will conform to the UDC requirements with the following exceptions where the requirement will exceed the normal minimums:

**Table 2**  
**R4 Variations**

Parameter	UDC Standard	Bakers Landing Standard
Minimum Lot Depth	90 feet	125 feet
Minimum Lot Area	5,000 square feet	6,250 square feet

#### 1. Land Use Summary

The land use summary for Bakers Landing is shown in Table 4 below:

**Table 4**  
**Land Use Summary Table**

Use	Acres	% of Total	Zoning District
Single Family	58.05	68%	R-4
General Business	1.0	1%	GB
Detention Lake	9.5	11%	R-4
Detention – Dry (1)	1.7	2%	R-4
Parkland to be maintained by the HOA	1.1	1%	R-4
Mary’s Creek Easement - Existing	3.5	4%	R-4
Mary’s Creek Easement – Additional Requirement	4.1	5%	R-4
Open Space and Reserves	6.0	7%	R-4
<b>Total</b>	<b>84.95</b>	<b>100%</b>	

*Note 1: Some or all of this detention area may not be needed. If the detention volume is not required, the area will be left as open space.*

**2. Residential Lot Summary**

**Table 5**  
**Lot Distribution**

Zone	Lot Width	Lot Area	Number
R-4	50 feet	6,250 SF	112
R-4	55 feet	6,875 SF	147

The concept plan depicts 259 lots. The mix and location of lot sizes may be adjusted by the developer provided the total number of residential units may not exceed 280.

**3. Residential Density**

The densities shown in Table 6 are calculated based on 280 lots (the maximum) and the following definitions from the UDC:

**Density, Net:** The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retention/detention areas, and public or private streets that are platted or are to be platted as part of the development of the property, but inclusive of open space, recreational areas, or parks.

**Density, Gross Residential:** The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

**Table 6**  
**Residential Density**

Zone	Net Residential (Based on 74.65 acres)	Gross Residential (Based on 80.45 acres)	Overall PUD (Based on 84.95 acres)
R-4	3.75	3.48	3.30

**D. Permitted, Conditional and Accessory Uses**

Only those permitted, conditional, and accessory uses as may be allowed in the UDC R-4 and GB zoning classifications, as applicable, are allowed.

**III Design Standards**

**A. Design Enhancements**

The following design enhancements, amenities, and recreational facilities, shown below in Table 7, will be implemented in accordance with the Phasing Plan contained herein. Refer to the Design Plan in **Exhibit 3**, the Park and Detention Amenities Plan in **Exhibit 4**, and the Phasing Plan in **Exhibit 5** for additional clarification.

**Table 7  
Design Enhancements, Amenities, and Recreational Facilities**

Item	General Location
Six-foot height brick masonry fence	SH 35, Hampshire/Old Alvin Road entry
Six-foot height upgraded wood fence (base board and cap rail)	Old Alvin Road and Portions of Hampshire Street
Thirty-foot landscape reserve	SH 35
Ten-foot landscape reserve	Old Alvin Road
Street trees	SH 35, Old Alvin Road, Hampshire Street, Galveston Street
Entry statements	Old Alvin Road at Hampshire Street, Galveston Street at Walnut Street
1.5 – 3.2 acres preserved wooded open space	Southeast corner
6.0 acres Landscape/Open Space Reserves	Throughout
1.1-acres of parks with irrigation (1)	Primary park on Hampshire Street; Pocket parks throughout
9.5- acre amenitized detention pond lake with fountains	Hampshire Street park
Pier (1)	Hampshire Street park
Playground (1)	Hampshire Street park
“Tot Lot” playground (1)	Pocket park
Picnic tables (1)	Hampshire Street park
Pavilion/Shade structure (1)	Hampshire Street park
Benches (1)	Parks
Ten-foot City primary trail (2)	Along Mary’s Creek
Six-foot trail (1)	Throughout
Six-foot sidewalk	One side of Old Alvin Road, SH35, and Galveston; both sides of Hampshire Street
Historical marker regarding the history of the airport and the Baker family	Pocket park

*Note 1: Eligible for park fee credits and the facility will be conveyed to the HOA for ownership and maintenance.*

*Note 2: Eligible for park fee credits and the facility will be conveyed to City for ownership and maintenance.*

All items associated with a particular phase of development will be completed prior to the issuance of the first single family home certificate of occupancy (excluding models) for that phase as indicated on the Phasing Plan in **Exhibit 5**, unless financial surety in a form acceptable to the City is posted.

**B. Design Plan Elements**

Refer to the Design Plan in **Exhibit 3** and the Park and Detention Amenities Plan in **Exhibit 4** for a graphical representation of the items listed in Table 7. Locations and quantities shown on the Design Plan and the Park and Detention Amenities Plan are approximate. The residential street configuration and lot layout are subject to change at the discretion of the developer, provided that the total number of lots does not exceed the maximum specified herein.

**C. Deviations**

No deviations from the UDC are proposed, except that the R4 residential minimum lot width and area will exceed the normal minimums as specified in this PD.

The following engineering design criteria deviations are included:

1. Six-foot sidewalk required on only the west side of Galveston Street.
2. Standard four-foot sidewalk allowed on the east side of Galveston Street.
3. Residential driveways are allowed on the east side of Galveston Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on Galveston Street.
4. Residential driveways are allowed on the “thumbnail” cul-de-sac on the south side of Hampshire Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on the thumbnail.

**D. Unified Development Code Compliance**

The property will conform to the requirements of the Unified Development Code unless specifically called out in this PD.

**IV Required Dedications**

Residential streets will be dedicated to the City via plat. Mary’s Creek right-of-way or easement will be dedicated to Brazoria Drainage District 4 (BDD4), as required. BDD4 has advised that the Mary’s Creek right-of-way is constrained on the south side; therefore, more than typical widening will be required to the north on this property.

The future extension of Grand Boulevard into the property can be accommodated if the City desires. The northern boundary of the property is separated from the current terminus of Grand Boulevard at Walnut Street by offsite property approximately 200 feet in depth. The developer is not responsible for any offsite right-of-way acquisition or roadway construction.

Paving and utilities will be constructed by the developer to the extent shown in **Exhibit 3**, and a right-of-way corridor will be preserved for the balance of the Grand Boulevard right-of-way within the property. In the event the City chooses in the future to acquire the offsite right-of-way, the cost of completing the paving and utilities shall not be borne by the developer. In the event the City chooses not to extend Grand Boulevard, the proposed right-of-way may be replatted for residential uses.

The 0.48-acre portion of the undeveloped right-of-way of Beechcraft Street east of Galveston Street is proposed for abandonment by plat.

## **V Phasing**

The property is expected to be developed in phases as shown on the Phasing Plan in **Exhibit 5**. The developer reserves the right to modify the number of phases and phase boundaries.

## **VI Exhibits**

1. Existing Zoning
2. Proposed Zoning Designations
3. Design Plan
4. Park and Detention Amenity Plan Detail
5. Phasing Plan
6. Survey and Metes and Bounds Descriptions

# **Exhibit 1**

## **Existing Zoning**

# **Exhibit 2**

## **Proposed Zoning**

# **Exhibit 3**

## **Design Plan**

# **Exhibit 4**

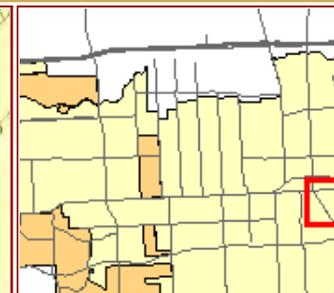
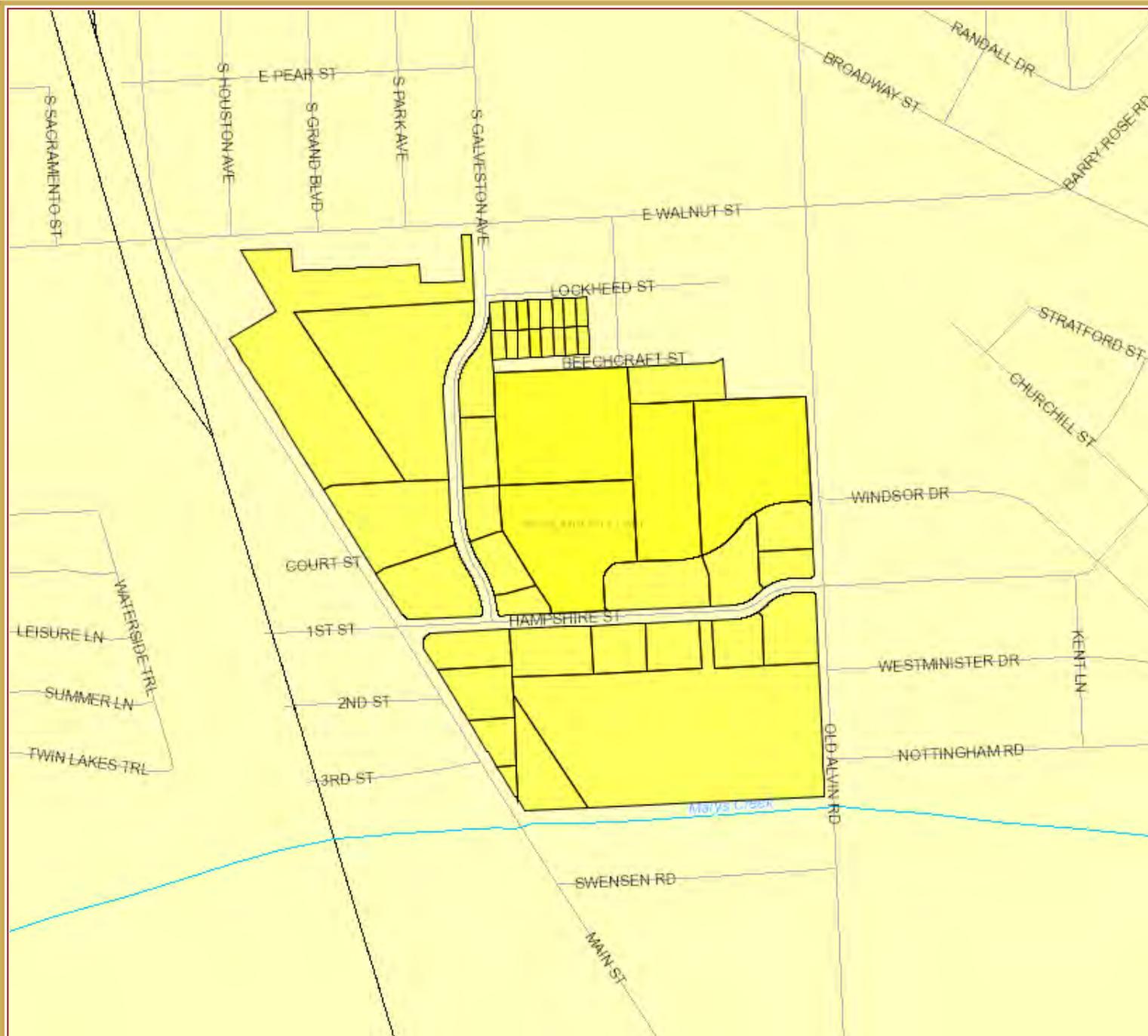
## **Park & Detention Amenity Plan**

