JOINT SPECIAL MEETING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS
MONDAY, NOVEMBER 16, 2015 | 7:00 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600

I. Call to Order

II. Purpose of the Meeting

1. **Input and Discussion:** A request of applicant Kent Marsh, on behalf of the owner Marilyn Bullard, for a proposed Planned Development known as "Midtown at Magnolia," a mixed use development on approximately 11.759 acres of land located on the southeast corner of Magnolia Road and FM 1128 (Manvel Road).

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

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

AGENDA OF: November 16, 2015 **ITEM NO.:**

DATE SUBMITTED: November 3, 2015 **DEPT. OF ORIGIN: Planning**

PREPARED BY: Frankie Legaux **PRESENTOR: Frankie Legaux**

REVIEWED BY: Lata Krishnarao **REVIEW DATE: November 11, 2015**

SUBJECT: A request of applicant Kent Marsh, on behalf of the owner Marilyn Bullard, for a Joint Workshop regarding a proposed Planned Development known as "Midtown at Magnolia," a mixed use development on approximately 11.759 acres of land located on the southeast corner of Magnolia Road and FM 1128 (Manvel Road).

EXHIBITS: Zoning Map,
Future Land Use Map
Aerial Map
Workshop Application and Planned Development Document

EXPENDITURE REQUIRED: N/A **AMOUNT BUDGETED:** N/A
AMOUNT AVAILABLE: N/A **PROJECT NO.:** N/A
ACCOUNT NO.: N/A

ADDITIONAL APPROPRIATION REQUIRED: N/A
ACCOUNT NO.: N/A
PROJECT NO.: N/A

To be completed by Department:
☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY:

The applicant is proposing to rezone this 11.79 acre parcel from Single Family Residential (R-1) zoning district to a Planned Development (PD). The Midtown at Magnolia PD (Planned Development) is located on the southeast corner of Magnolia Road and FM 1128. The site is currently vacant and abuts the City's detention to the

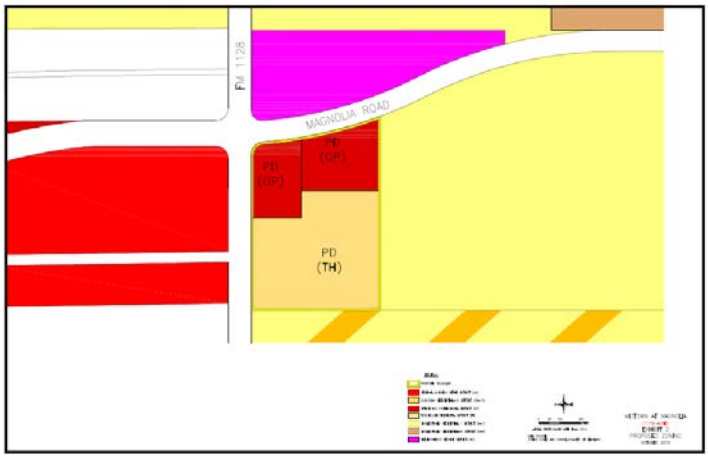
east, and Mary's Creek and single family residential development to the south. The PD is proposed as a "walkable, mixed use development, with the following components:

1. **The commercial component** will consist of 4.65 acres along Magnolia Road and FM 1128, with a base zoning of Office Professional (OP), and will be developed with the following uses:
   - **a.** Permitted uses - any of the uses permitted in the OP District. A CVS pharmacy is proposed on the corner tract located at the intersection of Magnolia Road and FM 1128.
   - **b.** Uses with a Conditional Use permit (CUP) - uses in the OP district that currently require a CUP will be permitted with the approval of a CUP.
   - **c.** Additional permitted uses - restaurants with outdoor seating, not a permitted use in the OP district, will be permitted on Tract 2

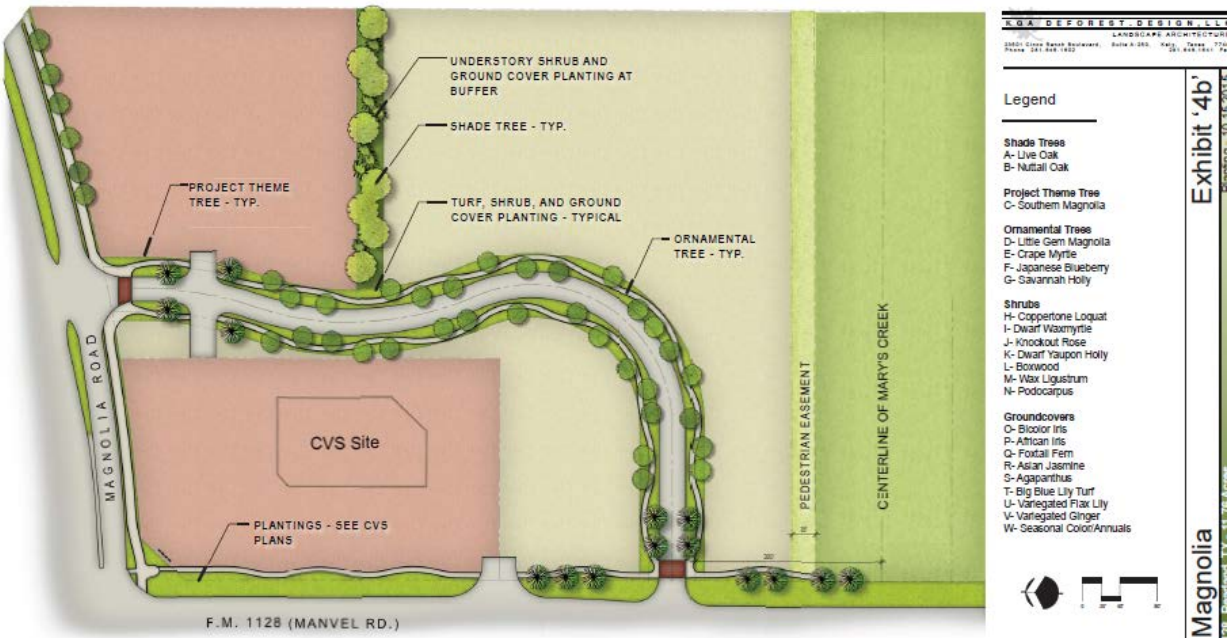
2. **The residential component** will consist of 7.11 acres, with a base zoning of Townhomes (TH), and will be developed with townhomes.

3. **The open space component** will include a portion of the TH area. The applicant has discussed, with Parks & Recreation, the possibility of providing off-site amenities on the western side of the detention area and north side of Mary's Creek (both adjacent to the development) to satisfy the parkland dedication requirements of the UDC. An area of land outside the proposed PD, to the west side of FM 1128 along Mary's Creek, may also be dedicated as parks to meet the parkland requirement. Off-site amenities will provide recreational and pedestrian connectivity to the residential area. To accomplish this, the developer would enter into a mutually acceptable agreement with the City. If the above mentioned improvements are not undertaken, then the developer will pay parkland fees and meet the open space requirements by providing facilities within the boundaries of the PD.

Access to the commercial areas of the site will be provided from Magnolia Road and FM 1128. The residential component will be accessed by an access driveway connecting Magnolia Road to FM 1128.



Proposed Base Zoning Districts



Site Layout and Landscaping

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Neighborhood Services (NS) with an overlay Conditional Use Permit (CUP) for a child daycare and restaurant with or without a drive-thru.	Undeveloped land
South	Single Family Residential (R-1)	Open Space and Single Family Residential Subdivision
East	Single Family Residential (R-1)	Detention facility
West	General Business	Undeveloped land

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):

According to the UDC – *"The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD Districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses,*

to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts." In this case, the proposed PD is in compliance with the UDC.

Staff would like to note that the proposed PD has several items that go beyond what is required by the UDC.

1. Townhomes area included as part of this PD, resulting in a mixed use development with additional measures to address compatibility of residential and non-residential.
2. FM 1128 is not designated as a Corridor Overlay District. The PD proposes that the land fronting on FM 1128 will conform to the corridor overlay requirements. This will provide a higher quality development with enhanced screening with masonry materials, buffering with 30 foot wide buffer along the street as opposed to 6-foot wide buffer, landscaping with additional ornamental trees and street trees, building façade standards with transparency and articulation , decorative cross walks, benches, and pedestrian access from FM 1128..
3. All site lighting will follow the style of existing decorative wrought iron traffic signals at Magnolia Road.
4. The UDC requires parking lots to be screened. The PD proposes screening on public road frontages to be a double row of hedge consisting of a minimum of two species – almost twice the requirement.
5. Additional bicycle parking and access will be provided from FM 1128 to public open spaces within the PD.
6. Decorative lighting, similar to the existing traffic light poles, will be installed along the hike/bike trail adjacent to the commercial areas. Staff will be working with the applicant to include sufficient description and details, after the workshop.
7. Facade requirements will require minimum percentages for masonry and brick (within the masonry standards) and will limit stucco, for the entire development. Since FM 1128 will be designated as a COD for this PD, facades along FM 1128 will also be enhanced.
8. The PD proposes to integrate Mary's Creek and the City's detention area by providing trail connectivity from the streets and residential area to the enhanced open spaces.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

One "Housing and Neighborhoods" goal in the 2015 Comprehensive Plan is to provide a wider range of residential options. The Plan also stated that duplex and townhome style dwellings, combined, accounted for only .3% of the housing types in Pearland. Another goal was continued emphasis on housing quality and options. For townhomes, the front elevation will be at least 90% brick or stone, the exterior side building elevations will be at least 50% brick or stone. From the standpoint of neighborhood design listed in the Comprehensive Plan, the proposed PD meets a number of the elements: sidewalks, off-street trails, connection to hike and bike trails, appealing streetscapes, use of detention ponds for walkways and parks and

amenities. The townhomes also offer a buffer between the OP uses and the residential subdivision to the south.

The 2015 Comprehensive Plan envisions an interconnected community to be enjoyed by recreational walkers and cyclists. One of the goals of the Comprehensive Plan is to have a greater focus on early land acquisition to address parkland needs. The proposed PD provides linkages to the detention pond area from the existing Magnolia Road. Additionally, there is the potential for a portion of Mary's Creek would become dedicated parkland with a trail and amenities.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The Thoroughfare Plan shows this area as a Major Node. Magnolia Road is in the Corridor Overlay District boundaries. Additionally, Traffic Impact Analysis (TIA) must be submitted to the City to allow the median cut on Magnolia Road and the curb cuts that are closer than 350 feet from another curb cut or intersection. The applicant would be required to construct all improvements as per the TIA.

PLATTING STATUS: Platting is a separate process that commences after the approval of the PD and prior to any land development. The property will need to be platted prior to the issuance of any permits.

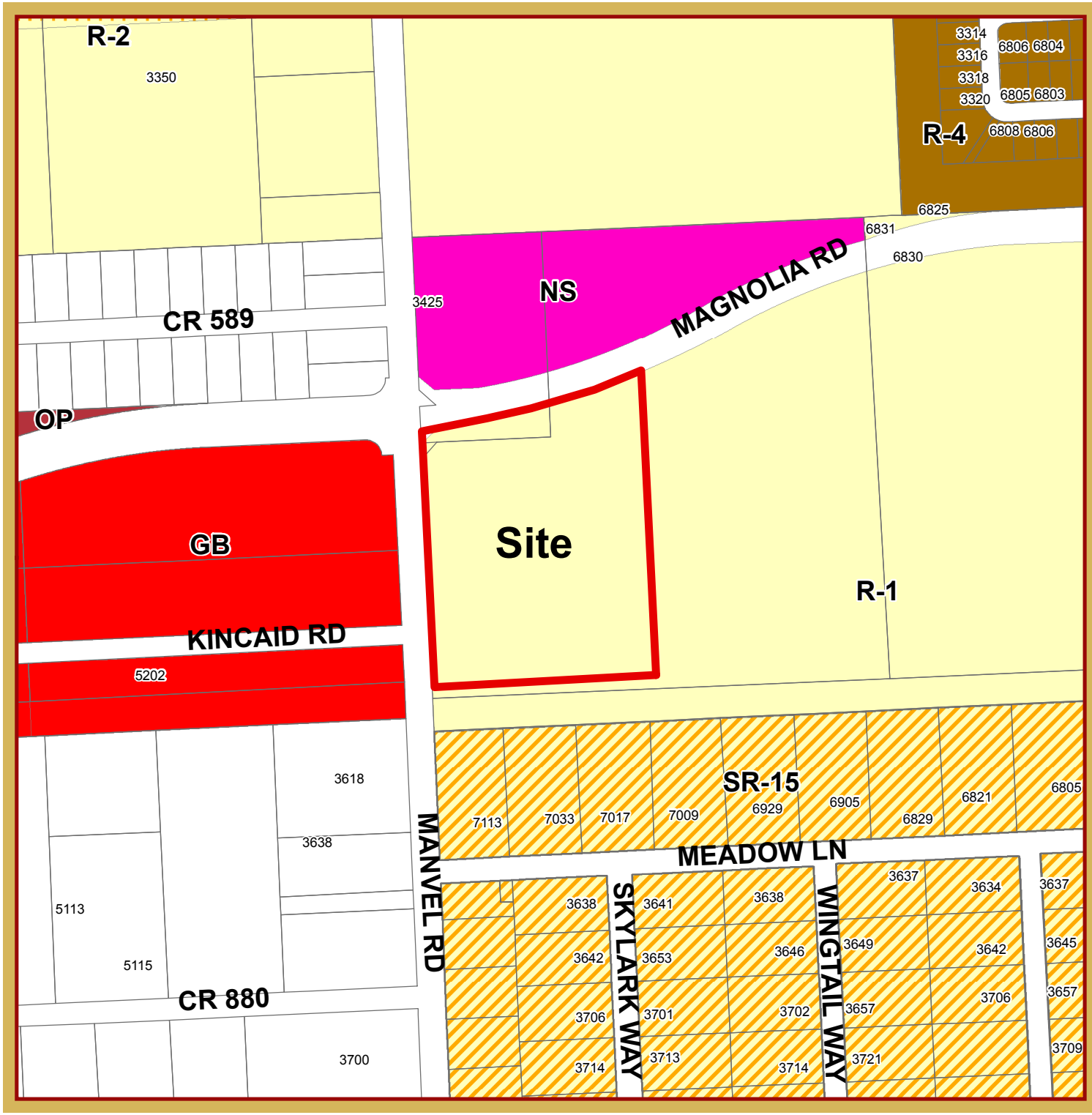
AVAILABILITY OF UTILITIES: GIS data indicated the subject parcel is serviced by a 16-inch water line located along the east side of FM 1128 and 12-inch sewer line is located along the south side of Magnolia Drive. The applicant would need to extend the utilities to serve the site. Proposed extension of services and capacity issues and other required off-site improvements will be addressed prior to the public hearing and during platting.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:
This is the first proposed development at the intersection of Magnolia Road and FM 1128 and will set the bar for development in the area. As stated previously, this intersection is designated a Major Node. Major Nodes are located at the intersection of major thoroughfares and are intended as an area to concentrate local retail, office and service uses as opposed to continuous commercial strips along the length of thoroughfares. The proposed townhomes will serve as a buffer between the office and professional uses and the residential uses south of Mary's Creek.

ADDITONAL COMMENTS: Additional comments from other departments will be relayed to the applicant prior to the JPH.

SITE PLAN CONSIDERATIONS: The site plan that has been included in the PD document is a conceptual plan. Staff is working with the applicant to add additional details, clarifications, and modifications, as required.

RECOMMENDED ACTION: Conduct the workshop.



