JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, AUGUST 1, 2016 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to the Unified Development Code (UDC)

A request of the City of Pearland to amend certain sections of the Unified Development Code, Ordinance No. 2000T.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 25, 2016

Re: A request of the City of Pearland to amend certain sections of the Unified Development Code, Ordinance No. 2000T.

Summary of Request

As a response to the changing needs of the community and concerns that have brought to staff's attention, regular updates are proposed to the UDC. The proposed changes to Unified Development Code fall into the five following categories: Land Use Matrix; Landscaping; Clarifications & Corrections; addition of Corridor Overlay Districts, and Platting Exemption.

1. Land Use Matrix

The first proposed changes to the Land Use Matrix are to clarify and include certain uses to facilate redevelopment of the former Alvin Community College campus. Staff has been working with the developers to ascertain the changes that would be beneficial to redevelop the existing building and complex as a vibrant arts and entrainment district in Pearland's Old Townsite, currently zoned Old Townsite Mixed Use (OT-MU) and Old Townsite General Business (OT-GB). These changes would not only benefit the developers but would be beneficial to other properties in the OT-MU and OT-GB.

Other proposed land use matrix changes include:

- a proposed new use that will allow community gardens such as the one associated with the YMCA to sell produce grown and harvested on site within a building;
- change to facilitate reuse and renovation of older buildings for gymnasiums and athletic training facilities; and
- restrict Boarding or Rooming House to be located only in GB and GC zones by a CUP.

Some of these amendments will permit certain uses, that otherwise would be prohibited in some zoning districts, by a CUP. The CUP process will provide the City Council and the Planning and Zoning Commission an opportunity to review the suitability of the use in the zoning district.

The following table provides a summary of the changes to the Land Use Matrix.

	USE	CHANGE
1.	Studio or Learning Center for Fine or Performing Arts	Clarify definition. Add by CUP in OT-MU
2.	Art Museum, Dealer or Studio	Clarify definition. Amend from CUP to permit by right (P) in OT-MU.
3.	Cinema	New Use. Permit by CUP in S-1, C-MU, BP-288, and permit by right (P) in GB and GC.
4.	Theater for the Performing Arts	New Use. Permit by CUP in C-MU, OT-MU, BP-288, NS and permit by right (P) in OT-GB, GB, and GC.
5.	Dwelling – Patio Home	Add with a CUP in OT-MU.
6.	Dance Hall or Night Club	Add with a CUP in OT-MU.
7.	Emergency Care Clinic	Add with a CUP OT-MU.
8.	Boarding or Rooming House	Delete from MF and OT-MU. Amend from P to CUP in GB and GC. Not permitted in any other zone currently.
9.	Sale of Produce on site	New Use for community gardens to sell produce grown on site in some commercial zones.
10.	Exhibition Hall or Public Assembly (Auditorium, Gymnasium, Stadiums, etc.	Add by CUP in S1, S2, S3, C-MU, OT-GB, and GB

The tables below shows the redlined changes to the individual use definitions in the Land Use Matrix:

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Studio or Learning Center for Fine or Performing Arts												P	C	C			C	C		P	C	C		C	C	P	P	P	P
	Description: An establishment that allows for the tutoring of individuals in a variety of functions. Examples include martial arts studio, dance or drama studio or tutoring center and learning centers. **Sale of musical instruments, sheet music, and accessory equipment may be provided as an accessory use.**																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Art Museum, Dealer, or Studio												P	P	P			P	P		P	~~C~~ P		C	C	C	P	P	C	
	Description: An establishment that ~~exhibits or sells~~ allows indoor fabrication, creation, exhibition , and sale of artwork ~~including~~ that may include painting, sculpting, metalwork, woodwork, handcrafted jewelry, or similar creative arts. Sale of merchandise is limited to items fabricated on site.																												
	Parking: One space per 200 square feet of gross floor area.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Cinema												C					C			C				C		P	P		
	Description: A building which is regularly used for the exhibition of motion pictures on a regular basis to the general public. This does not include a drive-in theater, adult theater or adult video. This definition also includes multiplexes, a movie theater complex with multiple screens within a single complex.																												
	Parking: One space for each 4 seats, plus one space for each employee.																												

Cinema has been added as a new use to differentiate it from theater for the performing arts. Generally, a theater for the performing arts is smaller and has less negative impact on surroundings as compared to the megaplex cinemas, and would be appropriate in certain areas with less intense commercial activity. Adding a new Cinema category also clarifies the difference between the existing and proposed types of theaters (drive-in theater and dinner theater) and excludes adult theaters and adult video uses.

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Theater for the Performing Arts																	C			P	C			C	C	P	P		
	Description: A building or part of a building devoted to theatrical or performing arts production as a principal use but not including a drive-in theater, adult theater or adult video																												
	Parking: One space for each 4 seats of capacity.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Dwelling - Patio Home								P											P		C								
	Description: A single-family dwelling on a separately platted lot which is designed such that one side yard is reduced to zero feet in order to maximize the width and usability of the other side yard, and which permits the construction of a detached single-family dwelling with one side (i.e., wall) of such dwelling placed on the side property line.																												
	Parking: Two parking spaces.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Dance Hall or Night Club												C		C						C	C					C	P		
	Description: An establishment offering to the general public facilities for dancing and/or entertainment.																												
	Parking: One space for every 3 persons at maximum capacity.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Emergency Care Clinic												P	C	C	C	C	C			C	C	C		P		C	P	C	
	Description: A facility that is not a hospital emergency department which delivers ambulatory medical care to patients on a walk-in basis with or without a scheduled appointment.																												
	Parking: One space for each 300 square feet of gross floor area																												

	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																	
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Boarding or Rooming House										~~P~~											~~C~~					~~P~~ C	~~P~~ C		
	Description: Also referred to as Boarding House. A building, built and/or used for residential purposes, where meals are served for compensation to a person or persons residing in the building, and where no cooking facilities are provided in individual living units.																												
	Parking: One space per person capacity of permanent sleeping facilities																												