# **Exhibit 5**

## **Phasing Plan**

# **Exhibit 6**

## **Metes and Bounds Description**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Scale 1:6,804  
1 in = 567 ft  
October 15, 2014



# BAKERS LANDING

84.47 ACRES

## EXHIBIT 1 EXISTING ZONING

OCTOBER, 2014

### LEGEND

- EXISTING BOUNDARY
- GENERAL BUSINESS RETAIL DISTRICT (GB)
- GENERAL COMMERCIAL DISTRICT (GC)
- LIGHT INDUSTRIAL DISTRICT (M-1)
- HEAVY INDUSTRIAL DISTRICT (M-2)
- MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)
- OFFICE AND PROFESSIONAL DISTRICT (OP)
- OLD TOWNSITE GENERAL BUSINESS DISTRICT (OT-GB)
- OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
- OLD TOWNSITE SINGLE FAMILY DWELLING DISTRICT (OT-R)
- PLANNED UNIT DEVELOPMENT (PUD)
- SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
- SINGLE FAMILY RESIDENTIAL 2 DISTRICT (R-2)
- SINGLE FAMILY RESIDENTIAL 4 DISTRICT (R-4)

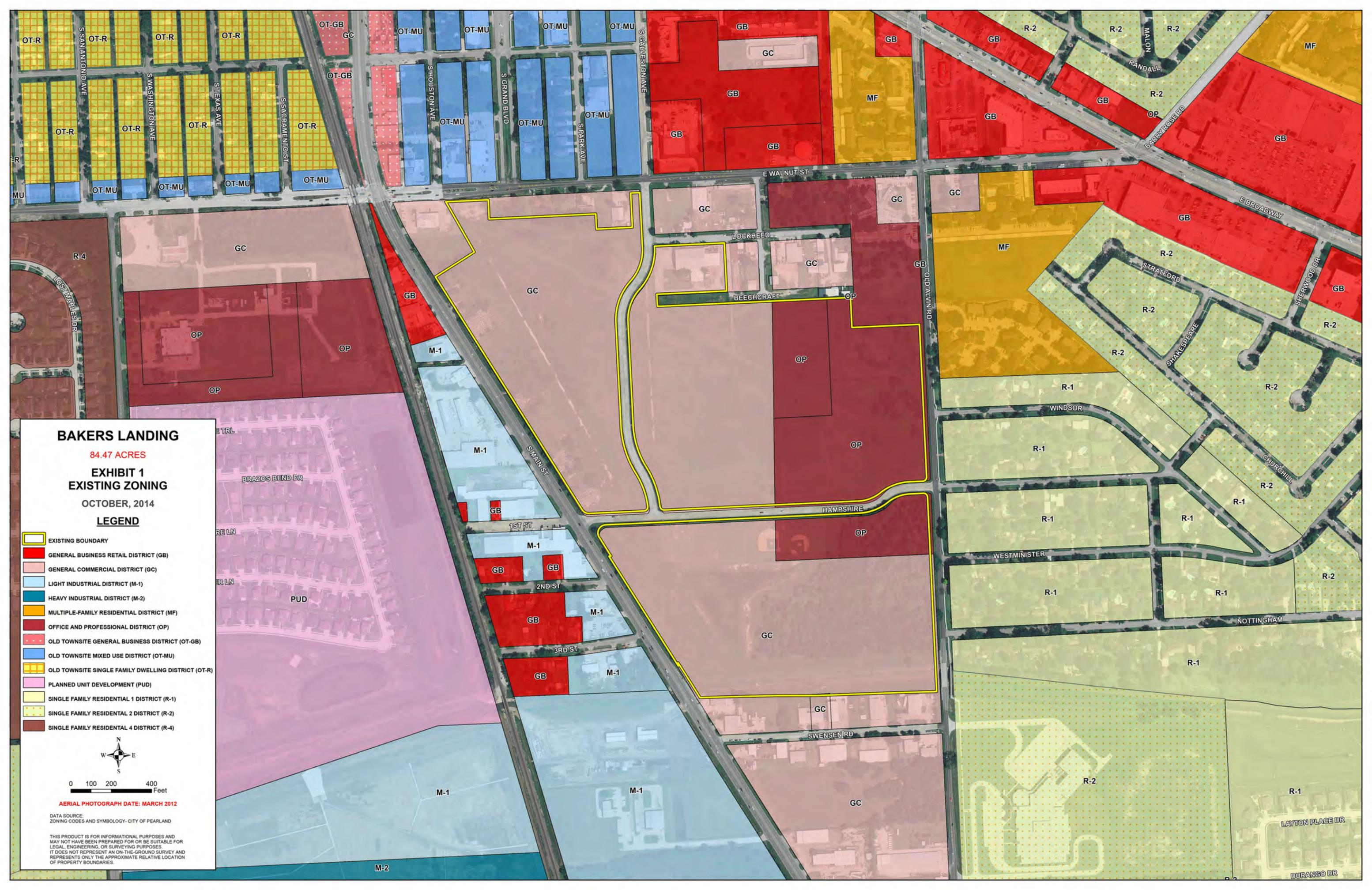


0 100 200 400 Feet

AERIAL PHOTOGRAPH DATE: MARCH 2012

DATA SOURCE:  
ZONING CODES AND SYMBOLOLOGY- CITY OF PEARLAND

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND  
MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEYING PURPOSES.  
IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND  
REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION  
OF PROPERTY BOUNDARIES.



# BAKERS LANDING

84.47 ACRES

## EXHIBIT 2 PROPOSED ZONING

OCTOBER, 2014

### LEGEND

-  PROPOSED BOUNDARY
-  GENERAL BUSINESS RETAIL DISTRICT (GB)
-  GENERAL COMMERCIAL DISTRICT (GC)
-  LIGHT INDUSTRIAL DISTRICT (M-1)
-  HEAVY INDUSTRIAL DISTRICT (M-2)
-  MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)
-  OFFICE AND PROFESSIONAL DISTRICT (OP)
-  OLD TOWNSITE GENERAL BUSINESS DISTRICT (OT-GB)
-  OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
-  OLD TOWNSITE SINGLE FAMILY DWELLING DISTRICT (OT-R)
-  PLANNED UNIT DEVELOPMENT (PUD)
-  SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
-  SINGLE FAMILY RESIDENTIAL 2 DISTRICT (R-2)
-  SINGLE FAMILY RESIDENTIAL 4 DISTRICT (R-4)