ZONING MAP

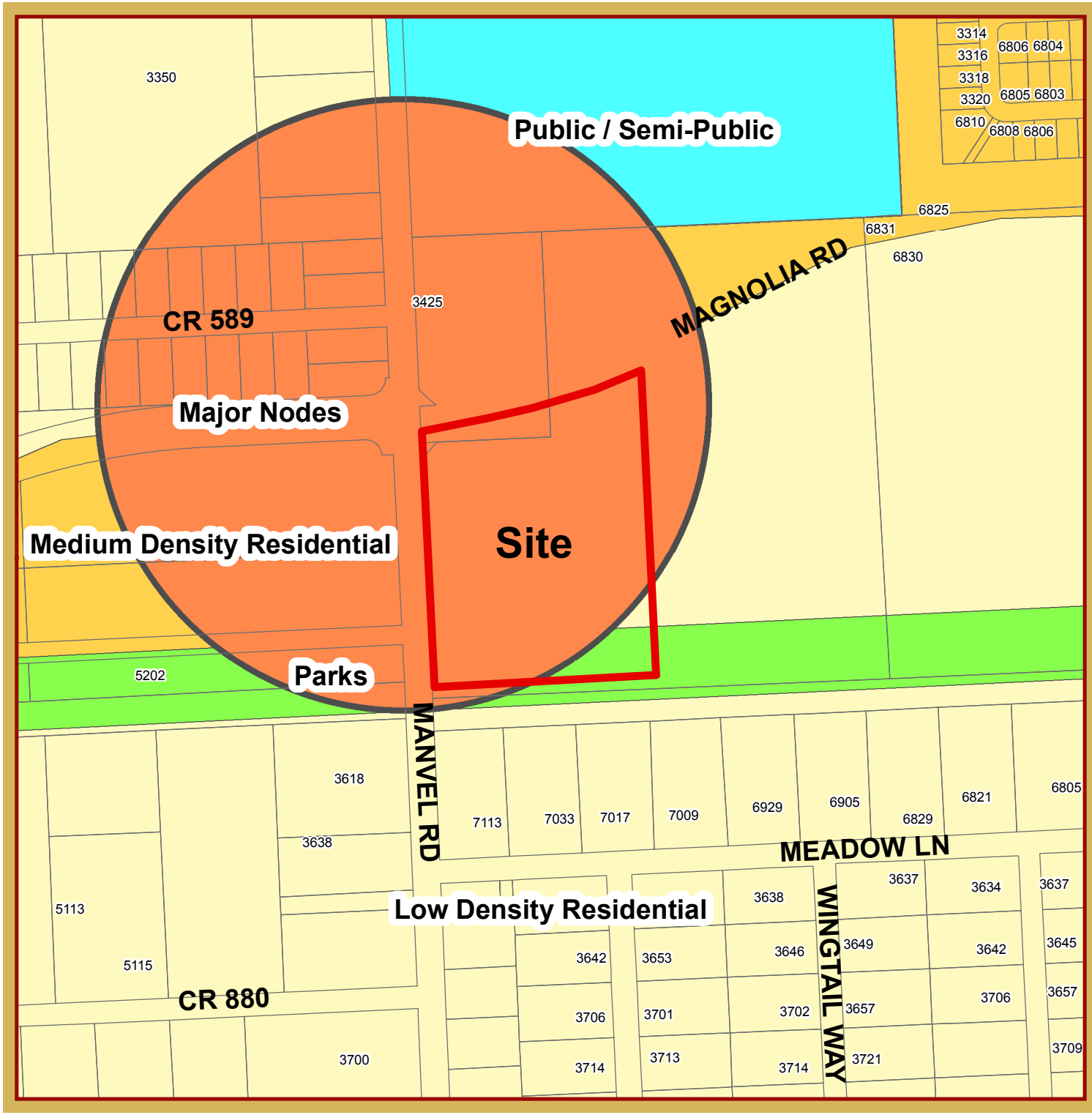
Midtown at Magnolia

Southeast Corner of Magnolia and Manvel

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 = 386 feet

NOVEMBER 2015
PLANNING DEPARTMENT



FLUP MAP

Midtown at Magnolia

Southeast Corner of Magnolia and Manvel

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1 inch = 386 feet

NOVEMBER 2015
PLANNING DEPARTMENT

AERIAL MAP

Midtown at Magnolia

Southeast Corner of Magnolia and Manvel

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1 inch = 386 feet

NOVEMBER 2015
PLANNING DEPARTMENT

City of Pearland
Planning Department
Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will not be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- ☐ Zoning Change
- ☐ Cluster Development Plan
- ☑ Planned Development Workshop
- ☐ Plat (list type): _____
- ☐ ZBA Variance
- ☐ P&Z Variance
- ☐ Special Exception
- ☐ Conditional Use Permit

PROJECT INFORMATION:

☑ Residential ☑ Commercial ☐ Property Platted ☑ Property Not Platted

Project Name: Midtown at Magnolia Tax ID: 0546-0012-110

Project Address/Location: Southeast corner Magnolia/FM 1129

Subdivision: Abstract 546 HTBRR Survey Tract1, 1A No. of Lots: 2-OP/60-TH Total Acres: 11.759

Brief Description of Project: Mixed use office/professional and townhome uses

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Marilyn Bullard
Address: PO Box 14
City: Pearland State: TX Zip: 77584
Phone: 281-485-2597
Fax: —
Email Address: m.bullard@att.net

APPLICANT/AGENT INFORMATION:

Name: Kent Marsh/Marsh Darcy Partners
Address: 8955 Katy Freeway, Suite 215
City: Houston State: TX Zip: 77024
Phone: 713-647-9880
Fax: 713-647-6448
Email Address: kmarsh@marshdarcypartners.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: Marilyn Bullard Date: OCT. 1, 2015

Agent's/ Applicant's Signature: J. Kent Marsh Date: 10.13.2015

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER:

Date 9/30/15

City of Pearland
3519 Liberty Dr.
Pearland TX 77581

RE: Planned Development Representation

To Whom It May Concern:

The undersigned affirms that I am the owner of a 11.759-acre tract of land (Tax ID # 0546-0012-110) at the southeast corner of Magnolia road and FM 1128 in Pearland, Texas. I hereby authorize Marsh Darcy Partners, principally represented by Kent Marsh, to act on my behalf regarding the planned development application on said tract. This representation may be withdrawn at any point prior to final approval of the action by the city of Pearland.

Sincerely,

Marilyn Bullard

Marilyn Bullard
PO Box 14
Pearland, TX 77584

marshdarcy
PARTNERS

October 16, 2015

Ms. Lata Krishnarao
Director of Community Development
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Letter of Intent - Proposed Midtown at Magnolia Planned Development Workshop Application

Dear Ms. Krishnarao:
We are submitting this letter of intent for the proposed Midtown at Magnolia Planned Development on Magnolia Road at FM 1128 as required by the Planned Development Workshop Application Checklist. The purpose of this PD is to establish development regulations and design guidelines such that development of the tract will be of a higher quality than would result from the use of conventional zoning districts, compatible with surrounding uses and the adopted Comprehensive Plan, and will encourage the highest and best use of the property.

The proposed architectural elements and site design will emulate the pedestrian-oriented form and style of the New Orleans French Quarter that will establish this project as a unique place within the City of Pearland. The proposed PD will encourage a mixed use development consisting of two Office Professional tracts integrated with a townhome tract consisting of a maximum of 60 residential units. The design guidelines will ensure all aspects of the property function with a cohesive architectural theme that can set the tone for quality place-making development at this intersection. Two elements will provide the symbolic theme for the development: the Southern Magnolia and the Fleur-de-leis. The Southern Magnolia denotes the southern life-style reminiscent of the close-nit, outdoor, somewhat laid-back attitude that fits with the image of the New Orleans French Quarter. The Fleur-de-leis is a French-origin symbol that is composed of three main segments. These three segments represent the three areas of Pearland; the down-town/Old Town area, the newer uptown/town center area, and the Midtown area between the other two, highlighting this place as a "Midtown".

The proposed amenities and design enhancements will add value to the property and ensure the tract develops in a manner consistent with the City's goals. Additionally, proposed cooperative ventures with the City will allow enhancements to the adjacent regional storm water detention facility to be made by the developer that will further enhance the area walkability and outdoor activities that encourage the social engagement essential to a true Place.

While we have indicated specific details regarding the street intersection site, including, detailed landscape/site plan, and building materials and elevations, we request that the indicated provisions of the proposed townhouse area and the eastern OP area be sufficient to

8955 Katy Freeway, Suite 215 | Houston, Texas 77024
tel 713.647.9880 | fax 713.647.6448 | marshdarcypartners.com

allow us to proceed with the site plan review as a part of the building permit process without further modification to the PD portion subject to the parameters indicated in this PD proposal.

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

- Establishment of high standards that will positively influence development in other quadrants of this new intersection of major thoroughfares and could filter out to areas beyond this immediate location.
- Construction of enhancements at the adjacent City regional storm water detention facility that would encourage active outdoor activities and pedestrian connectivity supporting the existing City-investment made in the Magnolia hike and bike trail system.
- Voluntary provision of most of the Magnolia Road Corridor Overlay requirements for portions of the development that will not have Magnolia Road frontage.

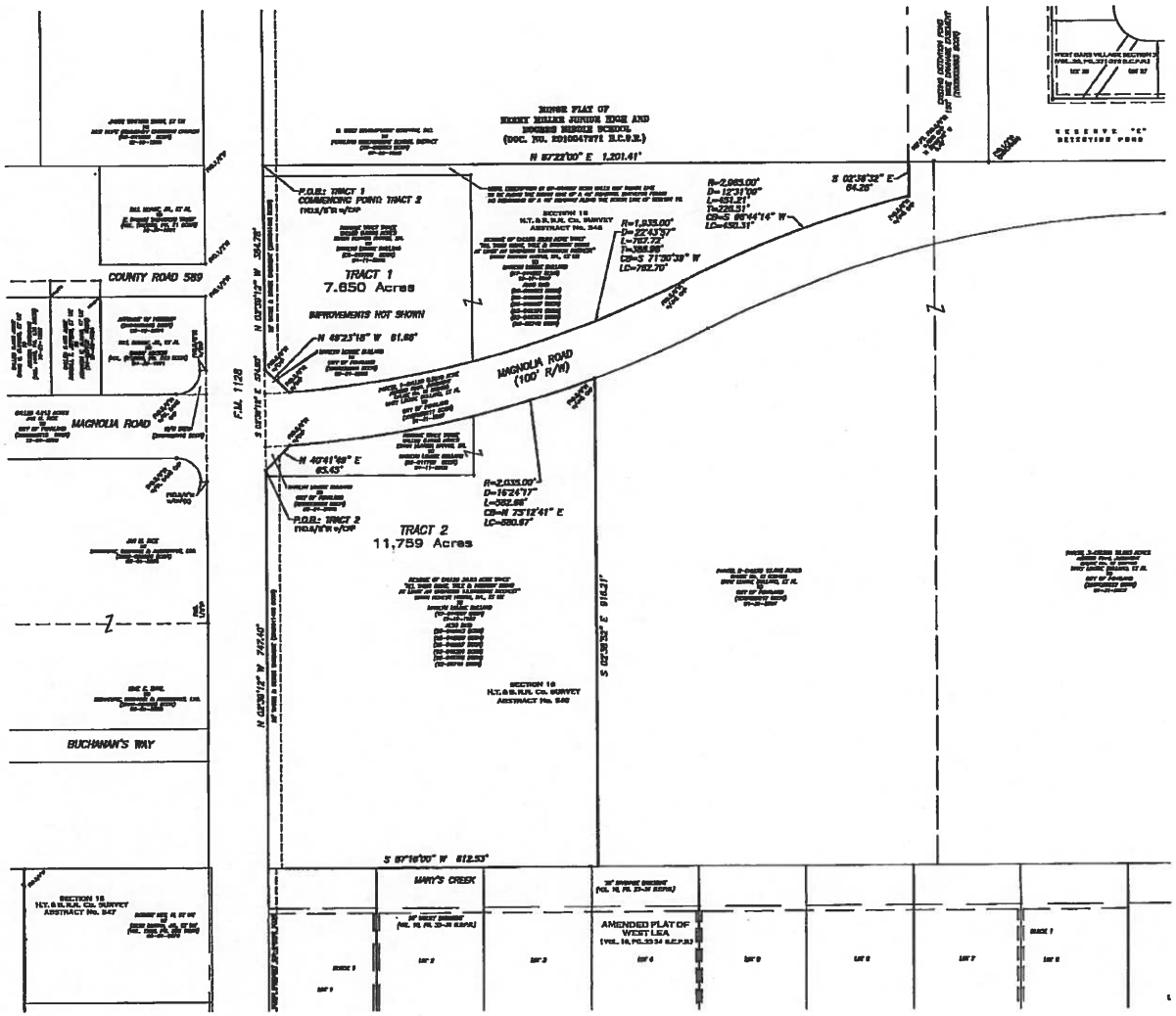
Potential ultimate total property and improvement value estimated in excess of $20 million. We appreciate your time with this process and request your favorable consideration of this proposal.

Sincerely,

J. Kent Marsh

J. Kent Marsh, AICP CUD
Marsh Darcy Partners, Inc.

8955 Katy Freeway, Suite 215 | Houston, Texas 77024
tel 713 647 9880 | fax 713 647 6448 | marshdarcypartners.com



NOTES:

1. THE SURVEYOR HAS NOT EXAMINED THE SUBJECT PROPERTY BUT HAS RELIED ON TRP ABSTRACT SERVICES OF HOUSTON TO PROVIDE BOTH COPIES OF THE SUBJECT PROPERTY AND EASEMENTS.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. TRACT SHOWN HEREON SUBJECT TO CITY OF PEARLAND DRAINAGE EASEMENT.
4. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS "GENERAL RULES OF PROCEDURES AND PRACTICE SECTION 663.19(b).
5. CAPPED RODS STAMPED C.L. DAVIS, R.P.L.S. NO. 4484.