The UDC describes a Boarding or Rooming House as “a building, built or used for residential purposes, where meals are served for compensation to a person or persons residing in the building, and where no cooking facilities are provided in individual living units.” There is no minimum or maximum length of time that one is required to occupy a room. The “boarding/rooming house” definition is most similar to a hotel/motel, which is described in the UDC as “an establishment providing accommodations, meals, and other services for travelers and tourists.” In the past, families would rent out rooms in their home for transient workers or people moving to a city. Some rooming houses could offer shared kitchen facilities, which make this use more similar to some hotel/motel which offer microwaves and mini-kitchen facilities. According to the UDC definition of “Family”, up to four unrelated persons may live as a single housekeeping unit and are considered as one family. Staff is recommending they be allowed in zones where hotel/motel uses area permitted. Enforcement for new boarding/rooming houses would be as any other illegal use in a zoning district; they would be asked to come into compliance by being granted a CUP. Any boarding/rooming houses in existence would be rendered non-conforming and non-conforming regulations would apply to the type and size of the expansion.

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Exhibition Hall or Public Assembly (Auditorium, Gymnasium, Stadiums etc.)	€											C	C	C			C			C				P		C	P	P	P
	Description: A large building used for holding exhibitions, conventions, or other large gatherings of people or housing/seating spectators at a sporting event.																												
	Parking: One space for each 4 seats of capacity in the main area containing fixed seating.																												

Use	Residential Zoning Districts											Mixed Use Districts							Old Town			Non-Residential Zoning Districts							
												SPD																
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Sale of Produce from Community Garden																	P	P	P	P	P		P	P	P	P	P		
	Description: Sale of produce grown on site is an accessory use to the main use of a building. Produce must be cultivated and harvested on the property; sales from the property may only occur during growing season; and, sold inside of a building.																												
	Parking: No additional parking required.																												

2. Landscaping

The second category of text changes is not to add any additional landscaping requirements, but to assist developers by providing specific landscaping and screening requirements for areas where landscaping is currently required. Areas that currently require landscaping, but do not have specific guidelines include buffers between residential and commercial properties, screening of parking lots, screening of mechanical and electrical equipment, and screening of detention/retention ponds when visible from major corridors. Lack of specific guidelines have often times caused delays in permit approvals as architects are uncertain of what is required. The landscaping requirements proposed are similar to requirements in other areas of the UDC where landscaping is required.

As described in the following table, changes 1-3 clarify the landscaping and do not to add new requirements. Change 4 is to include trees and shrubs to the buffer between residential and non-residential, to ensure that adequate screening is provided to adjacent residential homes, beyond just a 6-8 foot opaque fence, to mitigate the impact of noise, lighting, etc. Currently the required buffer between residential and non-residential just says it is up to the building official to determine if the buffer requirement is met. The following table provides a summary of the changes followed by the specific language change to each section of the UDC:

	REQUIREMENT	CHANGE
1.	Screening for mechanical and utility equipment	Add text to clarify the existing requirements Sections 2.4.4.3(h)(1)(a), 2.4.5.1(i)(1)(a), 4.2.4.1(d)(1)(b)
2.	Screening for parking areas, fuel pumps, and drive up windows	Add text to clarify the existing requirements Sections 2.4.4.3(i)(2)(b), 2.4.4.3(i)(2)(c), 2.4.5.1(j)(2)(b), 2.4.5.1(j)(2)(c), 4.2.2.4(d)(4), 4.2.4.1(b),
3.	Screening of detention/retention facilities located in front yards	Add text to clarify the existing requirements in COD Sections 2.4.5.1(g)(7)
4.	Buffer between non-residential and residential	Add specific requirements for trees and shrubs in addition to grass/open space. Sections 4.2.4.1(a)(2)(b)

Section 2.4.4.3 BP-288, Business Park District-288

(h) **Screening Standards.**

(1) Site Elements Required to Be Screened: The following site elements shall be screened from the public view from State Highway 288.

a. *Mechanical and Utility Equipment*

1. Screens shall be of a color and material that is consistent with the primary on-site building. Screening shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque and equal to or exceeds the height of the area being screened. Shrubbery shall be a minimum of three feet (3') in height at the time of planting, planted every three feet (3') or less on center, and have year-round foliage.

2. Roof-mounted equipment may be screened with an architectural element that is an extension of the building on which it is located, such as a parapet wall.

3. For electric utility equipment, the screening requirements of this section shall only apply to equipment owned by the customer and not by the electric utility.

b. *Vehicle Loading and Unloading Areas* - Screens shall incorporate shrubbery having year-round foliage and\or a fence, wall, or architectural element of the building that has a minimum six foot (6') height and is a maximum seventy-five percent (75%) opaque.

c. *Refuse, Refuse Containers, and Recycling Containers* - Screens shall consist of a solid fence, wall, or architectural element of the building with a minimum six foot (6') height.

(2) Screening Elements Required: All fences and walls visible from State Highway 288 shall be:

a. Constructed of masonry or other materials approved by the Planning Director or his designee.

b. Consistent in color and design with the building architecture.

c. Uniform in style and materials along the entire length of the screen within a single development.

(i) **Buffering Standards.**

(1) Site Elements Required to Be Buffered: The following site elements shall be visually buffered from the public view from State Highway 288:

a. *Parking Areas* - Outdoor parking areas located within one hundred feet (100') of the State Highway 288 right-of-way.

b. *Fuel Pumps* - Fuel pumps located between the street and the building.

c. *Drive-Up Windows* - Vehicle drive-up windows facing the street.

(2) Buffering Elements Required: Required buffering shall be a maximum of three feet (3') in height and shall be provided by one or more of the following:

a. Freestanding masonry wall.

b. Landscaped earth berm with a maximum four-to-one (4:1) slope. Retaining walls may be used to facilitate berming. Berms shall be maintained at a height of no more than thirty-six inches (36") nor less than twenty- four inches (24").

c. Shrubbery having year-round foliage. Shrubs shall be maintained at a height of no more than thirty-six inches (36") nor less than twenty- four inches (24") as measured from the surrounding soil line and at a minimum thirty-six (36") spacing.