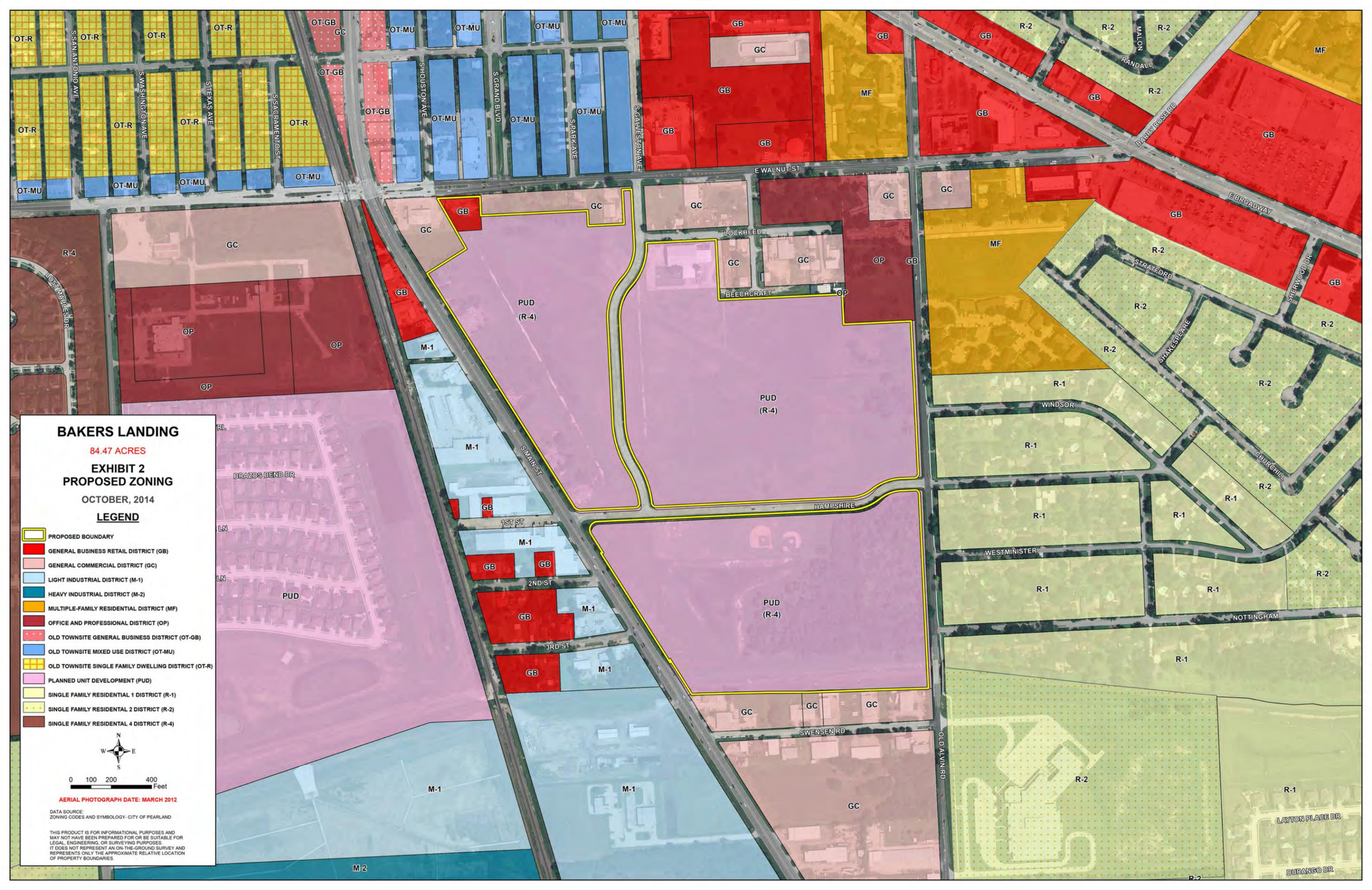


0 100 200 400  
Feet

AERIAL PHOTOGRAPH DATE: MARCH 2012

DATA SOURCE:  
ZONING CODES AND SYMBOLS- CITY OF PEARLAND

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND  
MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEYING PURPOSES.  
IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND  
REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION  
OF PROPERTY BOUNDARIES.

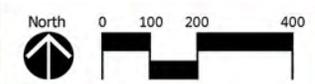




**Estimated Project Data:**

- Estimated Yield- 259 Lots
  - 55x125- 147
  - 50x125- 112
- Approx. 84.47 ac. site
- 57.57 ac. - SF Residential
- 1 ac. - General Business
- 3.5 ac. - Mary's Creek Existing D.E.
- 4.1 ac. - Mary's Creek Potential Ultimate D.E.
- 11.2 ac. - Detention
- 1.1 ac. - Parks
- 6 ac - Open Space

©Copyright 2014 LJA Engineering, Inc. This exhibit shows pertinent items necessary to convey a concept & it is not intended to include all physical characteristics of the area. Data & other information provided is estimated unless specified. Information provided within should be considered a graphic representation to aid in determining plan component relationships & is subject to change without notice. Property boundaries, easements, existing & proposed road alignments & other information shown is approximate & without the benefit of current surveying data. Information provided is subject to change without notice.



**Exhibit 3-Design Plan  
Bakers Landing  
85 Ac. Tract- City of Pearland, Texas**

Reference Date: 10.16.14

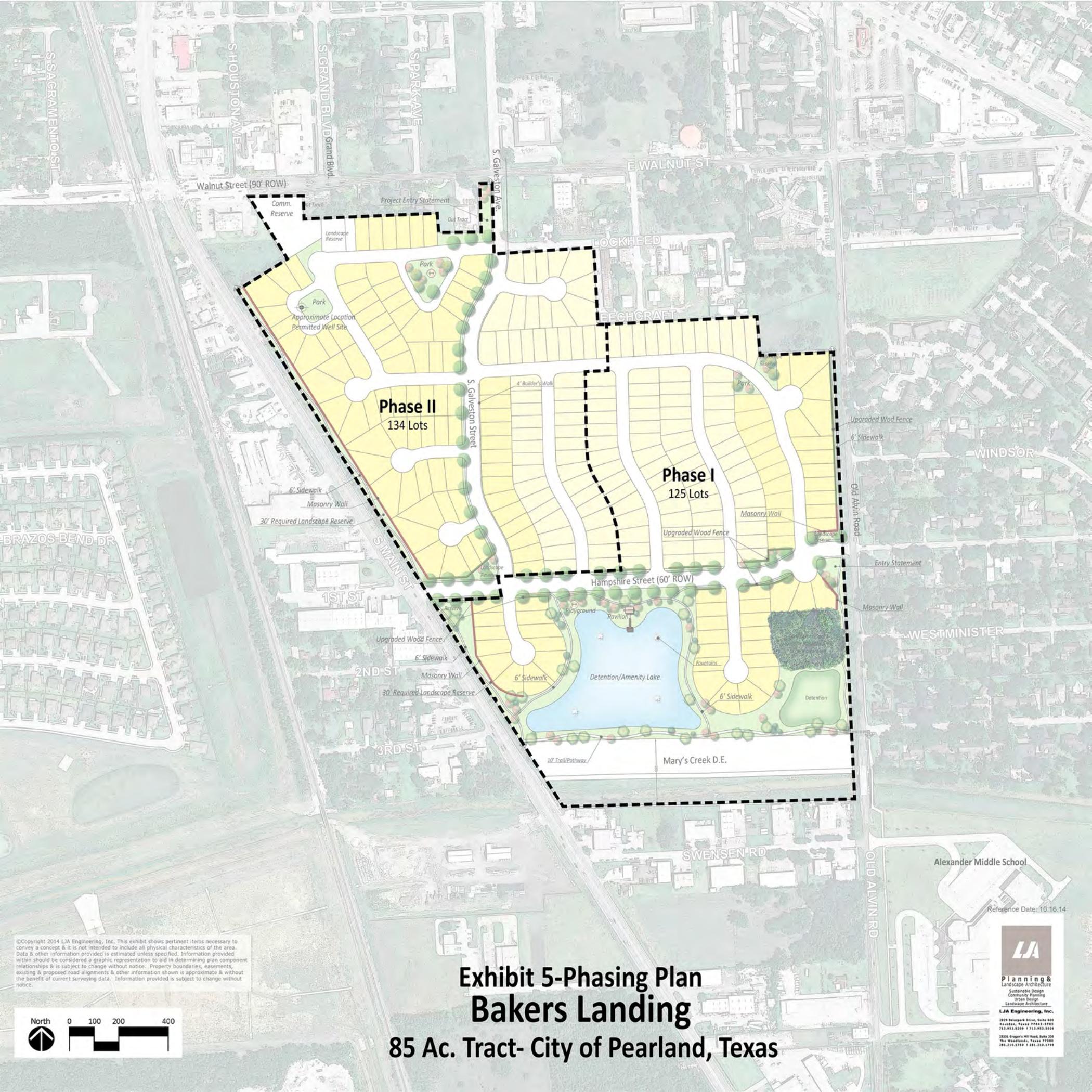
**LJA**  
 Planning &  
 Landscape Architecture  
 Sustainable Design  
 Community Planning  
 Urban Design  
 Landscape Architecture

**LJA Engineering, Inc.**  
 2928 Briarpark Drive, Suite 400  
 Houston, Texas 77062-2752  
 713.953.5200 F 713.953.5036

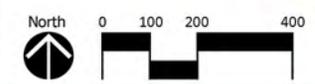
2021 Coggon's Mill Road, Suite 200  
 The Woodlands, Texas 77380  
 281.210.3700 F 281.210.3700



**Exhibit 4-Detail Amenity Plan  
Bakers Landing  
85 Ac. Tract- City of Pearland, Texas**



©Copyright 2014 LJA Engineering, Inc. This exhibit shows pertinent items necessary to convey a concept & it is not intended to include all physical characteristics of the area. Data & other information provided is estimated unless specified. Information provided within should be considered a graphic representation to aid in determining plan component relationships & is subject to change without notice. Property boundaries, easements, existing & proposed road alignments & other information shown is approximate & without the benefit of current surveying data. Information provided is subject to change without notice.



# Exhibit 5-Phasing Plan Bakers Landing 85 Ac. Tract- City of Pearland, Texas

Reference Date: 10.16.14

**LJA**  
**Planning & Landscape Architecture**  
 Sustainable Design  
 Community Planning  
 Urban Design  
 Landscape Architecture

**LJA Engineering, Inc.**  
 2929 Briarpark Drive, Suite 400  
 Houston, Texas 77062-2752  
 713.953.9200 F 713.953.9926  
 2021 Coggon's Mill Road, Suite 200  
 The Woodlands, Texas 77380  
 281.216.3700 F 281.216.3700

METES AND BOUNDS DESCRIPTION OF  
84.47 ACRES OF LAND  
IN THE A.C.H.& B. SURVEY, ABSTRACT NO. 147 AND THE  
H.T.& B. R.R. CO. SURVEY 11, ABSTRACT NO. 239  
BRAZORIA COUNTY, TEXAS