C.L. DAVIS & CO.
LAND SURVEYING
1003 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-1804

ZONING EXHIBIT

2 TRACTS OUT OF
H.T. & B. R.R. CO. SURVEY, A-546
PEARLAND, BRAZORIA COUNTY, TEXAS

DATE: 10-10-2012	SCALE: 1" = 100'	JOB NO.: 11-421-34
DWG FILE: 11-421-34-MAGNOLIA BASIC DWG\PEARLAND		

TRACT 2
METES AND BOUNDS DESCRIPTION
11.759 ACRES OUT OF
SECTION 16, H.T. & B. R.R. COMPANY SURVEY
ABSTRACT NO. 546
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 11.759 acres out of Section 16, H.T. & B. R.R. Company Survey, Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone);

COMMENCING at a found 5/8" iron rod marking the southwest corner of the Minor Plat of Berry Miller Junior High and Rogers Middle School according to the plat thereof as filed in the Official Public Records of Brazoria County at Document Number 2010047371; Thence S 02° 39' 12" E – 574.90' with the east right-of-way line of F.M. 1128 to a found 5/8" iron rod with cap marking a POINT OF BEGINNING of herein described tract;

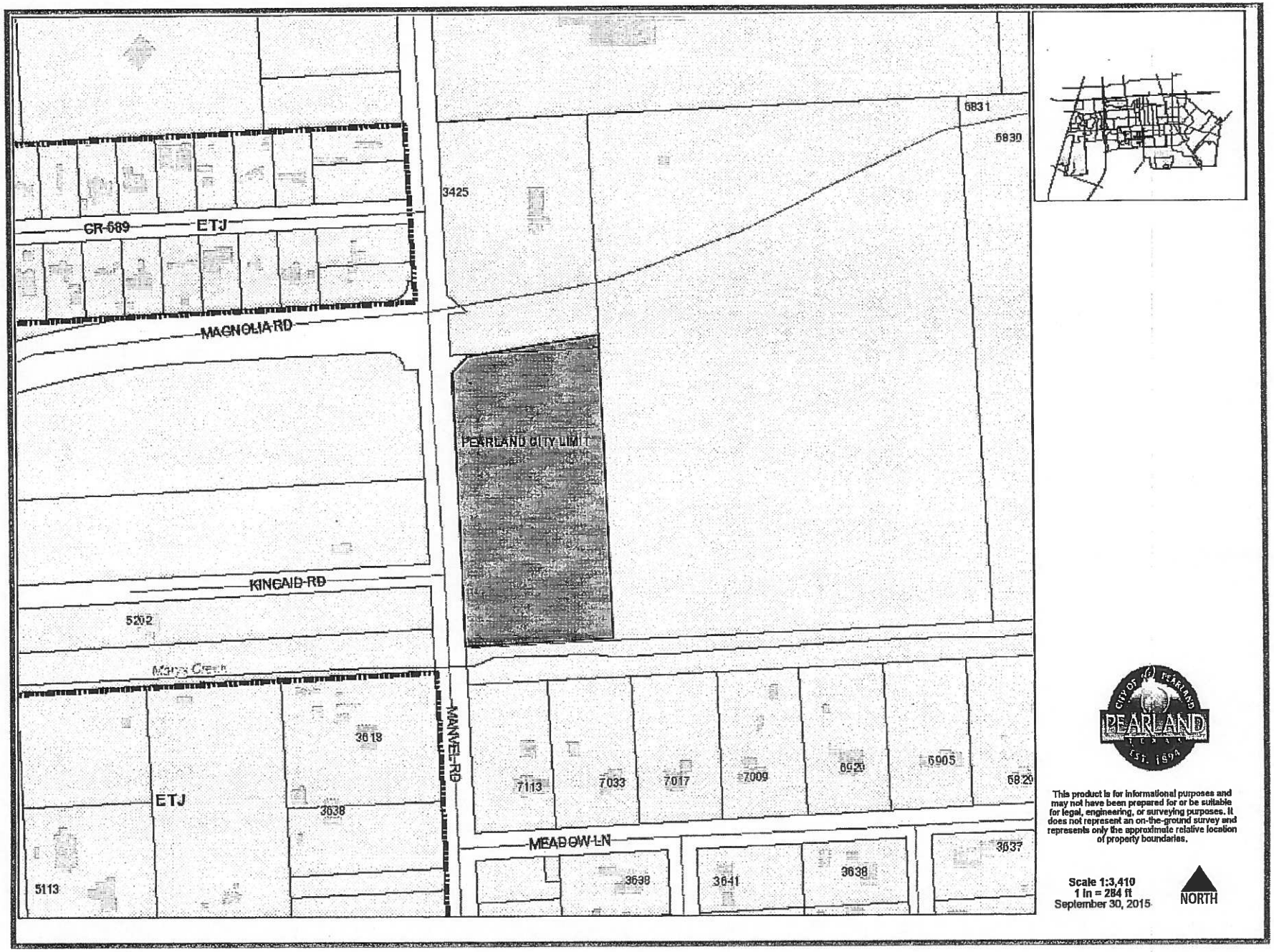
1. Thence N 40° 41' 49" E – 65.45' to a found 5/8" iron rod marking a point on a curve to the left having a radius of 2,035.00' and a central angle of 16° 24' 17";

2. Thence with said curve and the south right-of-way line of Magnolia Road (width varies) as established by that certain Parcel 1 described in a deed dated 01-31-2007 from Marilyn Louise Bullard to City of Pearland filed in Official Records of Brazoria County Clerk's File No. 2007020217 an arc distance of 582.66' and a chord bearing and distance of N 75° 12' 41" E – 580.67' to a found 5/8" iron rod with cap for corner;

3. Thence S 02° 38' 52" E – 916.21' with the west line of that certain Parcel 2 described in a deed dated 01-31-2007 from Mary Louise Bullard, et ux. to City of Pearland as filed in the Official Records of Brazoria County at Clerk's File No. 2007020217 to a point for corner;

4. Thence S 87° 16' 00" W – 612.53' with the North line of Block 1, Amended Plat of West Lea as filed in Volume 10, Page 33-34 Brazoria County Plat Records to a point for corner;

5. Thence N 02° 39' 12" W – 747.40' with the east right-of-way line of F.M. 1128 to the POINT OF BEGINNING and containing 11.759 acres of land more or less.


CR 689
ETJ
MAGNOLIA RD
KINCAID RD
Mary's Creek
ETJ
MANVEL RD
MEADOW LN
PEARLAND CITY LIMIT
3425
6831
6830
5292
3618
3638
5113
7113
7033
7017
7009
6920
6905
6829
3637
3638
3641
3638
NORTH
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 1:3,410
1 in = 284 ft
September 30, 2015

APPLICATION CHECKLIST FOR THE FOLLOWING:
Planned Development Workshop

☑ Application and checklist filled out completely and signed by the owner of the property.

☑ If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code (UDC).**

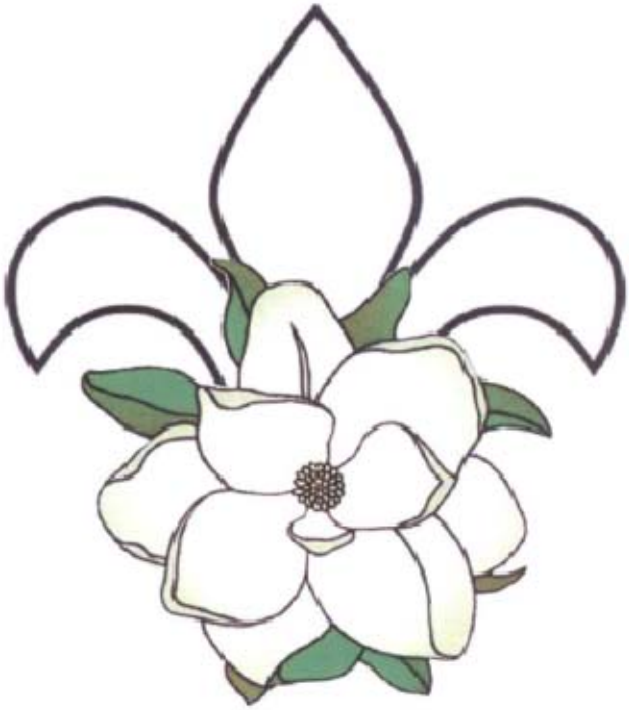
☑ Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).

☑ Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

☑ Letter of Intent, describing how the proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's Unified Development Code, adopted Comprehensive Plan, or any other formally adopted City planning document, such as the Parks Plan or public facility plan.

☑ 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).

Midtown at Magnolia
11.76 Acres
Magnolia Road @ FM 1128



October 16, 2015

Midtown at Magnolia
Planned Development
11.759 Acres – Magnolia Road @ FM 1128

I Introduction

The proposed Midtown at Magnolia development located on 11.76 acres at the southeast corner of Magnolia Road and FM 1128 is ideally situated to set a unique, positive tone for new development in the midtown area of southern Pearland. This PD will set out use restrictions and design guidelines intended to further the goals of the Comprehensive Plan and result in a superior development that could not be achieved through the conventional zoning classifications.

A. Description of the Property

The property is currently undeveloped and vacant. The tract is bounded on the west by FM 1128 (also known as Manvel Road), on the north by Magnolia Road, on the south by Mary's Creek, and on the east by a City regional detention pond.

B. Description of Proposed Development

The proposed project consists of a three separate, but interrelated parcels. Tract 1 is approximately 2.12 acres proposed Office Professional uses; Tract 2 is approximately 2.53 acre proposed for future Office Professional development; Tract 3 is approximately 7.11 acres proposed for future townhome uses. All three tracts are included in this PD and subject to its terms. See **Exhibit 3** for the proposed site plan.

C. Description of the Land

The land consists of 11.759 acres as shown in **Exhibit 12**.

D. Purpose

The location of this property is unique for three reasons. First, it is one of three undeveloped corners created by the relatively recent construction of Magnolia Road providing the opportunity to anchor and set the tone for future development at this intersection. Second, it is directly adjacent to a large City of Pearland regional storm water detention facility that has been constructed with a natural wetlands appearance. Third, it is adjacent to a major City of Pearland hike and bike trail along Magnolia Road. The proposed development plan intentionally integrates the existing trail and adjacent detention/wetlands, creating an iconic image for this important corner.

A unique theme will be developed as an architectural place maker style that will identify this project with a higher-quality design. The purpose of this PD is to ensure that development on this corner is of a superior quality that could not be achieved through conventional zoning classifications and which will capitalize on and enhance the unique features of its location.

E. Comprehensive Plan Conformance

The Comprehensive Plan and the Future Land Use Plan denote this location as a "major node". A mixed use retail/service and townhome development is fully consistent with the concept of a major node. The requirements specified in this PD in lieu of traditional zoning classifications will provide further assurance of compliance with the Comprehensive Plan.

F. Applicability

To be eligible for a PD a property must meet only one or more of the eight criteria established in UDC Section 2.2.2.1 (b). The tract meets six of the possible eight requirements as described below and is, therefore, a qualified candidate for PD zoning:

1. The land is adjacent to the large-lot West Lea subdivision, a well-established acreage community.

2. The land is adjacent to an ecologically enhanced City of Pearland regional storm water detention pond constructed with a natural wetlands appearance.

3. The land is proposed as a mixed use residential/retail development requiring flexible design standards and obligations.

4. Not applicable – the land is not within the Old Town Site.

5. The land will serve as a transition between the "major node" anticipated for the Magnolia/FM 1128 corner and the West Lea single family residential subdivision

6. Not applicable – the site is not proposed as a major office, retail, commercial, or industrial employment center.

7. The land is located at a major intersection created by the relatively recent construction of Magnolia Road; therefore character, size, and location of the tract are such that it is in the community's best interests to encourage the high quality development that will be consistent with the City's goals for Magnolia Road and its related hike/bike trail.

8. The land is unusually configured in that it is bound on two sides by parcels from which vehicular access is impossible (Mary's Creek and regional storm water detention facility) and thus has limited vehicular access points.

Additionally, the 11.76-acre size exceeds the minimum three acres required for mixed use planned developments.

II Zoning and Land Use

A. Existing Zoning

The property is currently zoned R-1 as shown on **Exhibit 1**.

B. Proposed Base Zoning Districts

The proposed base zoning districts are Office Professional (OP) and Townhouse (TH) as shown in Table 1 and **Exhibit 2**. The Design Plan is shown in **Exhibits 3a and 3b**.

Table 1
Base Zoning Districts

Tract	Base Zoning District	Acreage
1	OP	2.12
2	OP	2.53
3	TH	7.11
Total		**11.76**

C. Standards and Land Use Summary

Land uses within the tract will conform to the underlying OP and TH categories with the following exceptions shown in Table 2 if rear-loaded garage townhomes are constructed:

Table 2
TH Variations applicable to rear-loaded garage products

Parameter	Standard	Proposed Standard
TH Lot Width	30 feet	25 feet
TH Lot Size	3000 square feet	2,500 square feet
TH Front Setback	20 feet	0 feet (1)
TH Rear Setback	10 feet	12.5 feet (2)

(1) All streets within the townhouse area are to be either private streets or private driveways. No public street setback will be required. Additionally, no townhouse units will directly face the interior private street. All townhouse units will face and take access to a common open space reserve courtyard.

(2) Rear-loaded townhomes will be accessed by a common 25-foot access easement, the center of which is the property line.

1. Land Use Summary

The land use summary for the tract is shown in Table 3 below:

Table 3
Land Use Summary Table

Use	Acres	% of Total	Zoning District
Townhome	7.11	60%	TH
Office Professional	4.65	40%	OP
Parkland to be dedicated to the City	0	0%	NA
Common open spaces/trails/recreation to be maintained by the HOA (1)	0	0%	TH
Detention (2)	0	0%	NA
Thoroughfares/ROW	0	0%	NA
Internal streets/vehicular circulation	0	0%	NA
Total	**11.76**	**100%**	

(1) A portion of the required TH open space requirement may be met by improvements at the adjacent detention pond in lieu of additional open space dedication as described elsewhere in this PD.

(2) Detention is proposed to be provided in the adjacent regional detention facility as detailed elsewhere in this PD.

The breakdown of open space and landscape reserves is shown on **Exhibit 9** and below in Table 4. "Open space" consists of the park area within the TH tract and other qualifying areas. "Landscape reserves" includes setbacks along roadway and other areas. There are no planned public park dedications within the development.

Table 4
Open Space, Park Dedication, and Landscape Reserves

Zone	Acres	% of Total
Open Space (1)	1.52	21.4%
Landscape Reserves	1.28	10.9%
Park Dedication	0	0%

(1) Percentage based on TH 7.11 acres.

2. Residential Density

Table 5 illustrates the densities based on the projected maximum of 60 TH units. The density calculations are based on 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 5
Residential Density

# Units	Net Residential (Based on 7.11 acres)	Gross Residential (Based on 7.11 acres) (1)	Overall PD (Based on 11.8 acres)
60	8.43	8.43	5.10

Note 1: Gross acreage is same as net because the plan contains no land uses defined as exclusions from the gross density definition.

D. Permitted, Conditional and Accessory Uses

Only those permitted, conditional, and accessory uses as may be allowed in the OP and TH zoning classification are allowed, except that restaurants with outdoor seating are additionally permitted on Tract 2.

III Design Standards

A. Design Commitments

Development on the site will conform to design guidelines substantially similar to the guidelines included within **Exhibit 11**. The guidelines will be recorded concurrently with the recordation of a final plat for any portion of the property.

1. Signage

a. **Project Monumentation:** A site identification monument at the corner of Magnolia and FM 1128 will be built concurrently with the development of Tract 1. Placement of such monumentation, subject to standard City permitting, is hereby approved. Refer to rendering in **Exhibit 7.** No company-specific information or logos may be placed on the monumentation.

b. **Site Signage:** All site signage will conform to underlying City requirements.

c. **Building Signage:** Building signage will be confined to a graphic band as shown on **Exhibit 10.**

2. Landscaping

Landscaping on the property will conform to **Exhibits 4a and 4b**. Landscaping will be installed on each tract as that tract is developed.

3. Fencing

The following fence materials will be utilized as further shown on **Exhibit 5:**

- Between Tract 1 and Tract 3: Masonry wall with 25-foot landscape reserve
- Between Tract 2 and Tract 3: Ornamental iron with a 30-foot landscape and open space separation.
- East side of Tract 2 and Tract 3: Ornamental Iron
- South side of Tract 3: Ornamental Iron
- West side of Tract 3: Ornamental Iron with 25-foot landscape reserve:

4. Parking

Parking requirements for Tract 1 and Tract 2 will be met individually on a stand-alone basis.

The driveway access from Magnolia Road will provide mutual access to all three tracts.

5. Screening

Tracts fronting on both Magnolia Road and FM 1128 will conform to the corridor overlay requirements as augmented or amended by this PD. A landscaped 25-foot reserve will be provided along the FM 1128 frontage. Internally, Tract 3 will be buffered from Tracts 1 and2 as described herein. Parking lots will be screened on public roadway frontages by a double row hedge consisting of a minimum of two species.

The height restriction of UDC Section 2.4.4.1(d) and Exhibit 2-1(b) will apply to the sides of Tracts 1 and 2 that are adjacent to Tract 3.

6. Trees

Street trees along both the Magnolia Road and FM 1128 frontages will confirm to the following:
Large trees: Number of caliper-inches equal to 1.33 caliper-inches per 10 feet of frontage planted at 30-foot spacing with minimum four caliper-inch trees at the time of planting.
Ornamental trees: Number of caliper-inches equal to 1.33 caliper-inches per 15 feet of frontage.

7. Lighting

Site lighting will follow the character established by the existing traffic signals lights at the Magnolia/FM 1128 intersection utilizing the "Nostalgia" style manufactured by Union Metal or comparable.

8. Building Materials

The building elevations for Tract 1 are shown in **Exhibit 10**. Each elevation for commercial buildings on Tract 1 and 2 will be composed of only brick, stone, or ornamental iron, and up to 10% EIFS for trim locations. The building materials and colors for Tract 2 and 3 will be consistent with Tract 1. For the townhomes on Tract 3, the front elevation will be at least 90% brick or stone; the exterior side building elevations will be at least 50% brick or stone.