Section 2.4.5.1 COD, Corridors Overlay District

(g) **Landscaping Standards.**

(7) Detention/retention facilities located in front yards: When a detention/retention facility is located in a front yard, the facility shall be incorporated into the design

of the development as an amenity, as determined by the Planning Director. In addition to the street tree requirements, the minimum number of shrubs shall be equal to the total caliper inches of street trees required under this section multiplies by five (5). Shrubs shall be maintained at a height of no more than thirty-six inches (36") nor less than twenty-four (24") as measured from the surrounding soil line. Shrubs shall be planted in a staggered row along the street side of the detention/retention facility.

(i) **Screening Standards.**

(1) Site Elements Required to Be Screened: The following site elements shall be screened from the public view from all specified major thoroughfares:

a. *Mechanical Equipment*

1. Screening shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque and equal to or exceeds the height of the area being screened. Shrubbery shall be a minimum of three feet (3') in height at the time of planting, planted every three feet (3') or less on center, and have year-round foliage.

2. Roof-mounted equipment shall be screened with materials that are one hundred percent (100%) opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.

b. *Vehicle Loading and Unloading Areas*

1. Screens shall incorporate shrubbery having year-round foliage and\or a wall or architectural element of the building that is a minimum of six feet (6') in height and is a maximum of seventy-five percent (75%) opaque.

c. *Refuse, Refuse Containers, and Recycling Containers*

1. Screens shall consist of a solid wall or architectural element of the building that is a minimum six feet (6') in height.

(j) **Buffering Standards.**

(1) Site Elements Required to Be Buffered: The following site elements shall be visually buffered from the public view from all specified major thoroughfares:

a. *Parking Areas* - Outdoor parking areas that are visible from any street right-of-way.

b. *Fuel Pumps* - Fuel pumps located between the street and the building.

c. *Drive-Up Windows* - Vehicle drive-up windows facing the street.

(2) Buffering Elements Required: Required buffering shall be a maximum of three feet (3') in height shall be provided by way of one or more of the following:

a. Freestanding masonry wall.

b. Landscaped earth berm with a maximum four-to-one (4:1) slope. Retaining walls may be used to facilitate berming. Berms shall be maintained at a height of no more than thirty-six inches (36") nor less than twenty- four inches (24").

c. Shrubbery having year-round foliage. Shrubs shall be maintained at a height of no more than thirty-six inches (36") nor less than twenty- four inches (24") as measured from the surrounding soil line and at a minimum thirty-six (36") spacing.

Section 4.2.2.4 Required Landscape Area Standards for Nonresidential, Multiple-Family, & Single-Family Development

(d) **Screening of Parking Areas.** Landscaping shall be required for the screening of parking areas from an abutting public right-of-way or adjacent property.

(4) The minimum number of shrubs shall be equal to the total caliper inches of street trees required under this division multiplied by five (5). Shrubs and berms shall be maintained at a height of no more than thirty-six inches (36") nor less than ~~eighteen~~ twenty-four inches (~~18~~ 24") as measured from the surrounding soil line and at a minimum thirty-six (36") spacing.

Section 4.2.4.1 Screening

(a) **Nonresidential and Multiple-Family Screening Required (New Construction).**

(2) b. If screening is achieved by an opaque screening wall, ~~T~~there shall be a minimum 25-foot wide landscape buffer between nonresidential or multiple-family and all single-family uses. The buffer shall include large shade trees with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total caliper inches equal to at least one inch (1") for each ten feet (10') of lot depth. ~~except~~ This buffer shall be at least thirty (30) feet wide if screening is achieved above by a vegetative screen and not an opaque screening wall. ~~t~~The 30' buffer described shall include landscaping to provide a semi-opaque screen utilizing the following:

i. Large shade trees with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total caliper inches equal to at least one inch (1") for each ten feet (10') of lot depth.

ii. Ornamental trees with a minimum two-inch (2") caliper measured at twelve inches (12") above the root ball shall be provided, with the total caliper inches equal to one inch (1") for each fifteen feet (15') of lot depth, except for Public Educational Facilities, which are exempt from this requirement.

iii. A minimum of sixty percent (60%) of required trees shall be evergreen with year-round foliage.

iv. At the time of planting, a minimum of three feet (3') shall be provided between a tree trunk and the back of any curb and eight feet (8') between a tree trunk and any planned or existing underground public utility lines.

v. At the time of planting, a minimum of six feet (6') shall be provided between individual trees.

Section 4.2.4.1 Screening

(b) **Parking Area Screening Along Major and Secondary Thoroughfares.** Landscaping shall be required for the screening of parking areas along major thoroughfares or secondary thoroughfares when nonresidential parking areas are located on the nonresidential lot such that they are adjacent to such roadways (i.e., there is no building between the parking area and the lot line adjacent to the roadway). In such case, parking areas shall be screened by a continuous hedge of shrubs that are maintained at a height of no more than thirty-six inches (36") nor less than ~~eighteen~~ twenty-four inches (~~18"~~ 24**"**) as measured from the surrounding soil line and at a minimum thirty-six (36") spacing.

Section 4.2.4.1 Screening

(d) **General Screening.**

(1) The following requirements shall be in addition to the foregoing landscaping and planting requirements:

a. All loading spaces and docks, outside storage areas including open storage, storage in containers and boxes not designed to be permanently affixed to real property, refuse containers/areas, mechanical and electrical equipment, and the rear of nonresidential uses/structures on double frontage lots, must be screened from view from the street or public rights-of-way and adjoining properties.

b. Approved screening techniques include masonry, evergreen vegetative screens, landscape berms, existing vegetation, or any combination thereof. In any case in which a fence/wall is constructed to provide screening, landscaping elements shall be incorporated along a majority of the fence/wall. Screening for ground mounted mechanical, electrical equipment shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque and equal to or exceeds the height of the area being screened. Shrubbery shall be a minimum of three feet (3') in height at the time of planting, planted every three feet (3') or less on center, and have year-round foliage. Also, in the case of roof-mounted mechanical equipment, parapet roof structures are approved for screening such equipment.