All of that certain 84.47 acres of land, located in the A.C.H.& B. Survey, A-147 and the H.T.& B. R.R. Co. Survey 11, A-239, Brazoria County, Texas, out of the tracts of land described as "Lots A, B, C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V", and 2.011 acres in the deed from Felton M. Baker and wife, Mary C. Baker to The Felton M. and Mary C. Baker Revocable Trust, recorded under Document Number 2005011938, of the Official Records of Brazoria County, Texas, the 1.3590 acre tract described as Tract One, the 4.0033 acre tract described as Tract Two, and the 5.4609 acre tract described as Tract Three, in the deed from First Republicbank Galveston, N.A., to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas, the tract of land described as "Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20)" in the deed from Felton M. Baker to Houston Helicopters, Inc., recorded under Document Number 1995031382, of the Official Records of Brazoria County, Texas, the tract of land described as "Lots Four (4), Five (5), Fourteen (14) and Fifteen (15) in the deed from Felton M. Baker to Houston Helicopters, Inc., recorded under Document Number 1995031383, of the Official Records of Brazoria County, Texas, and the 59.932 acre tract described in the deed from Raymond V. Kliesign to Houston Helicopters, Inc., recorded under Volume 1523, Page 840, of the Deed Records of Brazoria County, Texas, also being out of the REPLAT OF PEARLAND PAVILION, a subdivision recorded under Volume 17, Page 395, of the Plat Records of Brazoria County, Texas, out of AIRPORT SUBDIVISION, SECTION NO. 4, a subdivision recorded under Volume 8, Page 17, of the Map Records of Brazoria County, Texas, and THOMAS & GILBERT INDUSTRIAL TRACT, a subdivision recorded under Volume 15, Page 317, of the Plat Records of Brazoria County, Texas, and more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, South Central Zone, NAD83, 1993 Adjustment):

**TRACT 1-A**

**BEGINNING** at a northwest corner of Lot A of said REPLAT OF PEARLAND PAVILION, in the east line of the 0.459 acre tract described in the deed from Amerisource Funding, Inc. to Warfield Electric, LLC, recorded under Document Number 201201461, of the Official Records of Brazoria County, Texas, in the south line of the 30' reserve for road widening of East Walnut Street, shown on said REPLAT OF PEARLAND PAVILION, from which a found 5/8" iron rod bears North 71° 12' 03" East – 1.29';

**THENCE** North 87° 18' 10" East – 44.64', along a north line of said Lot A, common to the south line of said 30' reserve to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein describe tract, common to the northeast corner of said Lot A, in the west right-of-way line of South Galveston Avenue (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

**THENCE** along the east line of said Lot A, common to the west right-of-way line of South Galveston Avenue, the following six (6) bearings and distances:

South 02° 51' 34" East – 272.99 to a 1/2" iron rod found for the beginning of a tangent curve to right;

Along said curve to the right, an arc length of 178.83', with a radius of 227.89', a central angle of 44° 57' 44", and a chord bearing and distance of South 19° 37' 18" West – 174.28' to a 1/2" iron rod found for the point of reverse curvature to the left,

Along said curve to the left, an arc length of 223.62', with a radius of 285.00', a central angle of 44° 57' 23", and a chord bearing and distance of South 19° 37' 29" West – 217.93' to a 1/2" iron rod found for the end of curve;

South 02° 51' 13" East – 511.49' (at 358.44' passing a 1/2" iron rod found for the southeast corner of aforesaid Lot A, common to the northeast corner of Lot B of

aforesaid REPLAT OF PEARLAND PAVILION) to a 5/8" iron rod found for the beginning of a tangent curve to the left;

Along said curve to the left, an arc length of 250.75', (at an arc length of 125.62' passing a 5/8" iron rod found for the southeast corner of said Lot B, common to the northeast corner of Lot C of said REPLAT OF PEARLAND PAVILION) with a radius of 489.33', a central angle of 29° 21' 35", and a chord bearing and distance of South 17° 32' 01" East – 248.01' to the point of reverse curvature to the right, from which a found 1/2" iron rod bears South 65° 33' 51" East – 0.27';

Along said curve to the right, an arc length of 173.34', with a radius of 398.48', a central angle of 24° 55' 28", and a chord bearing and distance of South 19° 45' 05" East – 171.98' to a 5/8" iron rod found for the point of compound curvature to the right, common to the north end of the northwest right-of-way cutback curve at the intersection of aforesaid South Galveston Avenue and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the most easterly southeast corner of said Lot C;

**THENCE** along said curve to the right, along said northwest right-of-way cutback curve, an arc length of 33.04', with a radius of 20.00', a central angle of 94° 39' 11", and a chord bearing and distance of South 40° 02' 15" West – 29.41' to the west end of said northwest right-of-way cutback curve, common to the most southerly southeast corner of said Lot C, from which a found 5/8" iron rod bears North 65° 33' 57" East – 0.27';

**THENCE** South 87° 21' 51" West – 271.60', along the north right-of-way line of aforesaid Hampshire Street, common to the south line of said Lot C, to a 5/8" iron rod found for the most southerly southwest corner of said Lot C, common to the east end of the northeast right-of-way cutback curve at the intersection of said Hampshire Street and State Highway 35 (110' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), and the beginning of a tangent curve to the right;

**THENCE** along said curve to the right, along said northeast right-of-way cutback curve, an arc length of 42.14', with a radius of 40.00', a central angle of 60° 21' 42", and a chord bearing and distance of North 62° 27' 18" West – 40.22' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most westerly southwest corner of the herein described tract, common to the north end of said northeast right-of-way cutback curve, and the most westerly southwest corner of said Lot C, in the northeast right-of-way line of said State Highway 35;

**THENCE** North 32° 16' 27" West – 1361.95', along said northeast right-of-way line, common to the southwest line of said Lot C, the southwest line of aforesaid Lot B, and the southwest line of aforesaid Lot A to a 5/8" iron rod with cap stamped "LJA-ENG" set for the west corner of the herein described tract, common to the west corner of said Lot A, in the southeast line of the 2.1642 acre tract described in the deed from Liquilux, Inc. to Autozone, Inc., recorded under Document Number 1995031278, of the Official Records of Brazoria County, Texas;

**THENCE** North 57° 38' 15" East – 229.00', along the northwest line of said Lot A, common to the southeast line of said 2.1642 acre tract, (at 20.03' passing a found 1/2" iron rod with cap stamped "Brown & Gay") to a 5/8" iron rod found for an angle corner of said Lot A, common to the east corner of said 2.1642 acre tract;

**THENCE** North 29° 42' 45" West – 285.90', along a southwest line of said Lot A, common to the northeast line of said 2.1642 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said Lot A, in the south line of the 30' reserve for road widening of East Walnut Street, shown on aforesaid REPLAT OF PEARLAND PAVILION;

**THENCE** North 87° 18' 10" East – 211.11', along said 30' reserve, common to the north line of said Lot A, to an angle corner of said Lot A, in the west line of the 0.1435 acre tract described in the deed from Jose C. Rodriguez and Ana L. Rodriguez to City of Pearland, recorded under Document Number 2007037508, of the Official Records of Brazoria County, Texas, from which a found 5/8" iron rod bears North 80° 34' 30" West – 1.63';

**THENCE** South  $02^{\circ} 25' 27''$  East – 95.00', along an east line of said Lot A, common to the west line of said 0.1435 acre tract, to an angle corner of said Lot A, common to the southwest corner of said 0.1435 acre tract, from which a found 5/8" iron rod bears North  $77^{\circ} 22' 40''$  West – 1.26';

**THENCE** North  $87^{\circ} 18' 10''$  East – 529.09', along a north line of said Lot A, common to the south line of said 0.1435 acre tract, the south line of the tract described as "100 x 125 feet" in the deed to Joe Flores and wife Laura Flores to Elias Garcia, Jr. and wife, Eufemia Garcia, recorded under Volume 797, Page 386, of the Deed Records of Brazoria County, Texas, the south line of the 0.2152 acre tract described in the deed from Betty Harper, et al. to City of Pearland, recorded under Document Number 2008057966, of the Official Records of Brazoria County, Texas, the south line of the tract described as "the East 1/2 of Lot 5, and the West 1/2 of Lot 4" in the deed from Thomas Trevino, Jr. to Elvira Trevino, recorded under Document Number 1995035445, of the Official Records of Brazoria County, Texas, the south line of the tract described as "Lot 3 and Part of Lot 4" in the deed from Juan Luis Arevalo to Ho P. Lam, recorded under Document Number 2013032624, of the Official Records of Brazoria County, Texas, the south line of the 0.129 acre tract described in the deed from Mary Pope to Lonnie Charles Harper, recorded under Document Number 1976011274, of the Official Records of Brazoria County, Texas, the south line of the tract described as "Lot 2, Block 1" in the deed from Raymond V. Kliesing to Early B. Russett, recorded under Volume 648, Page 470, of the Deed Records of Brazoria County, Texas, and the south line of the 0.2583 acre tract described in the deed from Thomas Fisher and wife, Kathleen Fisher to Headwaves, Inc., recorded under Document Number 2008055587, of the Official Records of Brazoria County, Texas, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the southeast corner of said 0.2583 acre tract, and an angle corner of said Lot A, in the west line of the 0.3581 acre tract described in the deed from Raymond Z. Dorozynski to Warfield Electric, LLC, recorded under Document Number 2012036082, of the Official Records of Brazoria County, Texas;

**THENCE** South 02° 51' 30" East – 75.00', along an east line of said Lot A, common to the west line of said 0.3581 acre tract, to the southwest corner of said 0.3581 acre tract, common to an angle corner of said Lot A, from which a 5/8" iron rod bears South 45° 42' 33" East – 2.04';

**THENCE** North 87° 08' 30" East – 178.00', along a north line of said Lot A, common to the south line of said 0.3581 acre tract (at 78.00' passing a 1/2" iron rod with cap stamped "RPLS 5565" found for the southeast corner of said 0.3581 acre tract, common to the southwest corner of aforesaid 0.459 acre tract, from which a found 1" iron pipe bears South 00° 23' 32" West – 2.68' ) and the south line of said 0.459 acre tract to the southeast corner of said 0.459 acre tract, common to an angle corner of said Lot A, from which a 1/2" iron rod bears South 08° 28' 32" East – 1.02';

**THENCE** North 02° 48' 23" West – 169.50', along the east line of said 0.459 acre tract, common to an west line of said Lot A, to the **POINT OF BEGINNING** of the herein described tract and containing 21.62 acres of land.