B. Design Plan Elements

Refer to the Design Plan in **Exhibits 3a and 3b,** the Landscaping Plan in **Exhibits 4a and 4b, and** the Building Elevations Plan in **Exhibit 10** for more detail. Locations and quantities shown on the Design Plan are approximate. Table 6 lists the overlay requirements that would normally only apply to the Magnolia frontage with the additional enhancement commitments that will also be applied to the FM 1128 frontage and other specified locations.

Table 6
Enhanced Overlay Commitments

UDC	Topic	Summary of Overlay Requirements for Magnolia Frontage	Additional Commitment
2.4.5.1(d)	Building Façade Stds	Listed standards including articulation and materials apply only to side facing Magnolia	1) Building elevations on Tract 1 will be consistent with the design depicted on **Exhibit 10**. 2) Building elevations on Tract 2 will be consistent with the concepts depicted on **Exhibit 10** and will be submitted for final approval with a building permit application for Tract 2. 2) Specified building material and color requirements will apply to all four elevations of commercial buildings on Tracts 1 and 2.
2.4.5.1(d)(2)(c)	Transparency	25% of exterior wall facing Magnolia must be transparent	1) The transparency requirement will also apply to the west elevation on Tract 1. 2) The bottom sill of windows on the north and west elevations on Tract 1 will be no higher than 36" from base; bottom portion of windows may be "faux" windows with non-transparent glass.
2.4.5.1(f)	Bicycle parking	Bike spaces equal to 5% of required vehicular spaces	Bike spaces will be equal to 10% of required vehicular spaces (for non-residential tracts).
2.4.5.1(g)(3)	Trees	For the Magnolia frontage: large trees: one caliper-inch per 10' of frontage; ornamental trees: one caliper-inch per 15' of frontage	1) The overlay standard will also be applied to the FM 1128 frontage. 2) Specify large trees as 4" trees at 30-foot spacing (equal to 1.33 caliper-inches/10') 3) Specify ornamental trees at 1.33 caliper-inches/15'
2.4.5.1(h)	Lighting	Various criteria for parking, walkway, and accent lighting	1) Specify parking lot light fixtures to match the character established by the existing traffic signals lights at the Magnolia/FM 1128 intersection utilizing the "Nostalgia" style light fixture manufactured by Union Metal or comparable. 3) Install 12' height lighting along the hike/bike trail adjacent to each commercial site as they are

			developed.
2.4.5.1(i)(1)(c)	Refuse screening	Dumpster enclosed with solid wall minimum 6' height	The enclosure will match the architectural materials and color of the building and the access gate will be opaque metal
2.4.5.1(i)(5)	Fences around detention ponds	Decorative wrought iron when visible from a public or private street	All site fencing adjacent to the detention pond or Mary's Creek will be ornamental iron.
2.4.5.1(j)(2)(c)	Parking lot screening	Shrubbery having year-round foliage	Screening will consist of a minimum of two shrub types planted in a double row. On FM 1128, parking will be setback 25 feet to accommodate the parking lot screening (30 feet on Magnolia).
2.4.5.1(L)(3)	Sidewalks	Curvilinear sidewalk standard applies only to Magnolia frontage; minimum width 6'	The overlay standard will also be applied to the FM 1128 frontage.
2.4.5.1(L)(5)	Pedestrian connection to building	Six-foot sidewalk must connect the street sidewalk to the building	Where the sidewalk crosses the parking lot, distinct paving materials will be used to delineate the pedestrian path

Table 7 lists the additional design enhancements, amenities, and recreational facilities included in this PD.

Table 7

Additional Design Enhancements, Amenities, and Recreational Facilities

Item	Description
Building Signage	All building signage shall be confined to a graphic band
Pedestrian Connectivity	Pedestrian linkages will be provided as shown on **Exhibit 7**. At all locations where internal sidewalks cross the internal private street, crosswalks consisting of colored concrete or pavers will be provided. A pedestrian easement within the Mary's Creek easement will also be provided.
Subdivision Monumentation	Place-making monument at southeast corner of Magnolia/FM 1128 (see **Exhibit 5.e**)
Recreational Improvements	Recreational and connectivity improvements at the regional detention pond by separate agreement as described elsewhere in this PD.
Non-residential building materials	Each elevation for commercial buildings on Tract 1 and 2 will be composed of only brick,

	stone, or ornamental iron, and up to 10% EIFS for trim locations.
Residential building materials	The front elevation will be at least 90% brick or stone; the side exterior elevations will be at least 50% brick or stone.

C. Deviations

1. **Detention:** Storm water detention requirements will be provided in the adjacent City regional storm water detention facility by payment of the appropriate capacity purchase fee. All or a portion of the fee may be offset as described in Section 3 below.

2. **Open Space and Park Fees:** Any portion of the required townhome common open space and/or park fees may be offset as described in Section 4 below.

3. **TH Open Space:** A portion of the on-site common open space may be met as described in Section 4 below. Such area and improvements will be maintained by the TH HOA (to be formed concurrently with development of Tract 3).

4. **Detention and Open Space Improvements Agreement:** In the event the City and one or more developers within the PD enter into a mutually acceptable agreement, all or a portion of the storm water detention fees, park dedication fees, and townhome open space requirements may be offset or reduced if the City detention pond property is improved as mutually agreed. If such agreement is approved, no additional amendment of this PD is required to enact the terms of that agreement. In exchange for construction of such improvements by a developer, the following obligations may be deferred by the City for a period of two years commencing on the date of approval of this PD:
   - **a.** Park dedication fees
   - **b.** Regional detention fees
   - **c.** Townhome common open space requirements

5. **Driveway Spacing:** The shared driveway on Magnolia Road is approximately 300 feet from FM 1128, which is less than the typically required 350 feet for driveways and 600 feet for median openings. When the driveway is constructed, the developer will construct the median opening and left turn lane for joint use and will close the existing median opening at the pump station driveway. Tract 2 will not have a separate median opening to Magnolia Road.

   The FM 1128 driveway serving Tract 3 (the TH tract), separated from the Tract 1 driveway by approximately 135 feet, which is 215 feet less than the typical minimum

separation of 350 feet, is allowed. The reduced spacing is required as a result of existing physical conditions of the Mary's Creek bridge abutment and guardrail which constrain the location of access points.

6. **Allowable Uses:** On Tract 2, in addition to all permitted OP uses, restaurants with outdoor seating are allowed.

D. Unified Development Code Compliance

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

IV Required Dedications

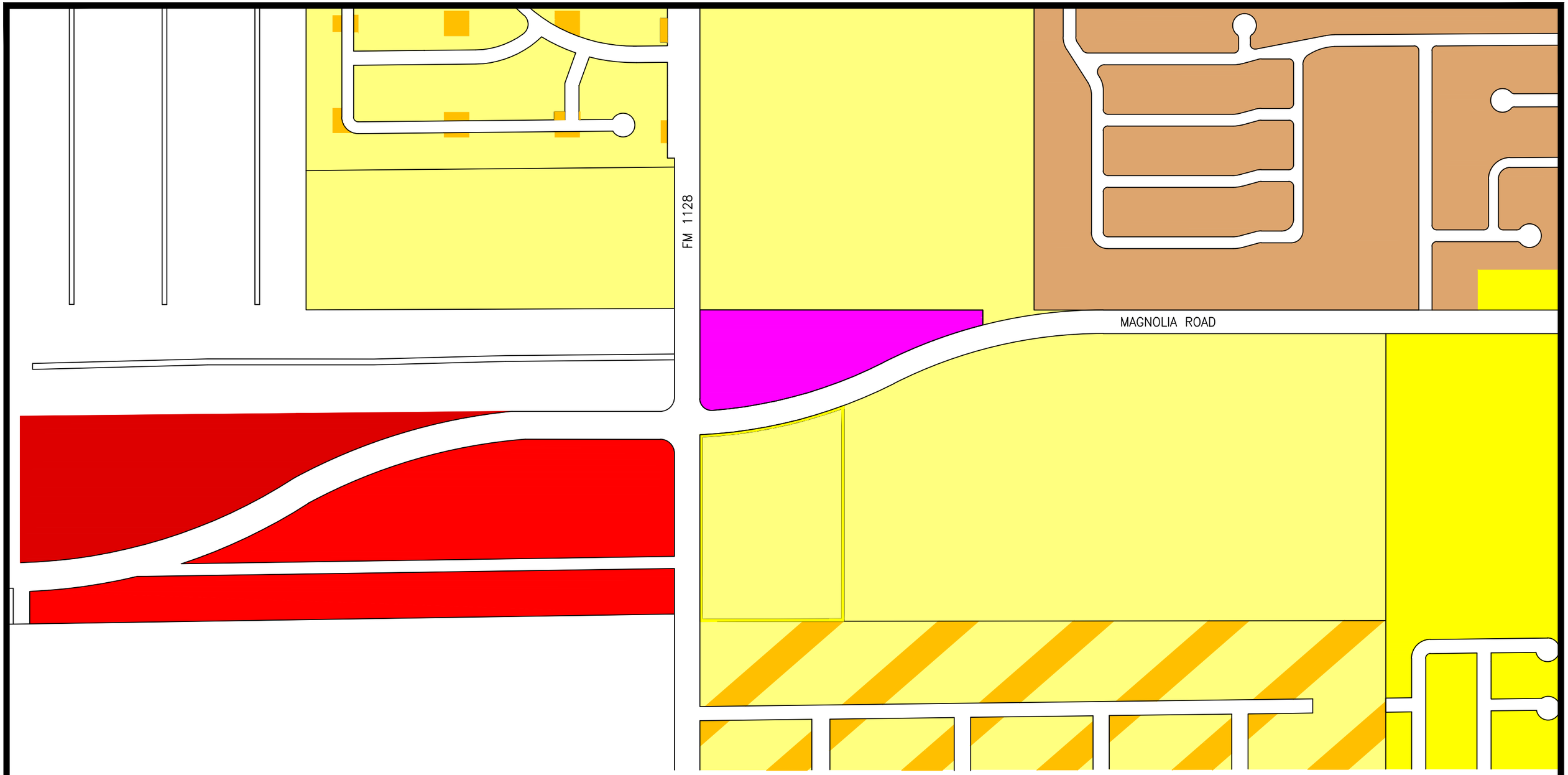
A 100-foot drainage easement along the southern portion of Tract 3 will be dedicated to Brazoria Drainage District #4. Within and along the northern 25-feet of that easement a 25-foot pedestrian access easement will be dedicated. There are no other planned public dedication requirements.

V Phasing

The property is expected to be developed in multiple phases beginning with Tract 1 as shown on **Exhibit 8**. Tracts 2 and 3 will be developed later. Actual sequence for Tracts 2 and 3 is subject to market demand.

VI Exhibits

1. Existing Zoning
2. Proposed Zoning Designations
3. Design Plan *(land plan/building layout/signage)*
    a. Tract 1
    b. Tracts 2 and 3
4. Landscaping Plans
    a. Tract 1
    b. Tracts 2 and 3
5. Fencing Plan
6. Sidewalk Plan
7. Corner Monument Plan
8. Phasing Plan
9. Open Space and Reserves
10. Tract 1 Building Elevations
11. Additional Design Guidelines
12. Metes and Bounds Description



LEGEND

- EXISTING BOUNDARY
- GENERAL BUSINESS RETAIL DISTRICT (GB)
- SUBURBAN RESIDENTIAL-15 DISTRICT (SR-15)
- OFFICE AND PROFESSIONAL DISTRICT (OP)
- SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
- SINGLE-FAMILY RESIDENTIAL-2 DISTRICT (R-2)
- SINGLE FAMILY RESIDENTIAL-3 DISTRICT (R-3)
- SINGLE FAMILY RESIDENTIAL-4 DISTRICT (R-4)
- NEIGHBORHOOD SERVICE DISTRICT (NS)

N
W E
S

0 100 200 400 FEET

AERIAL PHOTOGRAPH DATE: HGAC 2014

DATA SOURCE:
ZONING CODES AND SYMBOLOGY-CITY OF PEARLAND

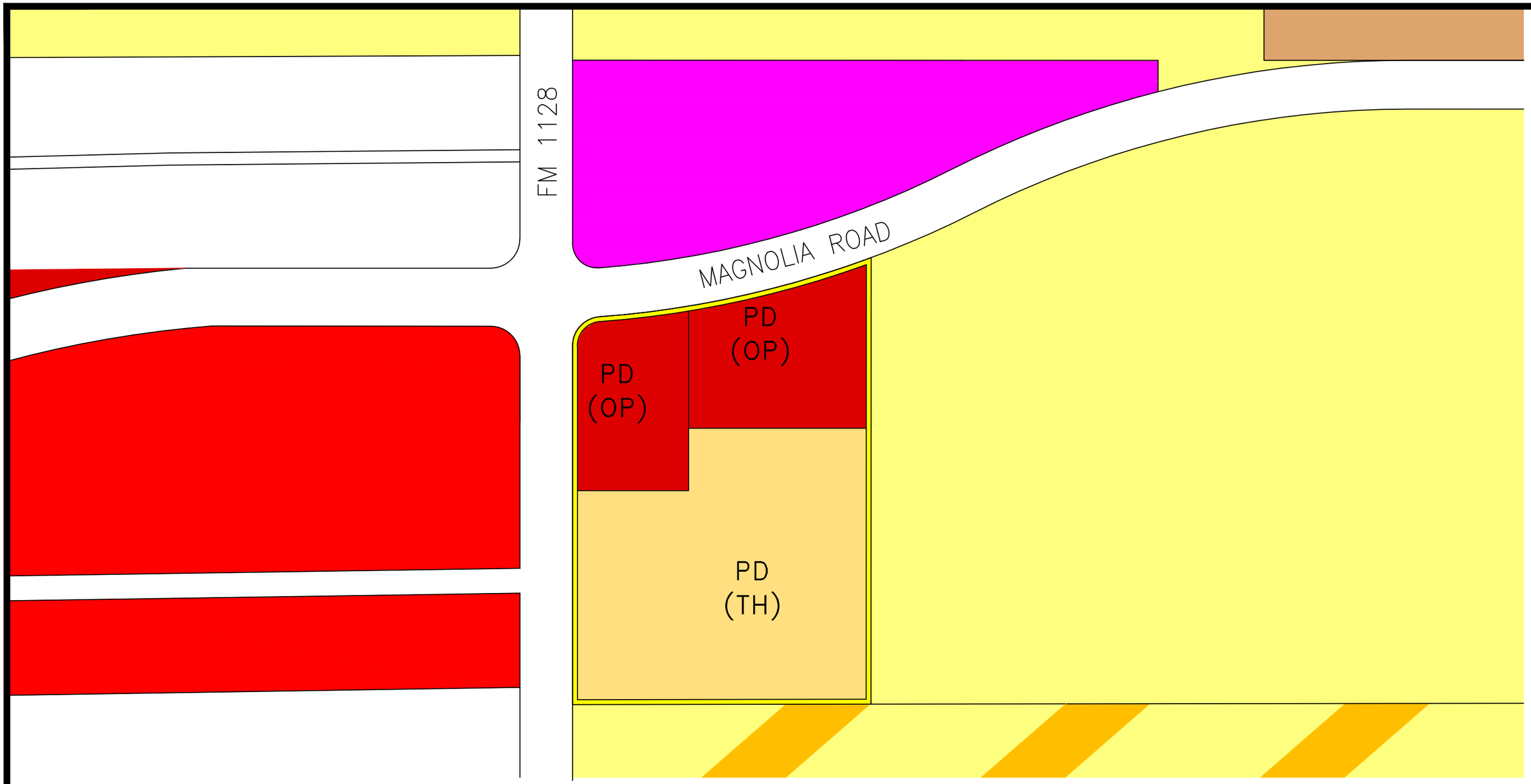
MIDTOWN AT MAGNOLIA

11.759 ACRES

EXHIBIT 1

EXISTING ZONING

OCTOBER, 2015



LEGEND

- PROPOSED BOUNDARY
- GENERAL BUSINESS RETAIL DISTRICT (GB)
- SUBURBAN RESIDENTIAL-15 DISTRICT (SR-15)
- OFFICE AND PROFESSIONAL DISTRICT (OP)
- TOWNHOUSE RESIDENTIAL DISTRICT (TH)
- SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
- SINGLE FAMILY RESIDENTIAL-4 DISTRICT (R-4)
- NEIGHBORHOOD SERVICE DISTRICT (NS)