3. Clarifications and Corrections

The third category contains amendments to the text to correct typographical and text errors and omissions. The following table provides a summary of the changes followed by the specific language to change each section of the UDC:

	CHANGES
1.	Suburban Development District – remove as default zone for annexations
2.	Correction of zoning category for façade requirements
3.	Include outdoor activity in GC zone
4.	Clarify the width of flag lot in residential districts
5.	Refer to the correct section in the UDC for sign permits
6.	Clarify minimum percentage of office area for Office Warehouse to distinguish between this use and Warehouse and Distribution uses.
7.	Clarify that Planning Director determines if the buffer meets the requirements are met, not the Building Official.

1. Correction that Suburban Development District (SD) is not a default district for newly annexed land.

Section 2.4.2.1 SD, Suburban Development District

~~(a)~~ **Purpose.** The Suburban Development District (SD) is intended to provide areas for land that is relatively undeveloped and/or agricultural in nature. ~~The SD District is also a default district for newly annexed land that is not yet ready to be zoned for a particular intended use.~~

2. The correct zoning category is named GC not t C and delete BP-288 that is mentioned in the foot note.

Section 2.6.2.1 Applicability & Requirements

Table 2-2

Building Façade References By Roadway Classification & Zoning District

ROADWAY CLASSIFICATION	ZONING DISTRICTS	
	MF, C-MU, G/O-MU, OP, NS, GB, ~~C~~ GC, ~~BP-288~~	**M-1, M-2**
Thoroughfare	(1)	(4)
Collector	(1)	(2) (4)
Other	(1) (2) (3)	(2) (3)

* Refer to individual zoning district regulations for façade material requirements for the Spectrum district, BP-288 district, OT District, and COD district.

3. This change is an expansion of uses in the General Commercial (GC) zoning district to allow specific outdoor uses and the incidental display of seasonal merchandise, as is already allowed in the less intensive General Business (GB) zoning district. Staff believes it was an error that these activities were allowed in GB but not also in GC.

Section 2.4.4.6 GC, General Commercial District

(e) **Outdoor Activities or Uses.** In connection with any permitted use, there shall be allowed outdoor activities or uses subject to the following limitations:

(1) Except as provided below, out of doors display, storage and sale of merchandise, equipment and vehicles shall be permitted.

(2) Out of doors display, storage and sale of merchandise, equipment and vehicles shall not be permitted on property adjacent to a residential zoning district.

a. Such activities/uses shall be permitted on such property upon City Council approval of a Conditional Use Permit (in accordance with Article2, Division 3 of this chapter) authorizing said activities/uses.

b. Outdoor storage, as defined by Section 5.1.1.1, is allowed only upon obtaining a CUP and providing screening pursuant to Section 4.2.4.1 (d). In no case shall outdoor storage be permitted along any yard that abuts any street or public right-of-way.

(3) In connection with any permitted use, there shall be allowed outdoor activities or uses and the incidental display of merchandise out of doors subject to the following limitations:

a. Except as provided below, all display areas out of doors shall be confined to a pedestrian walkway immediately adjacent to the building housing the primary use, shall not extend from such building a distance of more than ten feet (10'), and shall be located wholly under a permanent part of a main business building such as a marquee, provided that adequate pedestrian access is maintained. Adequate pedestrian access shall be an unobstructed thirty-six inch (36") walkway.

b. The temporary sale of Christmas trees and products associated with celebration of holidays or national events events (e.g., Hanukkah, Presidents' Day, Easter, etc.) shall be permitted for a period of forty-five (45) days prior to the day of the holiday celebration. The sale of goods in relation to special, local, or store events (e.g., spring sale, Party on the Grand, civic club event, etc.) shall also be permitted, but shall be limited to four (4) events per calendar year, not to exceed a sale period of more than sixty (60) days. The Building Official shall issue a permit for such sale when he finds:

i. That there is an adequate off-street parking area, approved by the City; and

ii. That the location and layout of drives and parking areas, of lighting, and of temporary sales signs will not constitute a hazard to public traveling to the abutting public streets and will not obstruct the visibility along such streets.

4. Clarify the configuration of flag lot in residential districts.

Section 2.6.1.1 Area & Building Regulations

1. Flag lots ~~(i.e., lots with minimal, or panhandle type, frontage) shall not be permitted in residential districts unless otherwise approved by the Planning and Zoning Commission.~~ in residential zoning districts shall be permitted upon approval by the Planning & Zoning Commission, provided such lots shall have a minimum frontage of fifty feet (50').

5. Refer to the correct section in the UDC.

Section 4.1.2.6 Sign Permit

(c) **Exemptions.** The following signs and activities do not require a sign permit:

(7) Flags authorized by Section ~~4.2.2.5~~ 4.2.5.5 (e).

6. Clarify minimum percentage of office area for Office Warehouse uses.

Section 5.1.1.1 General Definitions

(287) OFFICE WAREHOUSE STORAGE OR SALES: An establishment ~~with more than twenty-five percent (25%) of the total floor area devoted to storage and warehousing~~ where not more than 75% of the total floor area is devoted to warehousing, and may include the sales of office products, but sales are not generally accessible to the public.

7. Clarify that Planning Director determines if the buffer meets the requirements are met, not the Building Official.

Section 4.2.4.1 Screening

(b) **Nonresidential and Multiple-Family Screening Required (New Construction).**

(2) e. The ~~Building Official~~ Planning Director shall determine if the buffer meets the requirements of this section.