#### **TRACT 1-B**

**BEGINNING** at a 5/8" iron rod found for the northeast corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, in the west line of the 4.0033 acre tract described as Tract Two in the deed from First Republicbank Galveston, N.A. to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas;

**THENCE** South 02° 54' 50" East – 340.83', along the east line of said Lot L, common to the west line of said 4.0033 acre tract to a 1/2" iron rod found for the most easterly southeast corner of said Lot L, common to the southwest corner of said 4.0033 acre tract, in the north line of Lot M of said REPLAT OF PEARLAND PAVILION;

**THENCE** North  $87^{\circ} 21' 21''$  East – 177.43', along the north line of said Lot M, common to the south line of said 4.0033 acre tract, to a 1/2" iron rod found for the beginning of a tangent curve to the left;

**THENCE** along said curve to the left, continuing along the north line of said Lot M, common to the south line of said 4.0033 acre tract, an arc length of 282.88' (at an arc length of 88.96' passing a 5/8" iron rod found for the southeast corner of said 4.0033 acre tract, common to the southwest corner of the 5.46009 acre tract described as Tract Three in the deed from First Republicbank Galveston, N.A. to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas, common to the northeast corner of said Lot M, common to the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION), then continuing with the north line of said Lot Q, common to the south line said 5.4609 acre tract, and said curve to the left, with a radius of 314.79', a central angle of  $51^{\circ} 29' 14''$ , and a chord bearing and distance of North  $61^{\circ} 36' 45''$  East – 273.45' to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the point of reverse curvature of a curve to the right;

**THENCE** along said curve to the right, continuing along the north line of said Lot Q, common to the south line of said 5.4609 acre tract, an arc distance of 237.86' (at an arc length of 87.92' passing a 5/8" iron rod found for the northeast corner of said Lot Q, common to the northwest corner of Lot S of said REPLAT OF PEARLAND PAVILION), then continuing with the north line of said Lot S, common to the south line of said 5.4609 acre tract, and said curve to the right, with a radius of 264.97', a central angle of  $51^{\circ} 26' 02''$ , and a chord bearing and distance of North  $61^{\circ} 35' 09''$  East – 229.95' to a 1/2" iron rod found for the end of curve;

**THENCE** North  $87^{\circ} 18' 10''$  East – 79.46', continuing along the north line of said Lot S, common to the south line of said 5.4609 acre tract, to the beginning of a tangent curve to the left, from which a found 1/2" iron rod bears North  $42^{\circ} 15' 26''$  East – 0.29';

**THENCE** along said curve to the left, continuing along the north line of said Lot S, common to the south line of said 5.4609 acre tract, an arc distance of 31.42', with a radius of 20.00', a

central angle of  $90^{\circ} 00' 17''$ , and a chord bearing and distance of North  $42^{\circ} 18' 01''$  East – 28.29' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most easterly northeast corner of the herein described tract, common to the end of curve, the northeast corner of said Lot S, and the most easterly southeast corner of said 5.4609 acre tract, in the west right-of-way of Old Alvin Road (65' wide) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas);

**THENCE** South  $02^{\circ} 42' 08''$  East – 335.48', along the east line of said Lot S, common to the west right-of-way line of said Old Alvin Road (at 220.28' passing the southeast corner of said Lot S, common to the northeast corner of Lot T of said REPLAT OF PEARLAND PAVILION), then continuing with the east line of said Lot T, common to the said west right-of-way line, to the beginning of a curve to the right, common to the north end of the northwest right-of-way cutback curve at the intersection of said Old Alvin Road and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the most easterly southeast corner of said Lot T, from which a found 5/8" iron rod (bent) bears North  $17^{\circ} 44' 23''$  East – 0.49';

**THENCE** along said curve to the right, along said northwest right-of-way cutback curve, an arc length of 31.41', with a radius of 20.00', a central angle of  $89^{\circ} 59' 05''$ , and a chord bearing and distance of South  $42^{\circ} 17' 25''$  West – 28.28' to the west end of said northwest right-of-way cutback curve, common to the most southerly southeast corner of said Lot T, from which a found 5/8" iron rod bears North  $87^{\circ} 16' 57''$  East – 0.45';

**THENCE** South  $87^{\circ} 16' 57''$  West – 66.57', along the south line of said Lot T, common to the north right-of-way line of said Hampshire Street to a 5/8" iron rod found for the beginning of a curve to the left;

**THENCE** along said curve to the left, continuing along said south line of said Lot T, common to said north right-of-way line, an arc distance of 155.67' (at an arc distance of 125.65' passing a 5/8" iron rod found for the southeast corner of said Lot T, common to the southeast corner of aforesaid Lot Q), continuing along the south line of said Lot Q, common to said north right-of-way line, and said curve to the left, with a radius of 248.87', a central angle of  $35^{\circ} 50' 20''$ , and a

chord bearing and distance of South 69° 21' 47" West – 153.15' to a 5/8" iron rod found for the point of reverse curvature of a curve to the right;

**THENCE** along said curve to the right, continuing along the south line of said Lot Q, common to said north right-of-way line an arc distance of 118.60', with a radius of 189.17', a central angle of 35° 55' 14", and a chord bearing and distance of South 69° 24' 14" West – 116.66' to a 1/2" iron rod found for the end of curve;

**THENCE** South 87° 21' 51" West – 963.75', continuing along the south line of said Lot Q, common to the said north right-of-way line (at 97.03' passing a 1/2" iron rod (bent) found for the southeast corner of said Lot Q, common to the southeast corner of aforesaid Lot M), then continuing along the south line of said Lot M, common to said north right-of-way line (at 515.61' passing a 5/8" iron rod found for the most southerly southwest corner of said Lot M, common to the southeast corner of aforesaid Lot L), then continuing along the south line of said Lot L, common to said north right-of-way line (at 761.80' passing a 5/8" iron rod found for the most southerly southwest corner of said Lot L, common to the southeast corner of Lot J of said REPLAT OF PEARLAND PAVILION), then continuing along the south line of said Lot J, common to said north right-of-way line to a 5/8" iron rod found for the most southerly southwest corner of said Lot J, common to the east end of the northeast right-of-way cutback curve at the intersection of aforesaid Hampshire Street and South Galveston Avenue (60' ROW) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), and the beginning of a curve to the right;

**THENCE** along said curve to the right, along said northeast right-of-way cutback curve, an arc distance of 30.13', with a radius of 20.00', a central angle of 86° 19' 17", and a chord bearing and distance of North 49° 28' 31" West – 27.36', to a 5/8" iron rod found for the most westerly southwest corner of said Lot J, common to the north end of said northeast right-of-way cutback curve, and the point of reverse curvature to the left, in the east right-of-way line of said South Galveston Avenue;

**THENCE** along said curve to the left, along the west line of said Lot J, common to said east right-of-way line, an arc distance of 207.24' (at an arc distance of 66.29' passing the northwest corner of said Lot J, common to the southwest corner of Lot I of said REPLAT OF PEARLAND PAVILION), then continuing with the west line of said Lot I, common to said east right-of-way line, and with said curve to the left, with a radius of 458.48', a central angle of 25° 53' 54", and a chord bearing and distance of North 19° 15' 51" West – 205.48' to the point of compound curvature to the right, from which a found 5/8" iron rod bears South 38° 43' 02" East – 0.28';

**THENCE** along said curve to the right, continuing along the west line of said Lot I, common to said east right-of-way line, an arc distance of 220.00' (at an arc distance of 109.92' passing a 1/2" iron rod found for the northwest corner of said Lot I, common to the southwest corner of Lot H of said REPLAT OF PEARLAND PAVILION), then continuing with the west line of said Lot H, common to said east right-of-way line, and with said curve to the right, with a radius of 429.33', a central angle of 29° 21' 35", and a chord bearing and distance of North 17° 32' 01" West – 217.60' to a 1/2" iron rod found for the end of curve;

**THENCE** North 02° 51' 13" West – 511.49', continuing along the west line of said Lot H, common to said east right-of-way line (at 114.69' passing a 1/2" iron rod found for the northwest corner of said Lot H, common to the southwest corner of Lot G of said REPLAT OF PEARLAND PAVILION), then continuing along the west line of said Lot G, common to said east right-of-way line, (at 404.56' passing the northwest corner of said Lot G, common to the southwest corner of Lot E of said REPLAT OF PEARLAND PAVILION), then continuing along the west line of said Lot E, common to said east right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the beginning of a curve to the right;

**THENCE** along said curve to the right, continuing along the west line of said Lot E, common to said east right-of-way line, an arc distance of 176.54', with a radius of 225.00', a central angle of 44° 57' 23", and a chord bearing and distance of North 19° 37' 29" East – 172.05' to the point of reverse curvature to the left, from which a found 1/2" iron rod bears North 47° 51' 50" West – 0.27';

**THENCE** along said curve to the left, continuing along the west line of said Lot E, common to said east right-of-way line, an arc distance of 221.25', with a radius of 287.89', a central angle of 44° 01' 58", and a chord bearing and distance of North 20° 05' 11" East – 215.87' to the north corner of said Lot E, in the west line of Lot 10, Block 4, of aforesaid AIRPORT SUBDIVISION, SECTION 4, from which a found "X" cut in concrete bears North 02° 51' 34" West – 4.68';

**THENCE** South 02° 51' 34" East – 755.08', along the east line of said Lot E, common to the west line of said AIRPORT SUBDIVISION, SECTION 4, (at 288.39' passing the southwest corner of said AIRPORT SUBDIVISION, SECTION 4), then continuing along the east line of said Lot E, (at 464.68' passing the southeast corner of said Lot E, common to the northeast corner of aforesaid Lot G), then continuing along the east line of said Lot G, to a 5/8" iron rod found for the southeast corner of said Lot G, common to the northeast corner of aforesaid Lot H, and the northwest corner of aforesaid Lot L;

**THENCE** North 87° 20' 50" East – 559.79', along the north line of said Lot L, to the **POINT OF BEGINNING** and containing 14.75 acres of land.