N
W E
S

0 50 100 200 FEET

AERIAL PHOTOGRAPH DATE: HGAC 2014

DATA SOURCE:
ZONING CODES AND SYMBOLOGY-CITY OF PEARLAND

MIDTOWN AT MAGNOLIA

11.759 ACRES

EXHIBIT 2

PROPOSED ZONING

OCTOBER, 2015

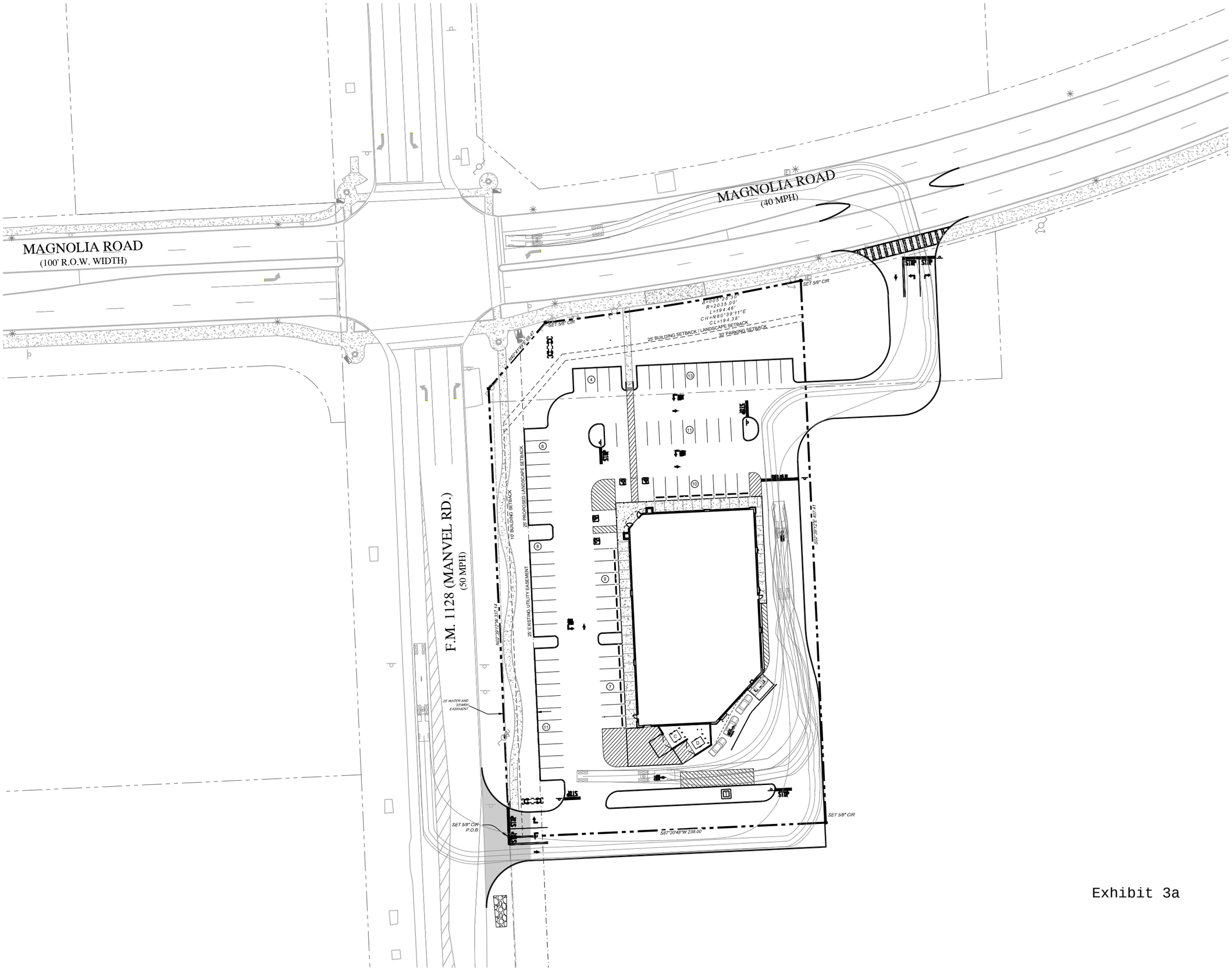
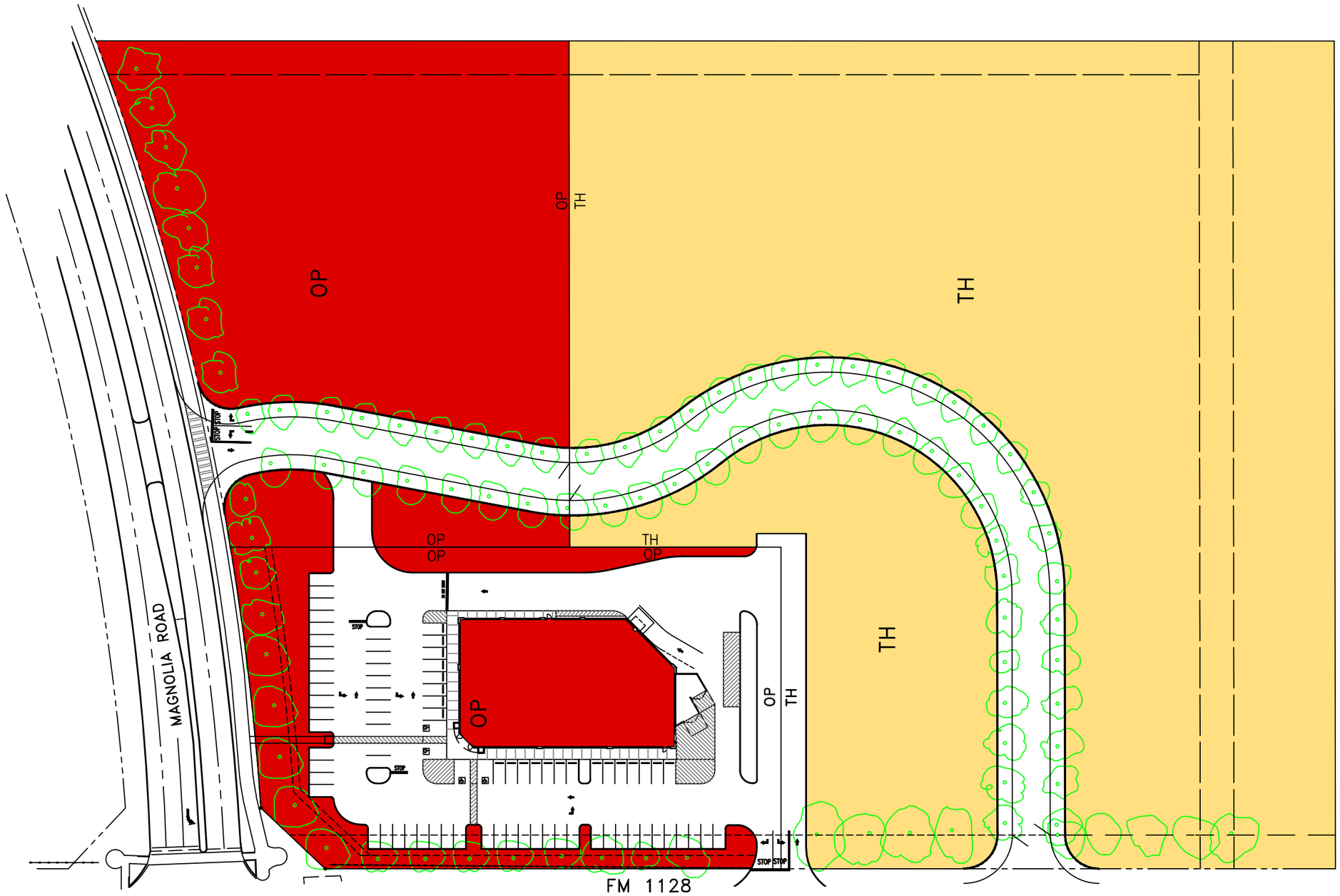

MAGNOLIA ROAD
(100' R.O.W. WIDTH)
MAGNOLIA ROAD
(40 MPH)
F.M. 1128 (MANVEL RD.)
(50 MPH)
SET 5/8" CIR
SET 5/8" CIR
SET 5/8" CIR
SET 5/8" CIR
P.O.B.
Δ=05°28'30"
R=2035.00'
L=194.46'
CH=N89°39'11"E
CL=194.38'
25' BUILDING SETBACK / LANDSCAPE SETBACK
30' PARKING SETBACK
10' BUILDING SETBACK
25' PROPOSED LANDSCAPE SETBACK
25' EXISTING UTILITY EASEMENT
25' WATER AND SEWER EASEMENT
S87°70'48"W 238.00
STOP
STOP

Exhibit 3a



ESTIMATED PROJECT DATA:

APPROX. 11.759 AC. SITE
OP AREA–4.6 AC. (2.12 AC. +2.48 AC)
TH AREA–7.159 AC
OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 21%

N E S W

0 20 40 80 FEET

AERIAL PHOTOGRAPH DATE: HGAC 2014

DATA SOURCE:
ZONING CODES AND SYMBOLOGY–CITY OF PEARLAND

MIDTOWN AT MAGNOLIA
11.759 ACRES
EXHIBIT 3 b
DESIGN PLAN
OCTOBER, 2015

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
2. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. IF DRAINAGE IS NOT SUFFICIENT NOTIFY OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING PLANTS, OTHERWISE, CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.
11. PROVIDE TRENCH EDGING, 7" WIDE AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
12. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
13. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
14. FRONDS OR LEAVES: MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE.
15. ROOT SYSTEM: ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
16. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
17. WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS, CUT WIRE BACK TO BASE OF ROOT BALL AND REMOVE FROM PLANTING.
18. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
19. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
20. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
21. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM.

LANDSCAPE REQUIREMENTS:

MAGNOLIA PLANNED DEVELOPMENT REQUIREMENTS
PROVIDE 4" CALIPER LARGE STREET TREES AT A RATE OF 1.33 CALIPER INCH PER 10 LF OF FRONTAGE

MAGNOLIA ROAD = 195 LF
195 LF / 10 LF = 19.5
19.5 * 1.33 = 25.94" CAL. / 4" CAL. = 6 LARGE STREET TREES REQUIRED
6 LARGE STREET TREES PROVIDED

F.M. 1128 (MANVEL RD.) = 337 LF
337 LF / 10 LF = 33.7
33.7 * 1.33 = 44.82" CAL. / 4" CAL. = 11 LARGE STREET TREES REQUIRED
5 CRAPE MYRTLES @ 3" CAL. EACH (15" TOTAL) PROVIDED *
*ORNAMENTAL TREES PROPOSED DUE TO PROXIMITY OF OVERHEAD UTILITY

PROVIDE ORNAMENTAL STREET TREES AT A RATE OF 1.33 CALIPER INCH PER 15 LF OF FRONTAGE

MAGNOLIA ROAD = 195 LF
195 LF / 15 LF = 13
13 * 1.33 = 17" CAL. REQUIRED
18" CAL. PROVIDED

F.M. 1128 (MANVEL RD.) = 337 LF
337 LF / 15 LF = 22.47
22.47 * 1.33 = 30" CAL. REQUIRED
30" CAL. PROVIDED (9 LITTLE GEM MAGNOLIAS + 1 CRAPE MYRTLE @ 3" CAL. EACH)

CORRIDOR OVERLAY ZONING DISTRICT REQUIREMENTS
A MINIMUM OF 15% OF THE GROSS LOT AREA SHALL CONSIST OF LANDSCAPED OPEN AREAS
GROSS LOT AREA = 92,387 SF (2.121 AC)
92,387 SF * 0.15 = 13,858 SF OF LANDSCAPED AREAS REQUIRED
18,839 SF OF LANDSCAPED AREAS PROVIDED

A MINIMUM OF 15% OF THE REQUIRED SETBACK AREAS SHALL CONSIST OF LANDSCAPED OPEN AREAS WITH A PERMEABLE SURFACE: **REQUIREMENT MET**

A MINIMUM OF 60% OF REQUIRED STREET TREES SHALL BE EVERGREEN WITH YEAR-ROUND FOLIAGE
STREET TREES REQUIRED = 33
33 * 0.6 = 20 EVERGREEN TREES REQUIRED
19 EVERGREEN TREES PROVIDED

CITY OF PEARLAND'S UNIFIED DEVELOPMENT CODE
PROVIDE 1" CALIPER FOR EVERY 5 PARKING SPACES
PARKING SPACES = 81
81 / 5 = 16.2" CALIPER REQUIRED
18" CALIPER PROVIDED

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL		QTY	REMARKS
	LAGERSTROEMIA X `NATCHEZ` / CRAPE MYRTLE	B & B	2"CAL		8	
	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM / SOUTHERN MAGNOLIA	B & B	4"CAL		6	
	MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	B & B	3"CAL		13	
	QUERCUS NUTTALLII / NUTTALL OAK	B & B	3"CAL		6	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY	REMARKS
	MYRICA CERIFERA `DON`S DWARF` / DON`S DWARF WAX MYRTLE	3 GAL		36" o.c.	319	MIN. 18" HEIGHT
	ROSA X `RADRAZZ` TM / KNOCKOUT ROSE	3 GAL		36" o.c.	59	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY	REMARKS
	LIRIOPE SPICATA `BIG BLUE` / CREEPING LILY TURF	4"POT		10" o.c.	1,520	
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY	REMARKS
	CYNODON DACTYLON `TIF 419` / BERMUDA GRASS	SOD			17,065 SF	
	SEEDING	SEED			4,057 SF	