4. Addition to Corridor Overlay District

This amendment will add Manvel Road (FM 1128) to the Corridor Overlay District. Manvel Road is a Major Thoroughfare and contains three schools and some new subdivisions. This amendment will ensure higher standards for development.

Section 2.4.5.1 COD, Corridors Overlay District

(b) **District Boundaries.** The COD standards apply to the future development and use of all land with lot frontage on either side of the street right-of-way along the following specified major thoroughfares:

(13) Manvel Road (FM1128): For the full length of the roadway within the City limits.

5. Platting Clarifications

For single family residential properties where existing septic systems are proposed to be replaced or repaired without any expansion, this text amendment will allow those properties to be exempt from platting, both in the City and in the City's ETJ. Similar to the current provision in the UDC for limited expansions for single family homes on unplatted lots, in lieu of a plat a survey will be sufficient to ensure that there are no encroachments on rights-of-way and other easements that may be detrimental to the City or the property owner. Additionally, the requirement for a Development Plat shall be amended to exempt those properties that may be approved through the other platting procedures contained in the UDC. The following are the proposed UDC changes:

1. Repair or replacement of a septic system: This text amendment will allow repair or replacement of a septic system, where the only proposed change to the property is the repair or replacement of the septic system, to be exempt from platting requirements in the City and in the City's ETJ.

Section 3.1.1.1 Authority, Purpose & Applicability

(c) **Applicability.**

(1) The provisions of this Chapter 3 apply to any non-exempt (see Section 3.1.1.3) division of land, combination of separate land parcels, and/or development of land within the corporate boundaries of the City and within its extraterritorial jurisdiction.

(2) No permit shall be issued for any building or structure on a property until a subdivision or a development plat has been approved and filed for record with the following exceptions:

a. Permits for repair or remodeling of an existing structure or for site improvements (parking areas, driveways, etc.) which involves no increase in square footage of any structure or paving; or

b. Demolition permits, or permits for removal of a structure from a parcel or tract.

c. A building permit may be issued for a Public Educational Facility prior to platting, but no certificate of occupancy shall be issued until after approval and recordation of the final plat.

d. Permits for the replacement of an existing septic system from owner or occupant of the property located in the City or the City's ETJ where the sole proposed change to the property is the replacement of the septic system A survey of the lot prepared by a licensed surveyor for the State of Texas shall be filed with the City of Pearland in hard copy and electronic form with the following information:

1. the corners and boundaries of the lot;
2. the location of all existing structures and known easements;
3. the location and width of all abutting rights-of ways; and
4. a floodplain statement for the lot;
5. the location of the existing septic system; and,
6. the location of the proposed replacement septic system.

2. Single Lot Residential Plat: This clarifies that a Development Plat is applicable for single lot residential development, instead of Minor Subdivision Plat. The process of approval will still be administrative and will not change.

Section 3.1.1.2 Types of Plats Required

(a) **Subdivision Plats.** A Final Subdivision Plat or a Minor Subdivision Plat shall be approved prior to any non-exempt land division.

(b) **Development Plats**. A Final Development Plat shall be approved prior to development of any tract or parcel for which no subdivision plat is required, or prior to development of any lot in a subdivision for which dedication of any right-of-way for construction or maintenance of public improvements is required by this Unified Development Code. ~~A development plat shall be required prior to approval of a manufactured home rental community, or to proposed non-residential development within the City's extraterritorial jurisdiction.~~

Section 3.1.4.1 Purpose and Effect

(a) **Purpose.** The purpose of the Development Plat is to assure that the division or development of the land subject to the plat is consistent with all standards of this Unified Development Code pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been proposed in accordance with the City of Pearland's requirements, that all other requirements and conditions have been met or planned for to allow the plat to be recorded, and to assure that the subdivision or development meets all other standards of this Unified Development Code to enable initiation of site preparation activities for any lot or tract being platted.

The Development Plat is applicable for an integrated business development that proposes a subdivision of any number of non-residential or multi-family residential lots, that require extension of municipal facilities only to serve the specific development being platted or platting of single lots, and where delay in construction or deferral of municipal facilities does not affect the city or any other parcel.

(b) **Applicability.** ~~A Development Plat application under this division shall be required for any non-residential or multi-family land division except those that may be approved through the other platting procedures of Chapter 3.~~ A Development Plat application under this division shall be required for any development except those that may be approved through the other platting procedures of Chapter 3.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, AUGUST 1, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. ZONE 16-00006

A request of City for approval of a change in zoning to amend the Stonebridge Planned Development to allow auto related uses by a Conditional Use Permit on properties designated General Business (GB); on approximately 123.33 acres of land.

Legal Description: Being a 39.50 tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C. H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey. Abstract 233. Being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.).

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: August 1, 2016

Re: Zoning Change Application No. ZONE 16-00006

At the request of City for approval of an amendment to the Stonebridge Planned Unit Development to require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB) on approximately 123.33 acres of land.

General Location: East and West sides of Pearland Parkway, North of Barry Rose Road – Stonebridge Planned Development.

Summary of Request

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Stonebridge PUD was approved in April, 2004 (Ordinance 509-706). To date, one amendment to the original PUD was approved in May, 2012. The Stonebridge PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes a second amendment as it relates to permitted uses from the underling GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now abut residential developments. This pattern of development raises adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous land development code. Specifically, the amendment proposes to add the following text to Section six "General Business Sites":

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Stonebridge PUD, to require all auto related uses and Pawn Shops, Payday Loan, and Gold Exchanges that are currently permitted by right in the GB designation to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PUD into conformance with amendment T-18 of the UDC approved in 2015.
2. The surrounding area has developed with denser residential subdivisions with smaller lots, thereby raising adjacency concerns. Currently, the City has no ability to consider how these sites may affect the abutting residential neighborhood. The proposed changes will help mitigate any negative impacts that may affect adjoining properties.