#### **TRACT 1-C**

**BEGINNING** the southeast corner of Lot V of aforesaid REPLAT OF PEARLAND PAVILION, common to the northeast corner of Lot 22 of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, in the west right-of-way line of Old Alvin Road (65' wide) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), from which a found 1/2" iron rod bears South 11° 48' 06" West – 0.73', and a 1/2" iron rod found at the northeast corner of said THOMAS & GILBERT INDUSTRIAL TRACTS bears North 89° 18' 12" East – 14.86';

**THENCE** South 88° 22' 24" West – 194.59', along the south line of said Lot V, common to the north lines of Lots 18-22 of said THOMAS & GILBERT INDUSTRIAL TRACTS, to a 5/8" iron rod

with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, in the north line of said Lot 18;

**THENCE** South 88° 00' 37" West – 200.03', continuing along the south line of said Lot V, common to the north lines of Lots 14-18 of said THOMAS & GILBERT INDUSTRIAL TRACTS, to a 1/2" iron rod (bent) found for an angle corner of said Lot V, in the north line of said Lot 14;

**THENCE** South 87° 56' 38" West – 200.06', continuing along the south line of said Lot V, common to the north lines of Lots 10-14 of said THOMAS & GILBERT INDUSTRIAL TRACTS, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, in the north line of said Lot 10;

**THENCE** South 89° 45' 38" West – 200.25', continuing along the south line of said Lot V, common to the north lines of Lots 6-10 of said THOMAS & GILBERT INDUSTRIAL TRACTS, to an angle corner of said Lot V, in the north line of said Lot 6, from which a brass disk bears North 31° 23' 10" East – 1.26';

**THENCE** South 88° 45' 26" West – 199.91', continuing along the south line of said Lot V, common to the north lines of Lots 3-6 of said THOMAS & GILBERT INDUSTRIAL TRACTS, to an angle corner of said Lot V, common to the northwest corner of said Lot 3, and the northeast corner of the 0.3580 acre tract described in the deed from Thomas and Gilbert Enterprises, Inc. to James N. Wallace and Henry C. Robson, Jr., recorded under Document Number 1981024192, of the County Clerk Records of Brazoria County, Texas, from which a brass disk bears North 19° 40' 36" East – 1.31';

**THENCE** South 88° 19' 12" West – 178.72', continuing along the south line of said Lot V, common to the north line of said 0.3580 acre tract, to a 1/2" iron rod with cap stamped "Brown & Gay" found for the most southerly southwest corner of said Lot V, common to the southeast corner of the 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (110' wide) (Volume 213,

Page 64, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395 of the Plat Records of Brazoria County, Texas);

**THENCE** North  $32^{\circ} 13' 54''$  West – 203.43', along the southwest line of said Lot V, common to said northeast right-of-way line (at 121.59' passing a 1/2" iron rod with cap stamped "Brown & Gay) (at 144.99' passing the intersection of the north line of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, and the southwest line of said REPLAT OF PEARLAND PAVILION), to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most westerly southwest corner of the herein described tract, common to the most westerly southwest corner of said Lot V, in the east line of aforesaid 2.011 acre tract;

**THENCE** North  $03^{\circ} 18' 29''$  West – 545.65', along the west line of said Lot V, common to the east line of said 2.011 acre tract, (at 497.99' passing a 5/8" iron rod found for the most westerly northwest corner of said Lot V, common to the southwest corner of Lot K of said REPLAT OF PEARLAND PAVILION), continuing along the west line of said Lot K, common to the east line of said 2.011 acre tract, to a 5/8" iron rod found for the northeast corner of said 2.011 acre tract, common to the southeast corner of Lot D of said REPLAT OF PEARLAND PAVILION;

**THENCE** South  $86^{\circ} 45' 33''$  West – 301.70', along the south line of said Lot D, common to the north line of said 2.011 acre tract, to a 1/2" iron rod with cap stamped "Brown & Gay" found for the southwest corner of said Lot D, common to the southeast corner of the 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (110' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395 of the Plat Records of Brazoria County, Texas);

**THENCE** North  $32^{\circ} 13' 54''$  West – 110.32', along the southeast line of said Lot D, common to said northeast right-of-way line, to the most westerly northwest corner of said Lot D, common to the south end of the southeast right-of-way cutback curve at the intersection of said State Highway 35 and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of

Brazoria County, Texas), and the beginning of a curve to the right, from which a found 5/8" iron rod bears South 82° 42' 52" East – 1.04';

**THENCE** along said curve to the right, along said southeast right-of-way cutback curve, an arc distance of 83.49', with a radius of 40.00', a central angle of 119° 35' 45", and a chord bearing and distance of North 27° 33' 58" East – 69.14' to the most northerly northwest corner of said Lot D, common to the east end of said southeast right-of-way cutback curve, in the south right-of-way line of said Hampshire Street, from which a found 1/2" iron rod bears South 89° 53' 35" East – 0.83';

**THENCE** North 87° 21' 51" East – 1257.10', along said south right-of-way line, common to the north line of said Lot D, (at 319.25' passing a 1/2" iron rod found for the northeast corner of said Lot D, common to the northwest corner of aforesaid Lot K), then continuing with said south right-of-way line, common to the north line of said Lot K, (at 661.92' passing a 1/2" iron rod found for the northeast corner of said Lot K, common to the northwest corner of Lot N of aforesaid REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot N, (at 886.82' passing a 1/2" iron rod found for the northeast corner of said Lot N, common to the northwest corner of Lot O of said REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot O, (at 1109.98' passing a 5/8" iron rod found for the northeast corner of said Lot O, common to the most northerly northwest corner of aforesaid Lot V), then continuing with said south right-of-way line, common to the north line of said Lot V, (at 1161.78' passing a 1/2" iron rod found for the most northerly northeast corner of said Lot V, common to the northwest corner of Lot R of said REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot R, to a 1/2" iron rod found for the beginning of a curve to the left;

**THENCE** along said curve to the left, continuing along said south right-of-way line, common to the north line of said Lot R, an arc distance of 156.21' (at an arc distance of 108.13' passing a 1/2" iron rod found for the northeast corner of said Lot R, common to the northwest corner of Lot U of said REPLAT OF PEARLAND PAVILION), then continuing along said south right-of-way line,

common to the north line of said Lot U, and said curve to the left, with a radius of 249.17', a central angle of 35° 55' 14", and a chord bearing and distance of North 69° 24' 14" East – 153.67' to the point of reverse curvature to the right, from which a found 1/2" iron rod bears North 24° 52' 31" West – 0.37';

**THENCE** along said curve to the right, continuing along said south right-of-way line, common to the north line of said Lot U, an arc distance of 118.14', a radius of 188.87', a central angle of 35° 50' 20", and a chord bearing and distance of North 69° 21' 47" East – 116.22' to a 1/2" iron rod found for the end of curve;

**THENCE** North 87° 16' 57" East – 66.54', continuing along said south right-of-way line, common to the north line of said Lot U, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most northerly northeast corner of the herein described tract, common to the most northerly northeast corner of said Lot U, the west end of the southwest right-of-way cutback corner at the intersection of aforesaid Hampshire Street and aforesaid Old Alvin Road, and the beginning of a curve to the right;

**THENCE** along said curve to the right, along said southwest right-of-way cutback corner, an arc distance of 31.42', with a radius of 20.00', a central angle of 90° 00' 55", and a chord bearing and distance of South 47° 42' 35" East – 28.29' to the most easterly northeast corner of said Lot U, common to the south end of said southwest right-of-way cutback corner, in the west right-of-way line of said Old Alvin Road, from which a found 5/8" iron rod (bent) bears North 19° 13' 27" East – 2.71';

**THENCE** South 02° 42' 08" East – 962.34', along the west right-of-way line of said Old Alvin Road, common to the east line of said Lot U, (at 263.17' passing the southeast corner of said Lot U, common to the most easterly northeast corner of aforesaid Lot V) then continuing along said west right-of-way line common to the east line of said Lot V, (at 837.31' passing the intersection of the north line of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, and the east line of said REPLAT OF PEARLAND PAVILION), then continuing along said west right-of-

way line common to the east line of said Lot V, to the **POINT OF BEGINNING** and containing 27.38 acres of land.

## **TRACT 2**

**BEGINNING** at the northeast corner of aforesaid 1.3590 acre tract, common to the southeast corner of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, in the west line of the 3.00 acre tract described in the deed from Estate of Raymond V. Kliesing to Mona Kliesign Bomsburger, recorded under Document Number 1987012143, of the Official Records of Brazoria County, Texas, from which a 5/8" iron rod bears North 02° 52' 20" West – 0.44';

**THENCE** South 02° 52' 20" East – 148.75', along the east line of said 1.3590 acre tract, common to the west line of said 3.00 acre tract, to a 5/8" iron rod found for the southeast corner of said 1.3590 acre tract, common to the southwest corner of said 3.00 acre tract, in the north line of aforesaid 5.4609 acre tract;

**THENCE** South 87° 19' 40" West – 398.12, along the south line of said 1.3590 acre tract, common to the north line of said 5.4609 acre tract (at 132.06' passing the northwest corner of said 5.4609 acre tract, common to the northeast corner of aforesaid 4.0033 acre tract), then continuing with the south line of said 1.3590 acre tract, and the north line of said 4.0033 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southwest corner of the herein described tract, common to the southwest corner of said 1.3590 acre tract;

**THENCE** North 02° 54' 50" West – 149.02', along the west line of said 1.3590 acre tract, (at 130.46' passing a found 3/4" iron pipe) then continuing along said west line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 1.3590 acre tract, in the south line of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4;

**THENCE** North 87° 21' 55" East – 398.23', along the north line of said 1.3590 acre tract, common to the south line of said AIRPORT SUBDIVISION SECTION NO. 4, to the **POINT OF BEGINNING** of the herein described tract and containing 1.361 acres of land.