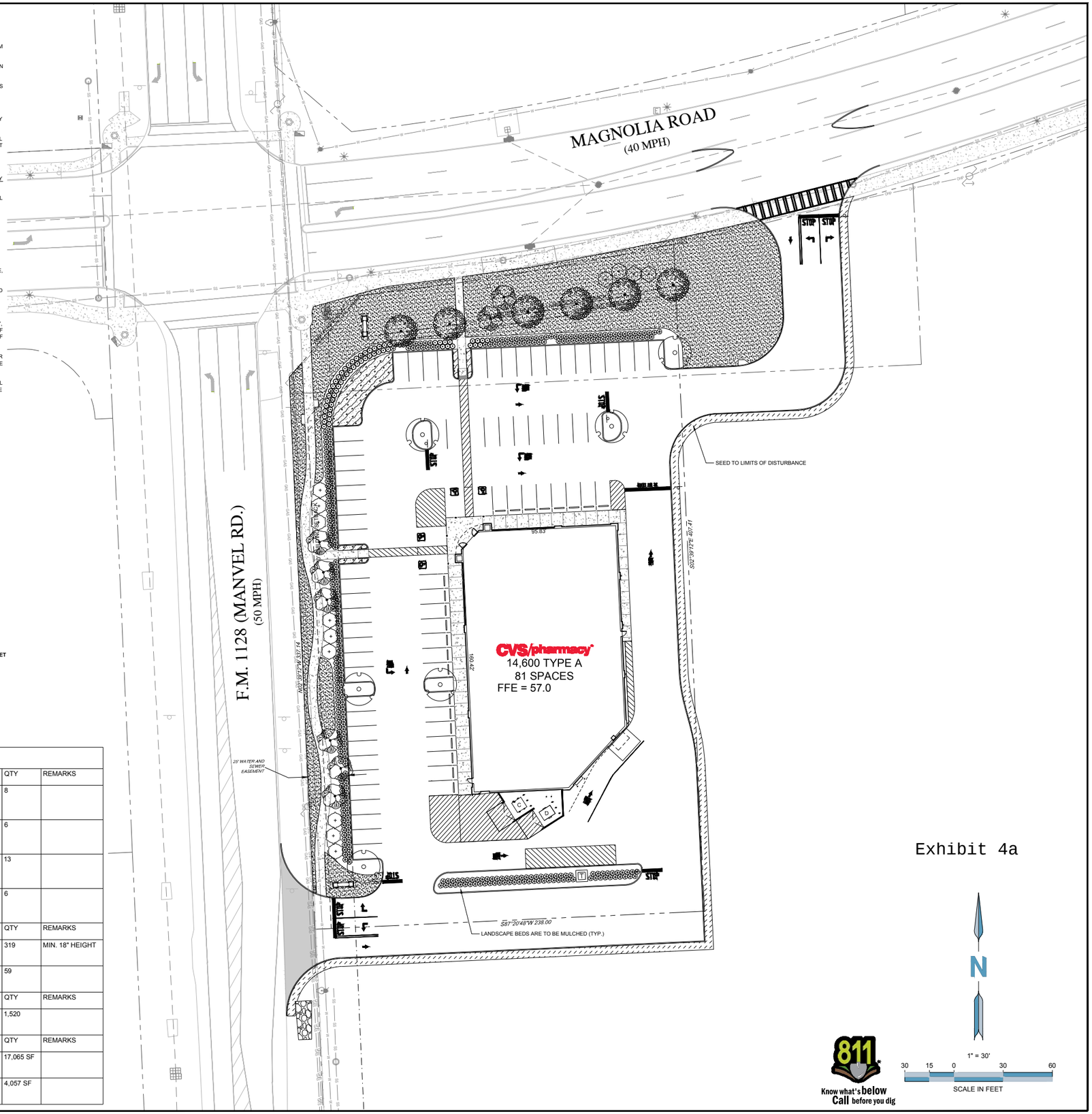


Exhibit 4a

N

1" = 30'

30 15 0 30 60

SCALE IN FEET

811 Know what's below Call before you dig

CVS pharmacy®

STANDARD 14,600-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: 10908

SEC OF MAGNOLIA RD. & MANVEL RD.
PEARLAND, BRAZORIA COUNTY, TX 77584

PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 83389

ENGINEER:

FORESITE group

TBPE Firm No. F-12878
Foresite Group, Inc.
1999 Bryan St. o | 214.939.7123
Suite 890 f | 888.765.8135
Dallas, TX 75201 w | www.fg-inc.net
D/B/A Foresite Consulting Group of Texas, Inc.

CONSULTANT:

DEVELOPER:

First Hartford Corporation
149 COLONIAL ROAD
P.O. BOX 1270
MANCHESTER, CT 06045
TEL (860) 646-6555
CONTACT: MR. JOHN TOIC

SEAL:

THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF

JOHN B. RHODES JR., PE #112311

THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.

REVISIONS:

DRAWING BY: DK

DATE: 10/15/2015

JOB NUMBER: 489.011

TITLE:

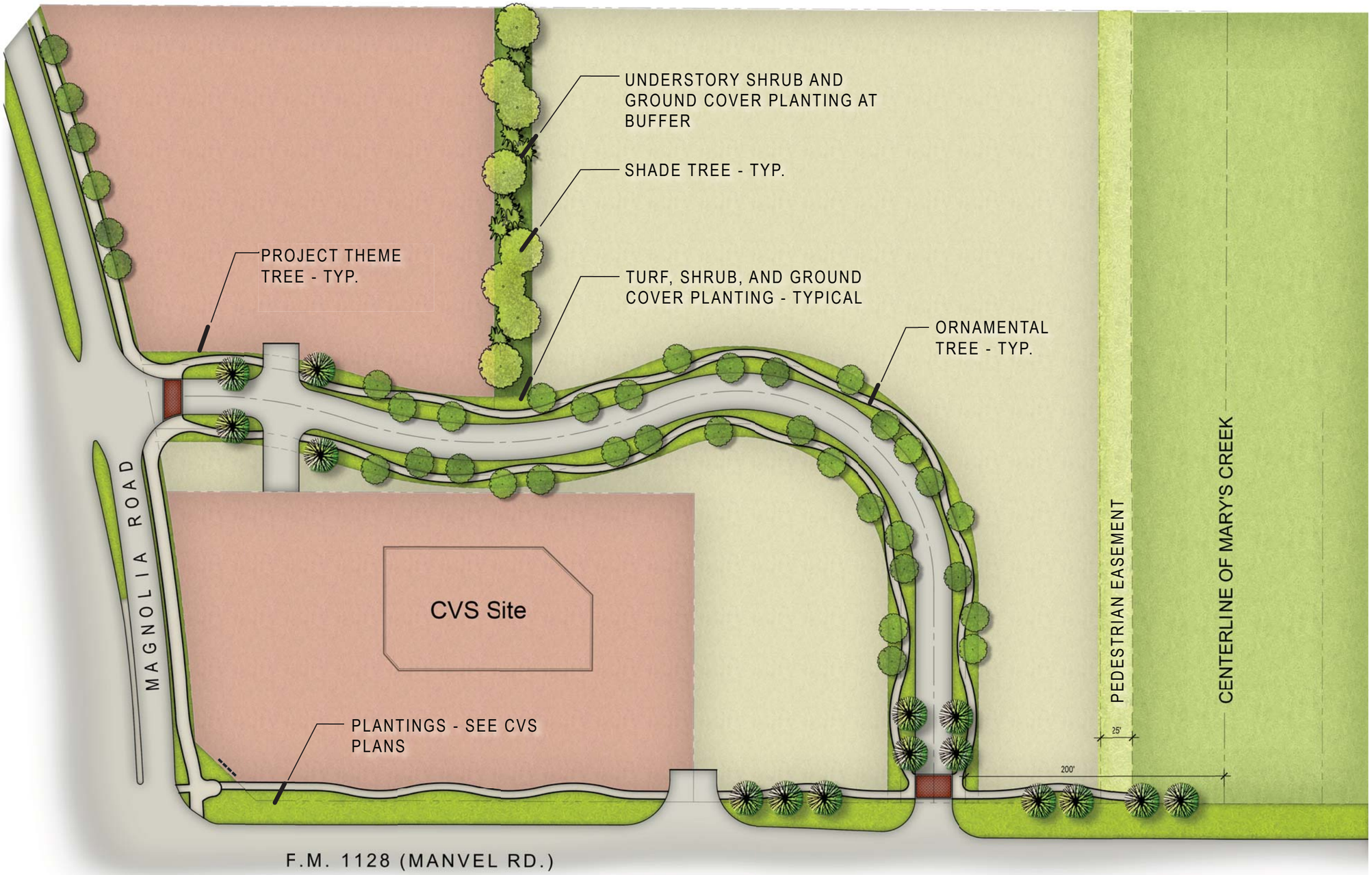
LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS:

NOT RELEASED FOR CONSTRUCTION



KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax

Legend

Shade Trees
A- Live Oak
B- Nuttall Oak

Project Theme Tree
C- Southern Magnolia

Ornamental Trees
D- Little Gem Magnolia
E- Crape Myrtle
F- Japanese Blueberry
G- Savannah Holly

Shrubs
H- Coppertone Loquat
I- Dwarf Waxmyrtle
J- Knockout Rose
K- Dwarf Yaupon Holly
L- Boxwood
M- Wax Ligustrum
N- Podocarpus

Groundcovers
O- Bicolor Iris
P- African Iris
Q- Foxtail Fern
R- Asian Jasmine
S- Agapanthus
T- Big Blue Lily Turf
U- Variegated Flax Lily
V- Variegated Ginger
W- Seasonal Color/Annuals

0 20' 40' 80'

Exhibit '4b'

Planting - 10.15.2015

Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

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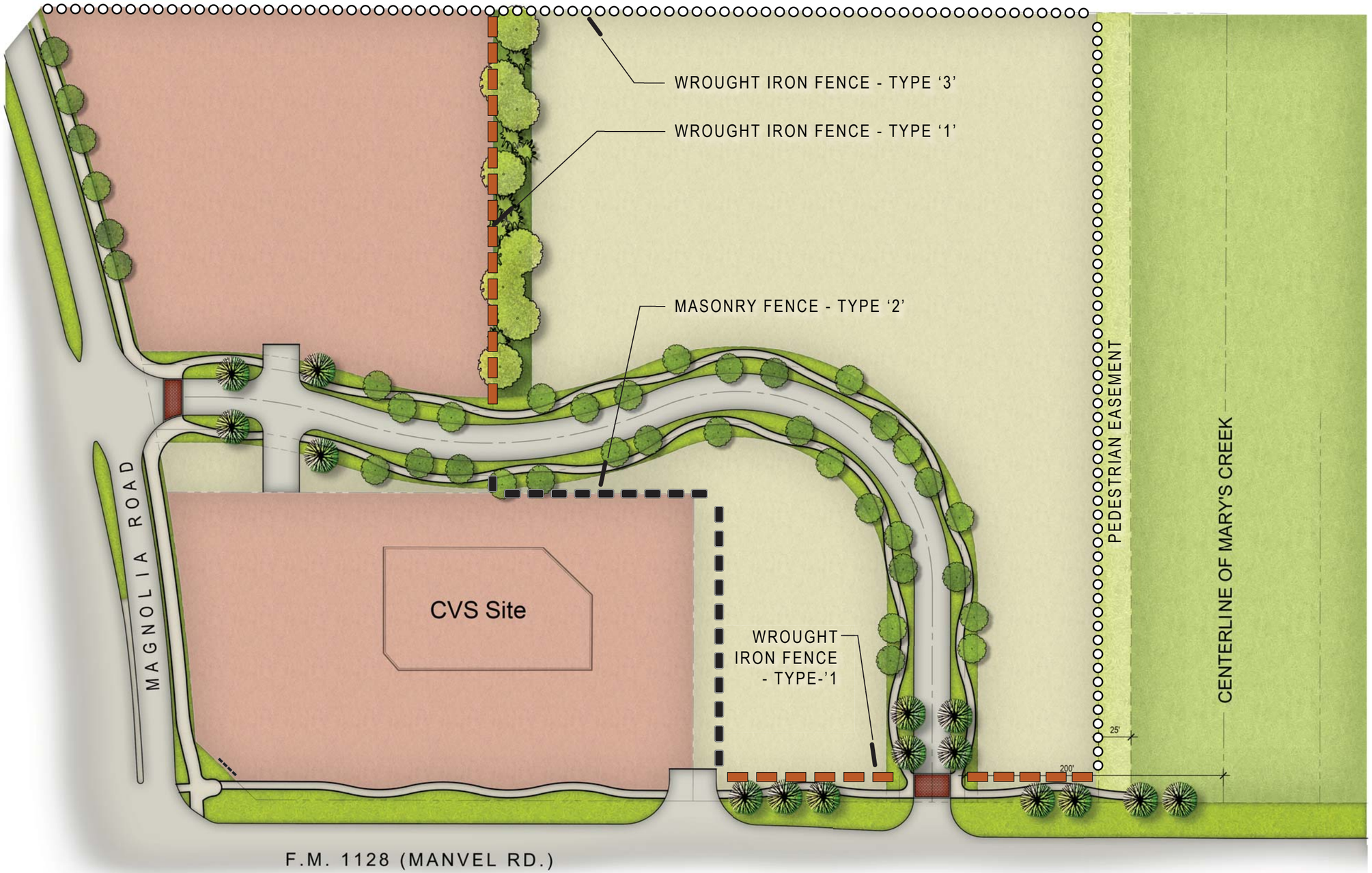


Legend

Fence - Type '1'

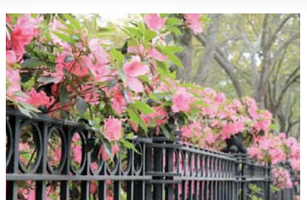
6 ft. height - Ornamental wrought iron with with 'fleur de lis' finials, and brick columns. See precedent image's

Fence - Type '2'

6 ft. height - Brick thinwall system with decorative brick and columns. See precedent images

Fence - Type '3'

6 ft. height - Tubular Steel (no finials, or brick columns). See precedent images



FENCE - TYPE '1'

FENCE - TYPE '2'

FENCE - TYPE '3'

0 20' 40' 80'

Exhibit '5'

Fencing Plan - 10.15.2015

Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
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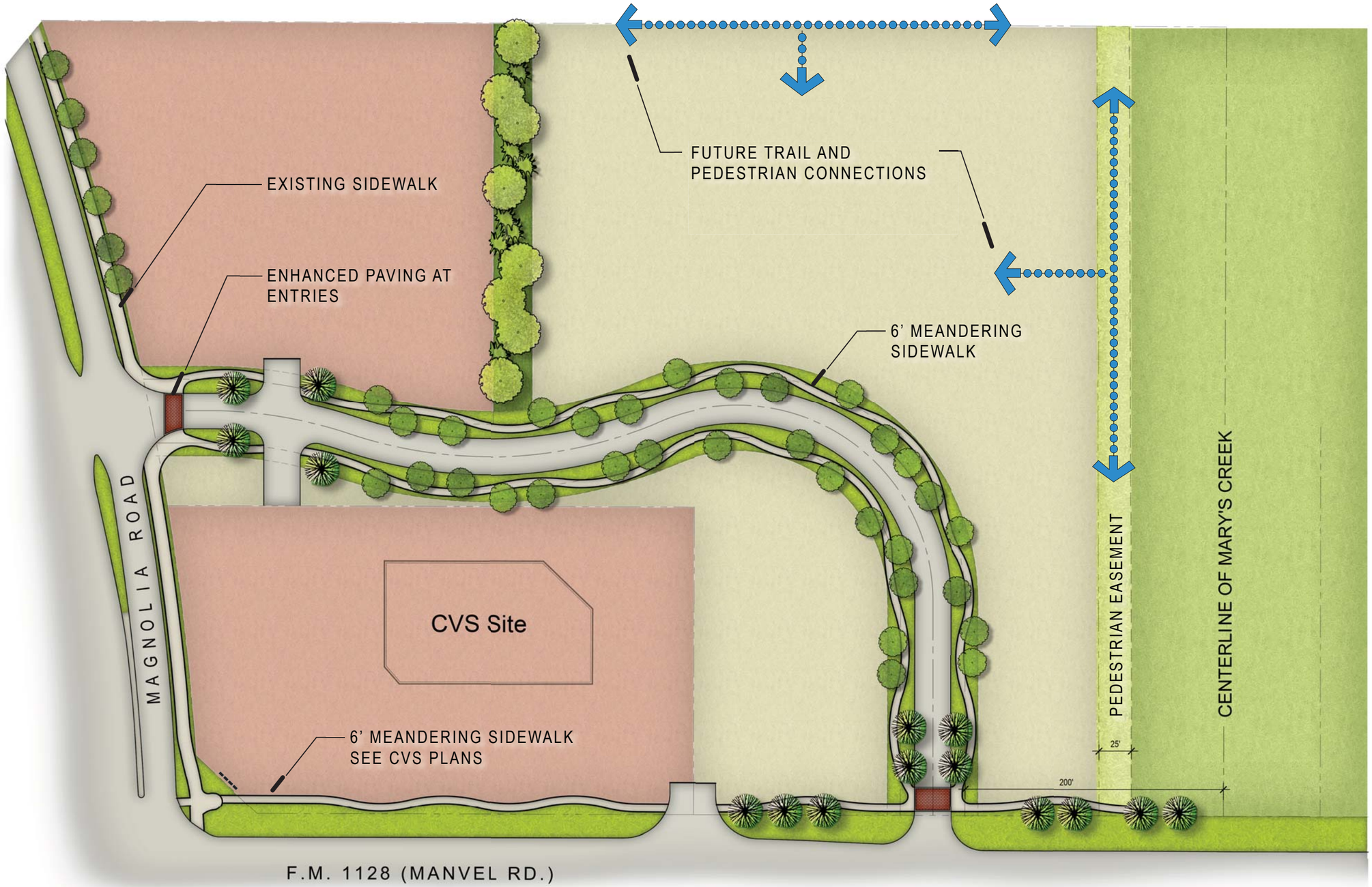