Site History

The area encompassed by the Stonebridge Planned Unit Development was annexed into the City of Pearland in 1960. The Stonebridge PUD was originally approved in 2004, under the Land Use and Urban Development Ordinance. The PUD is divided by Pearland Parkway. To date, one amendment to the PUD was approved in May, 2012 to revise the land use map.

Conformance with the Comprehensive Plan

The Stonebridge PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for automobile related uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway is a Major Thoroughfare that was developed as per the Thoroughfare Plan. Major Thoroughfare are defined as having a minimum right-of-way of 120 feet. This Major Thoroughfare is in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portions of Stonebridge PD is GB and will comply with the requirements of the GB zoning district in the Urban Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Stonebridge PUD will have a positive impact on existing and future development. The commercial district along Pearland Parkway is currently shown as encompassing five parcels. The CUP process will allow greater oversight into the development and redevelopment of that property should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for amendment to the Stonebridge PUD. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request to amend the PUD.

Exhibits

1. Map of Stonebridge PUD
2. Map of affected parcels in PUD

Exhibit 1

AERIAL MAP

ZONE 16-00006

Stonebridge PD Boundary

GB Base Zoning

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 = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

N

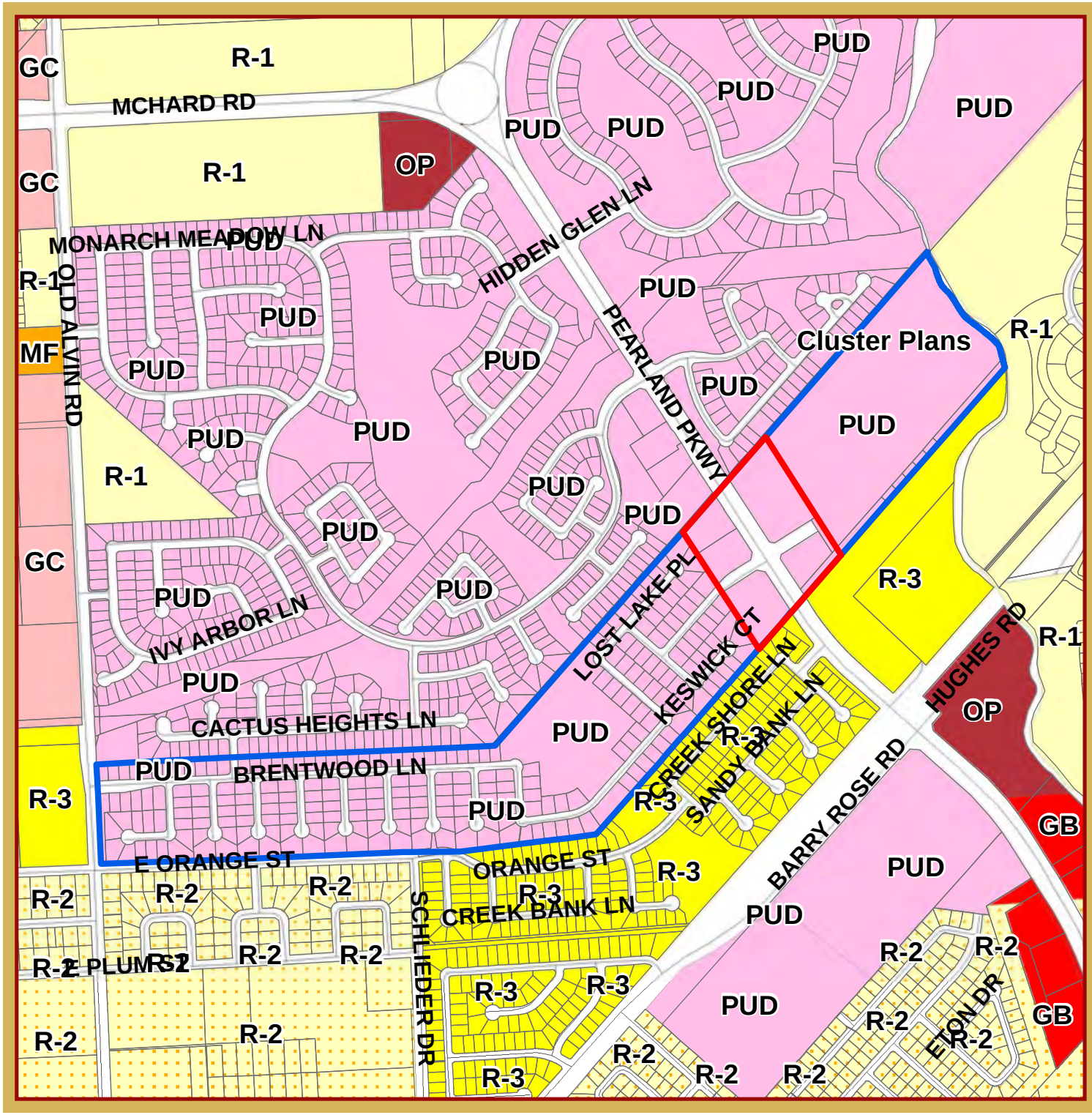


Exhibit 2

ZONING MAP

ZONE 16-00006

Stonebridge PD Boundary

GB Base Zoning

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 = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