### **TRACT 3**

**BEGINNING** at a 1/2" iron rod found for the southwest corner of aforesaid 4.0033 acre tract, common to the most easterly southeast corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, in the north line of Lot M of said REPLAT OF PEARLAND PAVILION;

**THENCE** North 02° 54' 50" West – 658.34', along the west line of said 4.0033 acre tract, common to the east line of said Lot L, (at 340.83' passing a 5/8" iron rod found for the northeast corner of said Lot L), continuing along said west line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 4.0033 acre tract, and the southwest corner of aforesaid 1.3590 acre tract;

**THENCE** North 87° 19' 40" East – 266.06', along the north line of said 4.0033 acre tract, common to the south line of said 1.3590 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said 4.0033 acre tract, common to the northwest corner of aforesaid 5.4609 acre tract;

**THENCE** South 02° 50' 38" East – 645.98', along the east line of said 4.0033 acre tract, common to the west line of said 5.4609 acre tract, to a 5/8" iron rod found for the southeast corner of said 4.0033 acre tract, common to the southwest corner of said 5.4609 acre tract, the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION, the northeast corner of Lot M of said REPLAT OF PEARLAND PAVILION, and the beginning of a curve to the right;

**THENCE** along said curve to the right, along the south line of said 4.0033 acre tract, common to the north line of said Lot M, an arc distance of 88.96', with a radius of 314.79', a central angle of

16° 11' 33", and a chord bearing and distance of South 79° 15' 35" West – 88.67' to a 1/2" iron rod found for the end of curve;

**THENCE** South 87° 21' 21" West – 177.43', continuing along the south line of said 4.0033 acre tract, common to the north line of said Lot M, to the **POINT OF BEGINNING** and containing 4.007 acres of land.

#### **TRACT 4**

**BEGINNING** at a 5/8" iron rod found for the southwest corner of aforesaid 5.4609 acre tract, common to the southwest corner of aforesaid 4.0033 acre tract, the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION, the northeast corner of Lot M of said REPLAT OF PEARLAND PAVILION;

**THENCE** North 02° 50' 38" West – 645.98', along the west line of said 5.4609 acre tract, common to the east line of said 4.0033 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 5.4609 acre tract, and the northeast corner of said 4.0033 acre tract, in the south line of aforesaid 1.3590 acre tract;

**THENCE** North 87° 19' 35" East – 466.89', along the north line of said 5.4609 acre tract, common to the south line of said 1.3590 acre tract, (at 132.06' passing a 5/8" iron rod found for the southeast corner of said 1.3590 acre tract, common to the southwest corner of aforesaid 3.00 acre tract, then continuing along the north line of said 5.4609 acre tract, common to the south line of said 3.00 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said 5.4609 acre tract, and the southeast corner of said 3.00 acre tract, in the west right-of-way of aforesaid Old Alvin Road;

**THENCE** South  $02^{\circ} 42' 08''$  East – 419.86', along the east line of said 5.4609 acre tract, common to said west right-of-way line, to a  $5/8''$  iron rod with cap stamped "LJA-ENG" set for the most easterly southeast corner of the herein described tract, common to the most easterly southeast corner of said 5.4609 acre tract, the north corner of Lot S of aforesaid REPLAT OF PEARLAND PAVILION, and the beginning of a curve to the right;

**THENCE** along said curve to the right, along the south line of said 5.4609 acre tract, common to the north line of said Lot S, an arc distance of 31.42', with a radius of 20.00', a central angle of  $90^{\circ} 00' 17''$ , and a chord bearing and distance of South  $42^{\circ} 18' 01''$  West – 28.29' to the most southerly southeast corner of said 5.4609 acre tract, from which a found  $1/2''$  iron rod bears North  $42^{\circ} 15' 26''$  East – 0.29';

**THENCE** South  $87^{\circ} 18' 10''$  West – 79.46', continuing along the south line of said 5.4609 acre tract, common to the north line of said Lot S, to a  $1/2''$  iron rod found for the beginning of a curve to the left;

**THENCE** along said curve to the left, along the south line of said 5.4609 acre tract, common to the north line of said Lot S, an arc distance of 237.86', (at an arc distance of 149.94' passing a  $5/8''$  iron rod found for the northwest corner of said Lot S, common to the northeast corner of aforesaid Lot Q), continuing with the south line of said 5.4609 acre tract, common to the north line of said Lot Q, and said curve to the left, with a radius of 264.97', a central angle of  $51^{\circ} 26' 02''$ , and a chord bearing and distance of South  $61^{\circ} 35' 09''$  West – 229.95' to a  $5/8''$  iron rod with cap stamped "LJA-ENG" set for the point of reverse curvature to the right;

**THENCE** along said curve to the right, along the south line of said 5.4609 acre tract, common to the north line of said Lot Q, an arc distance of 193.91', with a radius of 314.79', a central angle of  $35^{\circ} 17' 38''$ , and a chord bearing and distance of South  $53^{\circ} 30' 57''$  West – 190.86', to the **POINT OF BEGINNING** and containing 5.453 acres of land.

**TRACT 5**

**BEGINNING** at the northwest corner of aforesaid 2.011 acre tract, common to the southwest corner of a 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (100' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas), from which a 1/2" iron rod with cap stamped "Brown & Gay" bears South 86° 45' 33" West – 0.99';

**THENCE** North 86° 45' 33" East – 312.22', along the north line of said 2.011 acre tract, (at 10.52' passing a 1/2" iron rod with cap stamped "Brown and Gay" found for the southwest corner of Lot D of said REPLAT OF PEARLAND PAVILION), then continuing with the north line of said 2.011 acre tract, common to the south line of said Lot D, to a 5/8" iron rod found for the northeast corner of said 2.011 acre tract, common to the southeast corner of said Lot D, in the west line of Lot K of said REPLAT OF PEARLAND PAVILION;

**THENCE** South 03° 18' 29" East – 561.07', along the east line of said 2.011 acre tract, common to the west line of said Lot K, (at 47.66' passing a 5/8" iron rod found for the southwest corner of said Lot K, common to the most westerly northwest corner of Lot V of said REPLAT OF PEARLAND PAVILION), then continuing with the east line of said 2.011 acre tract, common to the west line of said Lot V, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the south corner of the herein described tract, common to the south corner of said 2.011 acre tract, the west corner of a 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, the north corner of the right-of-way deed recorded under Volume 213, Page 64, of the Deed Records of Brazoria County, Texas, and the east corner of the right-of-way deed recorded under Volume 210, Page 348, of the Deed Records of Brazoria County, Texas, in the northeast right-of-way line of State Highway 35 (100' wide);

**THENCE** North 32° 23' 13" West – 642.41', along the southwest line of said 2.011 acre tract common to said northeast right-of-way line, to the **POINT OF BEGINNING** and containing 2.011 acres of land.

**TRACT 6**

**BEGINNING** at a 1 1/4" iron pipe found for the northeast corner of Lot 4, Block 4 of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, common to the northwest corner of Lot 3, of said Block 4, and the northeast corner of aforesaid Houston Helicopters, Inc. tract (1995031383), and the northwest corner of the tract of land described as "Lots 2-3-12-13, Block 4", in the deed from Woodrow V. Lesikar Family Trust to Carolyn Ann Lesikar Moon Special Trust, recorded under Document Number 2010006200, of the Official Records of Brazoria County, Texas, in the south right-of-way line of Lockheed Street (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

**THENCE** South 02° 48' 51" East – 238.00', along the east line of Lot 4 and Lot 14, of said Block 4, common to the west lines of Lot 3 and Lot 13 of said Block 4, the east line of said Houston Helicopters, Inc. tract (1995031383), and the west line of said Moon tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southeast corner of the herein described tract, common to the southeast corner of said Lot 14, common to the southwest corner of said Lot 13, the southeast corner of said Houston Helicopters, Inc. tract (1995031383), and the southwest corner of said Moon tract, in the north right-of-way line of Beechcraft Street (Private) (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

**THENCE** South 87° 21' 55" West – 346.28, along the south line of said Block 4, common to said north right-of-way line, (at 100.00 feet passing the southwest corner of Lot 15, of said Block 4, common to the southeast corner of Lot 16, of said Block 4, the southwest corner of said Houston Helicopters, Inc. tract (1995031383), and the southeast corner of the aforesaid Houston Helicopters, Inc. tract (1995031382), from which a 5/8" iron rod bears South 08° 55' 12" West – 0.98', then continuing along the south line of said Block 4, common to said north right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southwest corner of the herein described tract, common to the southwest corner of Lot 20, of said Block 4, and the southwest corner of said Houston Helicopters, Inc. tract (1995031382), in the west line

of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, common to the east line of Lot E, of aforesaid REPLAT OF PEARLAND PAVILION;

**THENCE** North 02° 51' 34" West – 238.00', along the west lines of Lot 20 and Lot 10 of said Block 4, common to the west line of said AIRPORT SUBDIVISION, SECTION NO. 4, the west line of said Houston Helicopters, Inc. tract (1995031382), and the east line of said Lot E, (at 228.38' passing the north corner of said Lot E), then continuing along said common west lines and the east right-of-way line of South Galveston Road (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), (at 233.07' passing a found "X" cut in concrete), then continuing along said common west lines, and said east right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said Lot 10, common to the northwest corner of said Houston Helicopters, Inc. tract (1995031382), in the south right-of-way line of aforesaid Lockheed Street;

**THENCE** North 87° 21' 55" East – 346.47', along the north line of said Block 4, common to said south right-of-way line, to the POINT OF BEGINNING and containing 1.893 acres of land.