0 20' 40' 80'

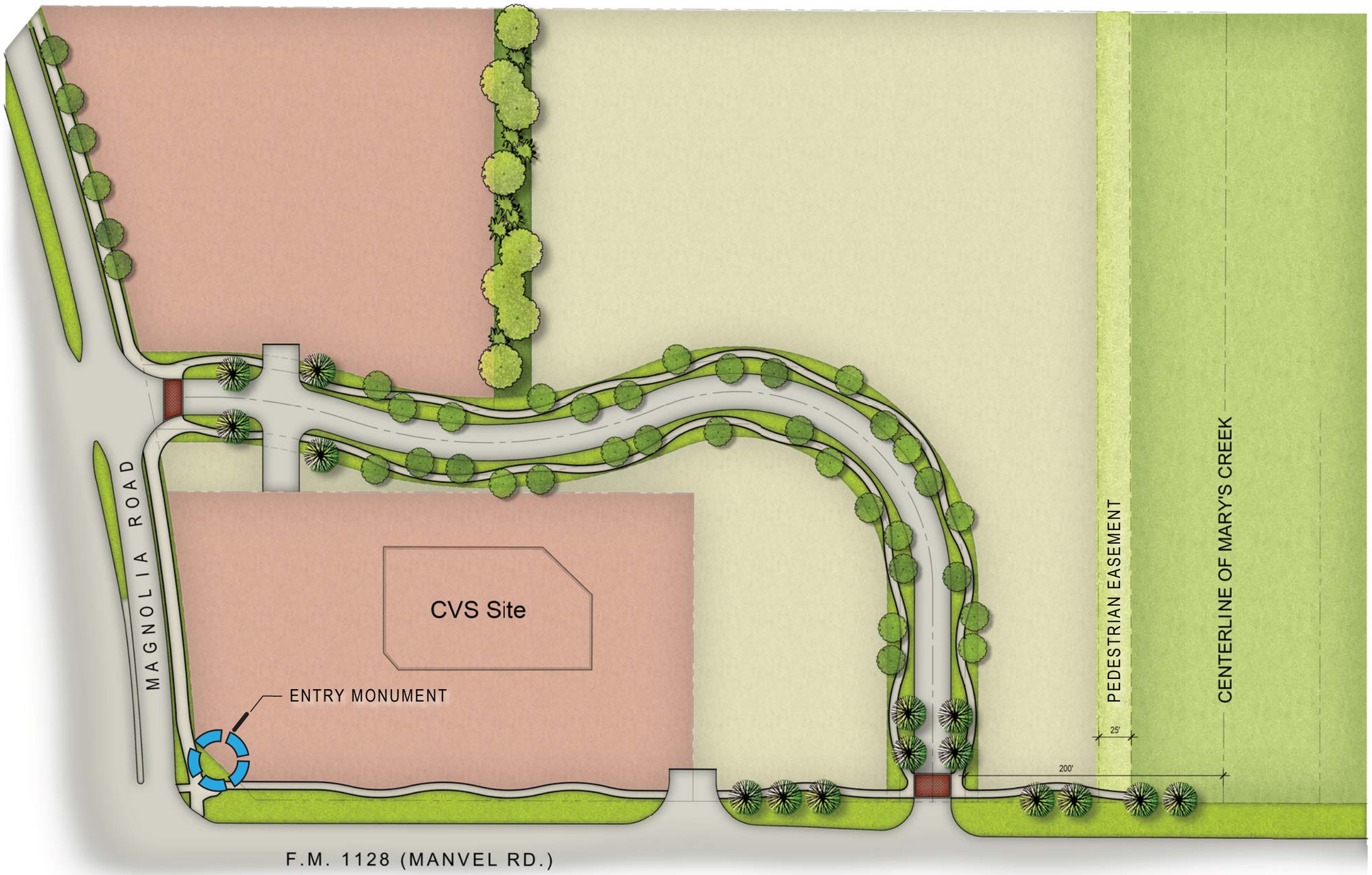
Exhibit '6'

Sidewalk Plan - 10.15.2015

Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax



Precedent imagery

Basis of monument design.

ENTRY MONUMENT

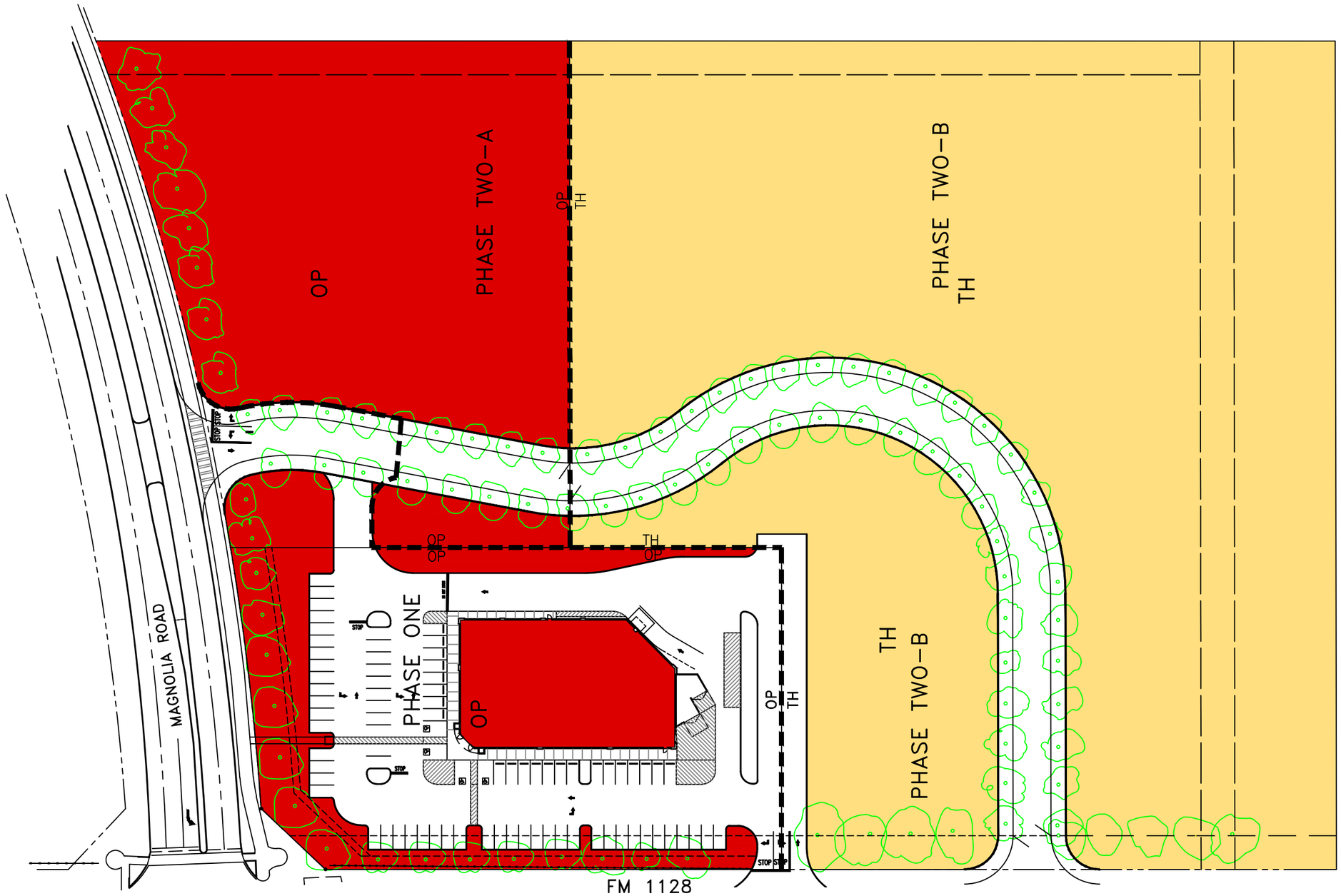
0 20' 40' 80'

Exhibit '7'

Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

Monument Plan - 10.15.2015



0 20 40 80 FEET

AERIAL PHOTOGRAPH DATE: HGAC 2014

DATA SOURCE:
ZONING CODES AND SYMBOLOGY–CITY OF PEARLAND

MIDTOWN AT MAGNOLIA

11.759 ACRES

EXHIBIT 8

PHASING PLAN

OCTOBER, 2015

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
23501 Cinco Ranch Boulevard, Suite A-250, Katy, Texas 77494
Phone 281.646.1602 281.646.1641 Fax

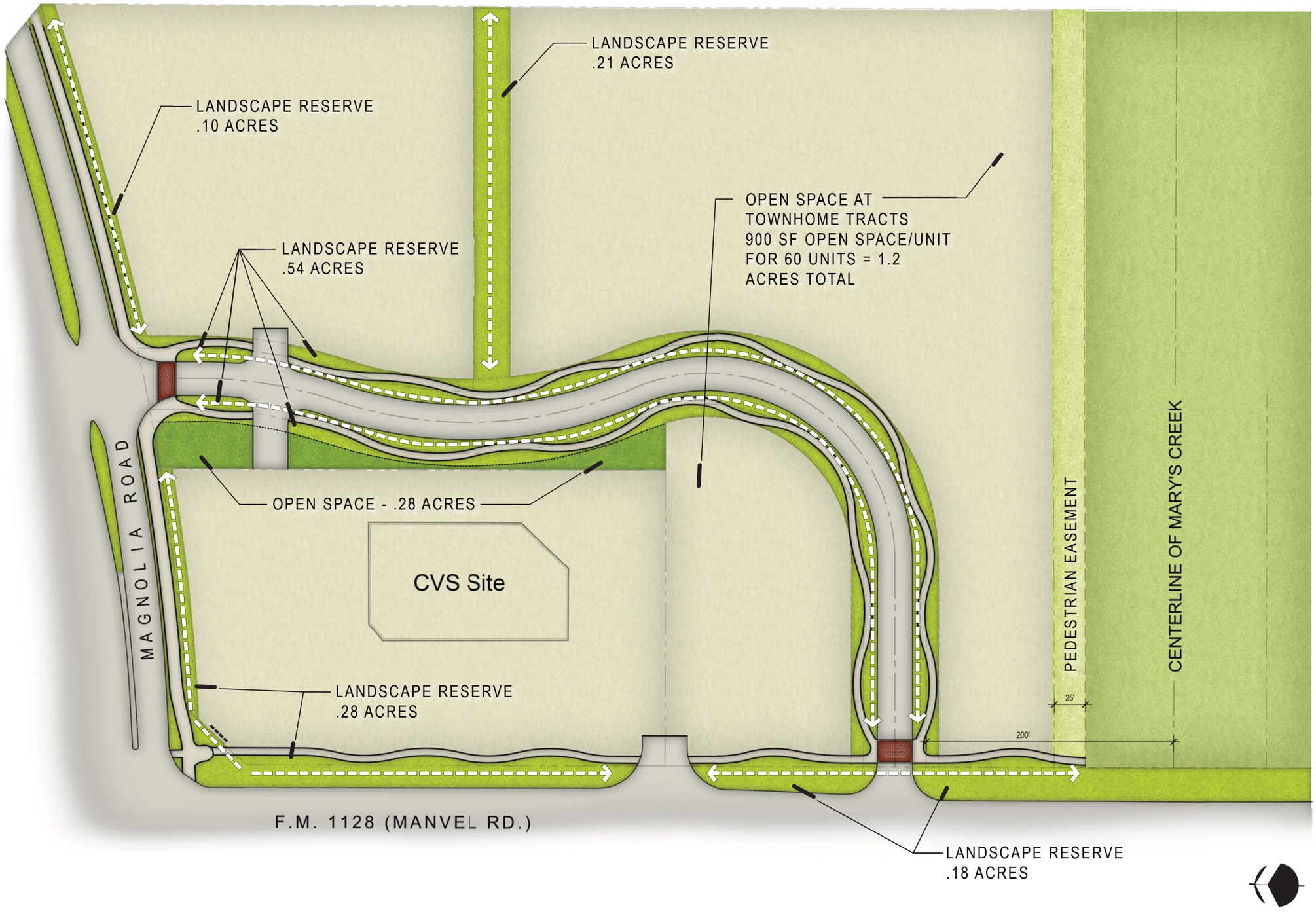


Exhibit '9'

Open Space Plan - 10.15.2015

Midtown at Magnolia

Magnolia Road at F.M. 1128, Pearland, TX - 11.76 Acres

MAGNOLIA ST.

MANVEL RD.

CVS/pharmacy

CVS 10908 - Magnolia

Pearland, TX

ELEVATIONS RENDERING

Proposed Finishes

Exhibit 10

Exhibit 11

ADDITIONAL DESIGN GUIDELINES FOR MAGNOLIA MIDTOWN 11.759 ACRE TRACT (9-2-15)

THE PROPERTY: The area regulated by these design guidelines is identified by the following legal description and further identified by metes and bounds per Exhibit A (?) attached:

Tract: An 11.759 acre parcel within Section 16 of the H.T. & B. R.R. Co. Survey, Abstract 546, City of Pearland, Brazoria County, Texas

EXISTING REGULATIONS: The Tract is within the political jurisdiction of the City of Pearland (the City) and is currently regulated by Zoning Ordinance # _____ as adopted by the City. In addition to the base zoning district designation adopted for these tracts, the City has designated that all tracts having frontage on Magnolia Road are within an overlay Magnolia Road Corridor District. This tract currently has frontage on Magnolia Road and is regulated by those requirements indicated within the Magnolia Road Corridor District.

THE PURPOSE: These additional design guidelines are established to further identify this Property as a unique, sustainable, pedestrian-oriented, visually coordinated development.

ADDITIONAL REGULATIONS: In addition to the existing regulations of the City, in place for the Property at this time, the following additional regulations are established:

I. NON-VEHICULAR ACCESS

Recognizing that vehicular access to the Property and within the Property is important and will most likely remain so, provisions must be made for that form of access. However, the importance of non-vehicular access in the Property will be elevated in priority to the end that it will not be necessary for customers, tenants, or residents within the Property to only be able to access other portions of the Property by vehicular means.

A. Pedestrian Access

1. All designated pedestrian access routes within the Property will be encumbered with a minimum six (6) feet wide public access easement. Designated pedestrian access routes are to be kept free and clear of any permanent structures but may contain temporary structures or signage, as allowed in these regulations, to be removed on a daily basis. A minimum clear pedestrian access route width of three (3) feet must always be maintained.

2. All pedestrian access routes will be uniquely identified The same type of identification will be used throughout the Property.

B. Bicycle Access

1. All designated bicycle pathways/routes within the Property will be appropriately marked and signed. Designated joint pedestrian and bicycle use routes are to be kept free and clear of any permanent or temporary structures.

2. Each non-residential use building within the Property will be required to provide lockable permanent bicycle rack spaces equal in number to ten percent (10%) of the number of vehicle parking spaces required or provided, whichever is greater, for that building. Bicycle racks will be located no closer than twenty-five (25) feet but no farther than one-hundred (100) feet from the primary customer entry into the building.