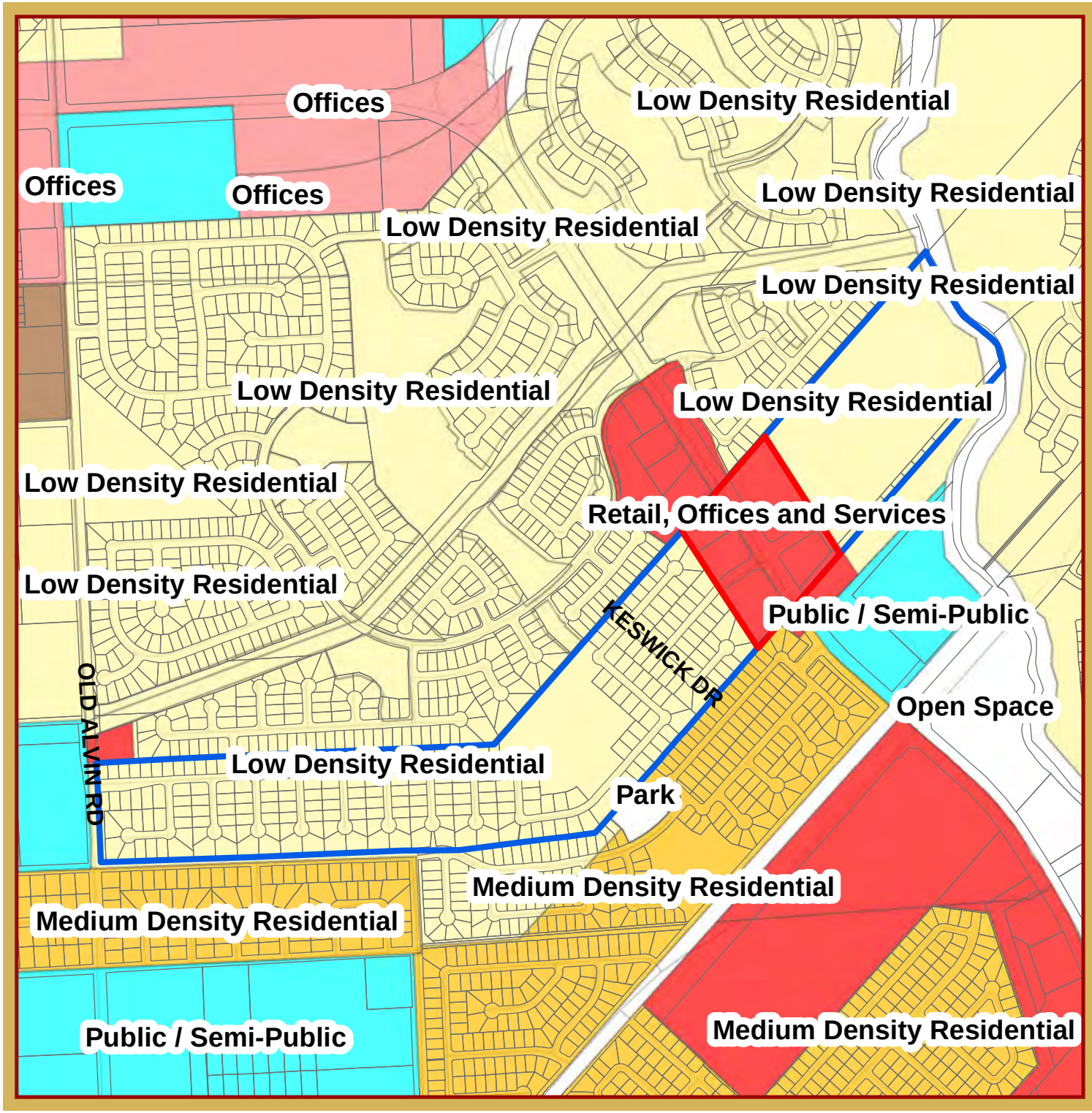


Exhibit 3

FLUP MAP

ZONE 16-00006

Stonebridge PD Boundary

GB Base Zoning

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 = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