## **TRACT 7**

**BEGINNING** at a 5/8" iron rod found for the northwest corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, common to the northeast corner of Lot H of said REPLAT OF PEARLAND PAVILION, and the southeast corner of Lot G of said REPLAT OF PEARLAND PAVILION;

**THENCE** North 02° 51' 34" West – 466.69' along the east line of said Lot G, (at 290.40' passing the northeast corner of said Lot G, common to the southeast corner of Lot E, of said REPLAT OF PEARLAND PAVILION), continuing along the east line of said Lot E, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the southeast corner of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, in the south right-

of-way line of Beechcraft Street (Private)(60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

**THENCE** North 87° 21' 55" East – 559.34', along the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to said south right-of-way line, to a 5/8" iron rod stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northwest corner of aforesaid 1.3590 acre tract;

**THENCE** South 02° 54' 50" East – 466.52', along the west line of said 1.3590 acre tract, (at 18.56' passing a found 3/4" iron pipe), then continuing along said west line (at 149.02' passing the southwest corner of said 1.3590 acre tract, common to the northwest corner of aforesaid 4.0033 acre tract), then continuing along the west line of said 4.0033 acre tract, to a 5/8" iron rod found for the northeast corner of aforesaid Lot L;

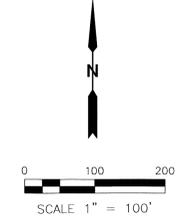
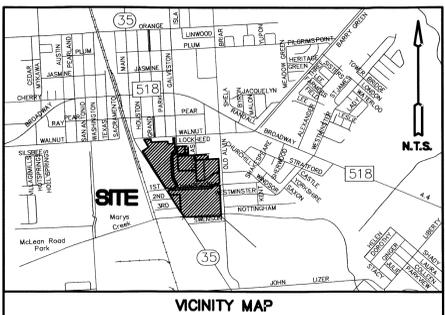
**THENCE** South 87° 20' 50" West – 559.79', along the north line of said Lot L, to the POINT OF BEGINNING and containing 5.994 acres of land.

**FOR A COMBINED TOTAL ACREAGE OF 84.47 ACRES.**

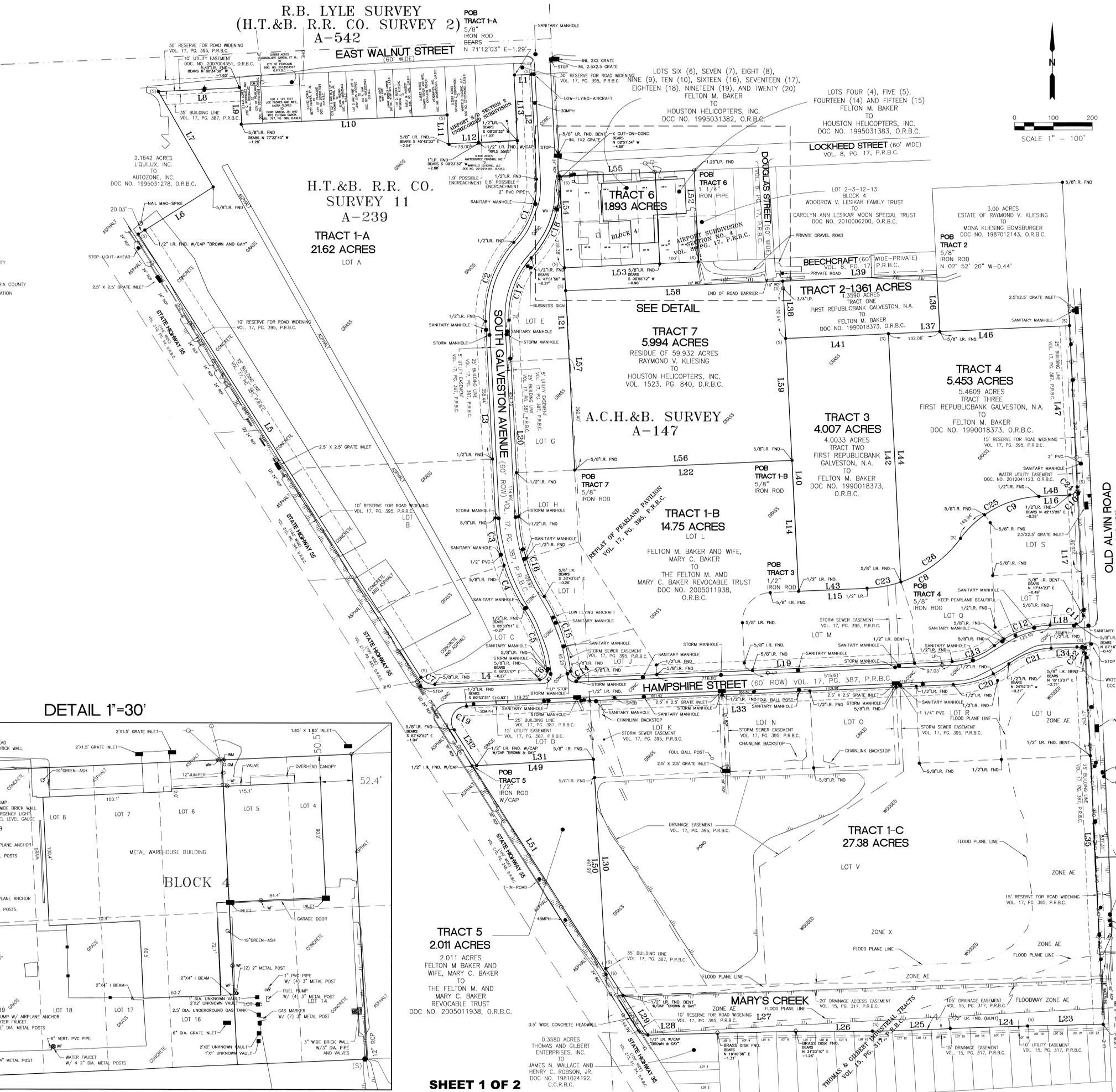
LJA Engineering, Inc.

R.B. LYLE SURVEY  
(H.T.&B. R.R. CO. SURVEY 2)  
A-542

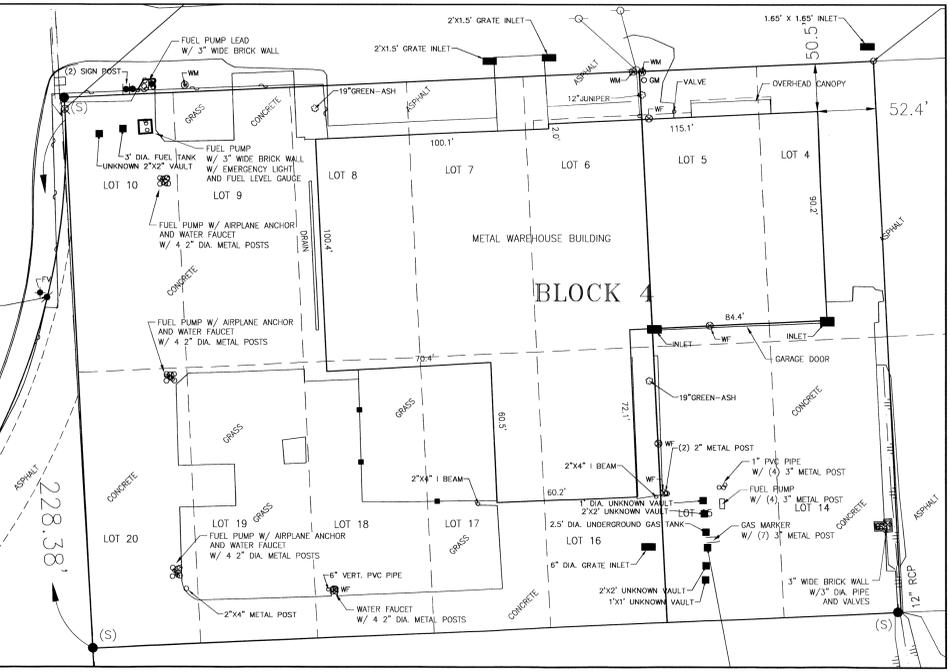
POB TRACT 1-A  
5/8" IRON ROD BEARS  
N 71°12'03" E -1.29'



- LEGEND**
- POWER POLE
  - OHE- OVERHEAD POWER
  - CH- CHAINLINK FENCE
  - BWF- BARBED WIRE FENCE
  - W- WOOD FENCE
  - H- HIGHBANK OF DITCH
  - G- GAS LINE MARKER
  - GR- GURAD RAIL
  - GUY- GUY WIRE
  - IN- INLET
  - PP- POWERPOLE
  - TCM- TELEPHONE CABLE MARKER
  - TM- TELEPHONE MANHOLE
  - TP- TELEPHONE PEDESTAL
  - RCP- REINFORCED CONCRETE PIPE
  - IR- IRON ROD
  - S- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG"
  - CONC- CONCRETE
  - I.R.- IRON ROD
  - I.P.- IRON PIPE
  - FND- FOUND
  - M.B.C.- MAP RECORDS BRAZORIA COUNTY
  - P.R.B.C.- PLAT RECORDS BRAZORIA COUNTY
  - O.R.B.C.- OFFICIAL RECORDS BRAZORIA COUNTY
  - D.R.B.C.- DEED RECORDS BRAZORIA COUNTY
  - M.R.B.C.- MAP RECORDS BRAZORIA COUNTY
  - C.C.R.B.C.- COUNTY CLERK'S RECORDS BRAZORIA COUNTY
  - TX DOT- TEXAS DEPARTMENT OF TRANSPORTATION



DETAIL 1"=30'



**84.47 ACRES**  
**TRACT 1-A-21.62 ACRES**  
**TRACT 1-B-14.75 ACRES**  
**TRACT 1-C-27.38 ACRES**  
**TRACT 2-1.361 ACRES**  
**TRACT 3-4.007 ACRES**  
**TRACT 4-5.453 ACRES**  
**TRACT 5-2.011 ACRES**  
**TRACT 6-1.893 ACRES**  
**TRACT 7-5.994 ACRES**  
**IN THE**  
**A.C.H.&B. SURVEY,**  
**SECTION 1, A-147**  
**H.T. & B.R. COMPANY**  
**SURVEY 11, 239**  
**BRAZORIA COUNTY, TEXAS**