II. BUILDING HEIGHT

Building height is one element of visual proportion that is effectively used in place-making and defining a more-urban character. Additionally, sensitivity to contextual scale is important. As some of the land uses surrounding the Property are single family residential, it is essential that the building height within the Property but near the perimeter of the Property near single family use be no greater than three stories for residential and two stories for non-residential. Locations internal to the Property are encouraged to develop buildings of a variety of heights, one, two, and three stories with attention to adjacent building heights being similar but not necessarily the same throughout the Property. Special attention will be given to adjacent non-residential buildings on the same tractto provide a height-to-width ratio between the buildings to encourage pedestrian activities. This will result in a building height-to-width- between-buildings ratio of no less than 1:1 with a ratio of 2:1 or even 3:1 preferred. Vehicular parking lots located between buildings on the same tract is discouraged.

III. BUILDING SETBACK

Contrary to typical suburban pattern, where possible, buildings within the Property will be used to create visual corridors: vehicular, pedestrian, and combined pedestrian/bicycle with vehicular, for a more-complete “street” for multiple transportation modes. Stand-alone, monumental, architectural character is discouraged. As such, the following building setback criteria will be used within the Property:

A. Within the Property – To encourage a higher building height to space between building ratio, setbacks between buildings should be minimal in distance to foster improved pedestrian and minimal vehicular access. However, when not between buildings, space should be as large as possible to provide a visual and psychological comparison of space scale.

IV. BUILDING MATERIALS

Building materials that are sustainable and last a long time are encouraged. Materials that quickly deteriorate or require extensive maintenance are discouraged. Colors should match the corridor overlay palette.

A. Buildings used for non-residential use –Attached brick or stone should conform to the Corridor District color pallet. Walkway canopies or other shade-producing elements on the façade are encouraged for pedestrian.

B. Buildings used exclusively for residential use – A small scale, sustainable, material that does not significantly deteriorate and requires little maintenance is preferred. Examples of acceptable exterior material include: brick, stone, glass block, and other long-lasting traditional materials except metal. Highlight areas of fibrous cement board and trim is acceptable but not entire façade walls. Metal, composite, or vinyl windows and doors and window/door trim is acceptable.

V. BUILDING FAÇADE TRANSPARANCY

Observation of activity within a building is a very important element of socialization and place identity. This is most important on the ground floor of non-residential buildings. A reduced amount of internal visibility, when raised slightly (two to three feet) above ground level, is a positive for residential buildings along transportation pathways as an "eyes on the street" opportunity.

A. Buildings used exclusively for non-residential uses – The first floor of any building adjacent to a transportation corridor; pedestrian or vehicular, must have a minimum of twenty-five percent of the first floor vertical building wall area as transparent, including doors and windows, to allow exterior light penetration of at least four feet into the building. No more than twenty percent of any window may be covered with signage.

B. Buildings used exclusively for residential uses – The first floor of residential use buildings adjacent to a transportation corridor; pedestrian or vehicular, must have at least one window per elevation facing the transportation corridor with the minimum window area being eight square feet. The primary purpose of the window is to allow visibility from the inside of the building to the outside.

VI. BUILDING FAÇADE DESIGN

Psychological support for traditional building patterns, rhythm, proportion, and scale provides the basis for enhanced pedestrian environments. People are more comfortable with situations they have seen in the past and have less discomfort with familiar environments which allows improved enjoyment of activity.

A. Patterns – Building facades should not be plain but should have a variety of textures, colors, and elements that when repeated, create a pattern. Disharmony is less soothing to the mind and should be discouraged. Simplicity is encouraged also, as too much detail requires additional attention and is disturbing.

B. Rhythm – Consistent spacing of similar elements on a building façade relieves the active brain from having to anticipate difference and hence making a decision to avoid or continue a direction. All of nature is set in motion as a rhythm. Emulating a natural rhythm in man-made designs provides a familiar solitude that is more comfortable to our psyche.

C. Proportion – Man is a vertical being. All man-made things come up from the earth. Elements taller than wide support this vertical preference. Windows should be either square or taller than wide in proportion. Doors should be taller than wide. Vertical elements should be taller than wide. Vertical spaces between elements should be taller than wide. All of these relate to the natural order of things.

D. Scale – This is probably the most important element of building design as it relates to a pedestrian environment. We are most comfortable with elements that are sized to humans. Larger or smaller relationships seem inconsistent and more worrisome. Building facades designed with human-sized elements are encouraged. Long, horizontal blank walls that convey a sense of non-human scale are discouraged. A distinguishing vertical element should be visually evident at a maximum distance of every twenty-five feet along all building walls adjacent to pedestrian and/or vehicular pathways.

VII. BUILDING SIGNAGE

The amount and design of exterior signage seems to almost always be problematic. Seldom is there an agreeable "middle ground". Most often the disagreement is related to non-residential uses. A thriving commercial facility requires customers that are aware of the existence and location of the commercial establishment. To some, it would seem that the more times and places you advertise, the more likely you are to "catch" a customer. People of reasonable minds agree that there is a "tipping" point when too many, different signs become "visual clutter" and our minds just turn off the messages. Building signage should be neat, orderly, and minimalistic.

VII. SITE LANDSCAPE

Exterior site landscaping provides an opportunity to support the place-making concept of the Property. Once again, traditional, sustainable, and low maintenance are the key descriptor words in this element. Tree species variety is also important for sustainable tree cover. When possible, the species Southern Magnolia should be chosen as the signature tree for the Property. Landscape materials that require low water intake are a priority. Turf grass areas should be limited in area. Rainwater harvesting and low impact site development techniques are encouraged. The landscape design theme should be consistent throughout the Property.

IX. SITE LIGHTING

Extended hours of operation are important to a pedestrian enhanced environment. Subtle but ample after-dark lighting is important to an enhanced, secure environment. Natural light and sustainable, low maintenance are key descriptors of a successful mixed-use development.

A. All exterior lighting should use light emitting diodes (LED) when available.

B. Exterior lighting attached to buildings, fences, or walls will be preferred over pole lighting, when possible.

C. When possible, lighting placed in trees should be used for vehicular parking lots rather than separate pole lights.

D. Any street lights required within the Property should reasonably match the design placed by the City of Pearland at the intersection of Magnolia Road and FM 1128.

E. The “Dark Sky” concept should be incorporated where possible. This will limit skyward ambient light levels and lighting pollution.

X. SITE EXTERIOR FURNISHINGS

Just creating a pedestrian path does not provide a complete pedestrian environment. Provision must be made for occasional resting, socializing, and litter control.

A. A minimum two-person, metal, low maintenance, seating element must be placed a maximum of every six hundred feet along all designated pedestrian pathways.

B. A similar design, low maintenance, litter control, with preferably recyclable material acceptance, container must be placed at the beginning and end of designated pedestrian pathways.

XI. SITE SIGNAGE

Traditional mixed-use developments depend mainly on building signage for identification and, as there is a limited amount of room available, provide very little, if any, site signage other than for way-finding. Also, site signage is mainly effective for vehicular visual attention. If sufficient building signage is provided, little site signage, other than way-finding is required to encourage the pedestrian environment.

A. Way-finding (directional) signs will be allowed on the Property. The sign height, size, and design will be similar throughout the Property and no commercial logos will be allowed on directional signs.

XII. PROJECT MONUMENTATION

The intersection of Magnolia Road and FM 1128 is the place-marker of the Property. As such, the site at the intersection will be required to maintain a Property project monument area at the intersection corner. In addition to City of Pearland intersection visibility requirements, the Property developer will design a project monument, to be paid for, installed, and maintained by the site corner property owner. The project monument will be simple, made of sustainable materials, and will include some reference to the Midtown at Magnolia theme.

XIII. PARK AREAS

Outdoor activity is one of the most important elements of a pedestrian-oriented environment. Open space and active park space provides the activity that support the socialization mechanism in each

of us. To see and be seen, or to just see and not be seen, and to provide opportunities of "chance" communication is the purpose of being outdoors.

A. To provide a destination "anchor" for the pedestrian pathway system within the Property, the developer will facilitate pedestrian access, as allowed by the City of Pearland, to a detention pond area outside the east and south sides of the Property for the enjoyment of residents, customers, and tenants within the Property.

B. To provide the excitement of outdoor activities, the owners of sites adjacent to the existing Park area adjacent to the Property will be required to continue and maintain visibility and possible programming element for areas within the Property.

AMENDMENTS: These regulations will be in effect upon their recordation at the Brazoria County Office of Public Records. After recordation, these regulations may be amended by written consent of the fee-simple owners of record of at least fifty-one percent (51%) of the total land area of the Property. Any amendments must be recorded at the Brazoria County Office of Public Records before the amendments become effective. Written notice must be given to all fee-simple owners of record of effective amendments within the Property. These regulations may not be amended for a period of less than two (2) years prior to the ending of a renewal period.

LONGEVITY: These regulations are to be effective for a period of twenty (20) years from the date of original recordation at the Brazoria County Office of Public Records. The regulations, with any effective amendments, will be automatically renewed for periods of fifteen (15) years. These regulations may be removed, in total, at any time, only upon written consent of the fee-simple owners of record of one-hundred percent (100%) of the total land area of the Property.

ENFORCEMENT: Upon written notice to the alleged offender, all parties must first attempt resolution by mediation. Should the mediation process fail to obtain satisfaction, any fee-simple owner of record of land within the Property may bring suit in any court of competent jurisdiction for relief.

Exhibit 12

TRACT 2
METES AND BOUNDS DESCRIPTION
11.759 ACRES OUT OF
SECTION 16, H.T. & B. R.R. COMPANY SURVEY
ABSTRACT NO. 546
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 11.759 acres out of Section 16, H.T. & B. R.R. Company Survey, Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone);

COMMENCING at a found 5/8" iron rod marking the southwest corner of the Minor Plat of Berry Miller Junior High and Rogers Middle School according to the plat thereof as filed in the Official Public Records of Brazoria County at Document Number 2010047371; Thence S 02° 39' 12" E – 574.90' with the east right-of-way line of F.M. 1128 to a found 5/8" iron rod with cap marking a POINT OF BEGINNING of herein described tract;

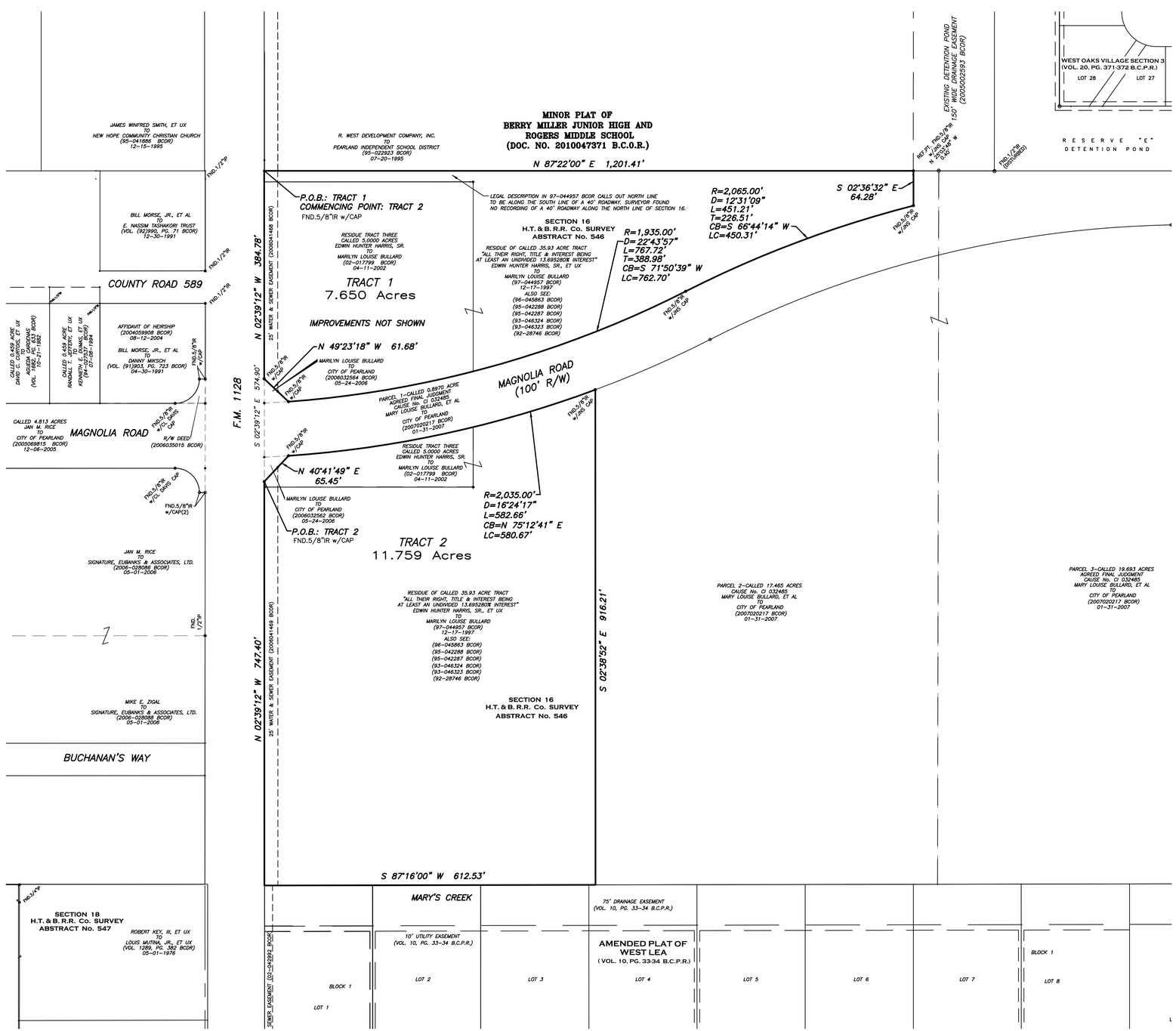
1. Thence N 40° 41' 49" E – 65.45' to a found 5/8" iron rod marking a point on a curve to the left having a radius of 2,035.00' and a central angle of 16° 24' 17";

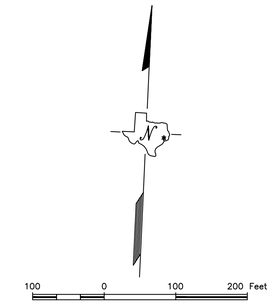
2. Thence with said curve and the south right-of-way line of Magnolia Road (width varies) as established by that certain Parcel 1 described in a deed dated 01-31-2007 from Marilyn Louise Bullard to City of Pearland filed in Official Records of Brazoria County Clerk's File No. 2007020217 an arc distance of 582.66' and a chord bearing and distance of N 75° 12' 41" E – 580.67' to a found 5/8" iron rod with cap for corner;

3. Thence S 02° 38' 52" E – 916.21' with the west line of that certain Parcel 2 described in a deed dated 01-31-2007 from Mary Louise Bullard, et ux. to City of Pearland as filed in the Official Records of Brazoria County at Clerk's File No. 2007020217 to a point for corner;

4. Thence S 87° 16' 00" W – 612.53' with the North line of Block 1, Amended Plat of West Lea as filed in Volume 10, Page 33-34 Brazoria County Plat Records to a point for corner;

5. Thence N 02° 39' 12" W – 747.40' with the east right-of-way line of F.M. 1128 to the POINT OF BEGINNING and containing 11.759 acres of land more or less.





NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY BUT HAS RELIED ON TOP ABSTRACT SERVICES OF HOUSTON TO PROVIDE DEED COPIES OF THE SUBJECT PROPERTY AND ADJOINERS.
2. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. TRACT SHOWN HEREON SUBJECT TO CITY OF PEARLAND BUILDING ORDINANCE.
4. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYOR'S "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).
5. CAPPED RODS STAMPED C.L. DAVIS, R.P.L.S. NO. 4464.

C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
FAX 281-482-1294

ZONING EXHIBIT

2 TRACTS OUT OF H.T. & B. R.R. CO. SURVEY, A-546 PEARLAND, BRAZORIA COUNTY, TEXAS

DATE: 10-10-2012	SCALE: 1" = 100'	JOB NO.: 11-421-34

DWG FILE: 11-421-34-MAGNOLIA BASE DWG\BULLARD