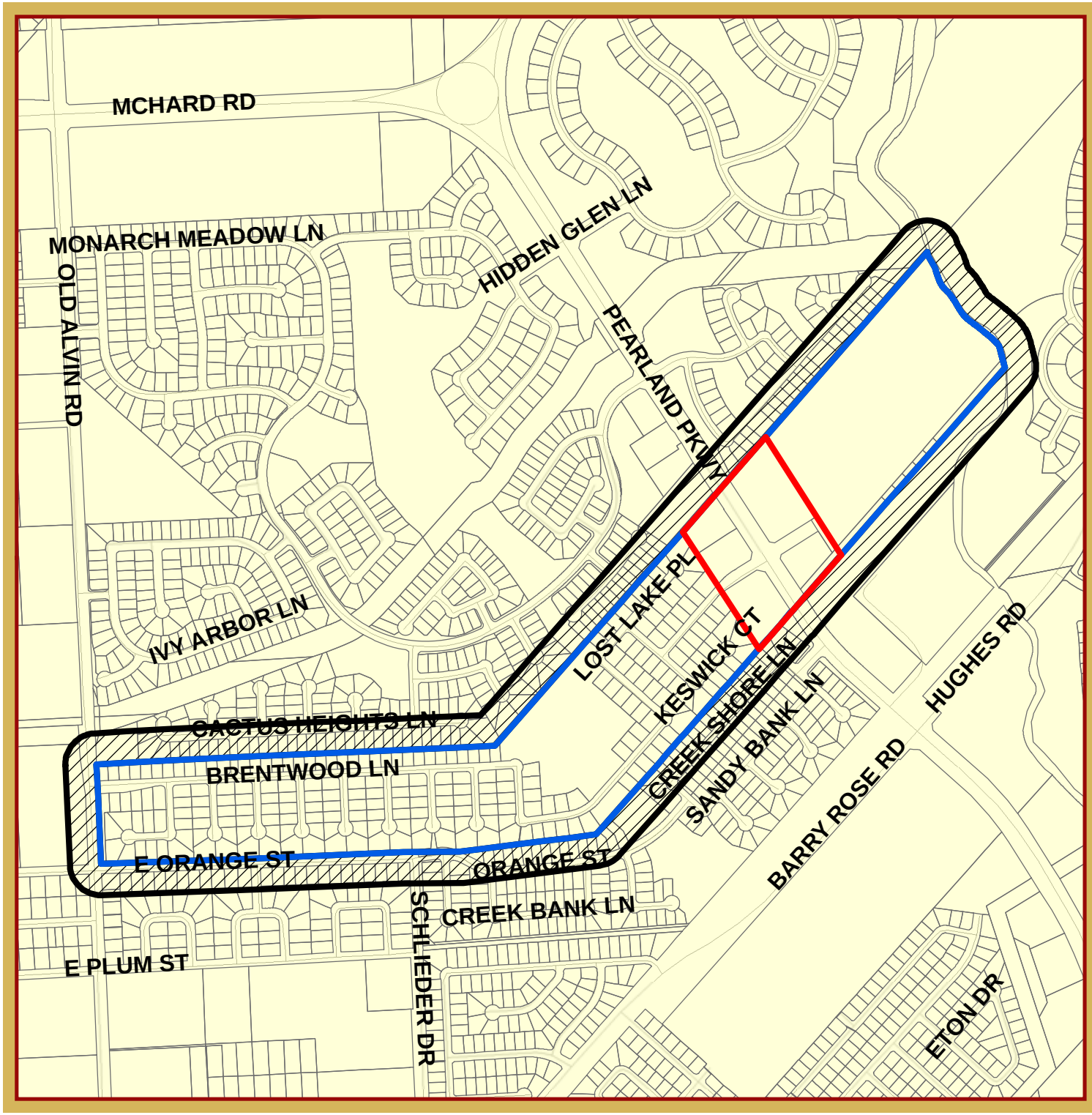


Exhibit 4

NOTIFICATION MAP

ZONE 16-00006

Stonebridge PD Boundary

GB Base Zoning

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 = 897 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

Exhibit 5
ZONE 16-00006

Property_Owner	Address	City	State	Zip_Code
2104 DEERWOOD LLC	2104 DEERWOOD CT	PEARLAND	TX	77581
A & G CREEKSIDE VENTURE	2411 PARK AVE	PEARLAND	TX	77581
ABEL CHASE A	3326 E ORANGE ST	PEARLAND	TX	77581
ACEVEDO ALFREDO C & CAROLINA L	2104 STONEHOLLOW CT	PEARLAND	TX	77581
ADAME ROLAND & ROSYTA G	3012 BLACK ROCK LN	PEARLAND	TX	77581
ADAMS RONALD J & JOHNSON-ADAMS TIFFANY L	1907 KESWICK CT	PEARLAND	TX	77581
AINSWORTH BARBARA	PO BOX 1029	PORT NECHES	TX	77651
ALCAYDE FLUER A	2008 CREEK SHORE LN	PEARLAND	TX	77581
ALEGADO REYNALDO F JR & LOVETTE N	3418 STONERIVER CT	PEARLAND	TX	77581
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
ALFORD KOY	3112 ORANGE ST	PEARLAND	TX	77581
ALI SHARIF S & NAZMA	2103 STONEHOLLOW CT	PEARLAND	TX	77581
AMERICAN RESIDENTIAL LEASING CO LLC	2839 LINKWOOD DR	HOUSTON	TX	77025
AMIN DHAVAL & HIRAL PATEL	3415 STONERIVER CT	PEARLAND	TX	77581
ANKROM RAYMOND WIILIAM & CHRISTY T	1906 LOST LAKE PL	PEARLAND	TX	77581
ARRINGTON JOHN M	3217 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ASHTARI AMROLLAH & NANCY	3012 BROKEN BRIDGE LN	PEARLAND	TX	77581
BABINEAUX JOSHUA J & TYESHIA V	2004 ROCKY MEADOW LN	PEARLAND	TX	77584
BAKER DAVID & EILEEN P	3037 ORANGE ST	PEARLAND	TX	77581
BAKER LEWIS W JR & TRACIE A	3201 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BAMMES BENJAMIN EUGENE & STEPHANIE M	3217 BRENTWOOD LN	PEARLAND	TX	77581
BAQDOUNES HAITHAN	1917 HOLLOW MIST LN	PEARLAND	TX	77581
BARBEE PAMELA D	3412 E ORANGE ST	PEARLAND	TX	77581
BARBER EMILE & CHERYL	2005 TALL TIMBERS LN	PEARLAND	TX	77581
BARRICK RALPH J & TARA K	3412 STONERIVER CT	PEARLAND	TX	77581
BARTHELMESS CARLOS VERA & JUDITH CAROLINA MARTINEZ MEJIAS	2007 FOXGLOVE OAKS CT	PEARLAND	TX	77581
BARTON ANTHONY & LORI	1718 W 10TH ST	FREEPORT	TX	77541
BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RD STE 200	HOUSTON	TX	77040
BELLEW GARY L	2111 E LINWOOD OAKS ST	PEARLAND	TX	77581
BENAVIDES GASTON JR & ANGELICA M	2107 STONESTHROW LN	PEARLAND	TX	77581
BENNETT DONALD M & ANITA	2117 BRIAR CIR	PEARLAND	TX	77581
BENNETT JAMES	3410 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BENRUD DEBORAH L	3314 E ORANGE ST	PEARLAND	TX	77581
BERKOWITZ LARRY E & EILEEN	3412 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BETANCOURT ANTHONY & SENNY S	1919 STABLE STONE LN	PEARLAND	TX	77581
BETROSOFF DAVID CHARLES	2109 E LINWOOD OAKS ST	PEARLAND	TX	77581
BHAKTA NEELESH & ANJU	3416 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BITTICK RICHARD GLENN	3318 E ORANGE ST	PEARLAND	TX	77581
BLANCHARD TRACEY & WILLIAM MARTIN JR	2034 CREEK SHORE LN	PEARLAND	TX	77581
BLANCO ROLANDO A & DALIA A	2105 HUBSTONE WAY	PEARLAND	TX	77581
BLOMBERG CAREY L	2115 YUPON CIR	PEARLAND	TX	77581
BOAZ MICHAEL S	2003 ROCKY MEADOW LN	PEARLAND	TX	77581
BOBROVNYK SERHIY L & NATALIYA BOUKUN	3302 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOLDUC ARMAND J & SHERRY L	2112 ASBURY CT	PEARLAND	TX	77581
BON GIOVIANNI FRANK F	3109 ORANGE ST	PEARLAND	TX	77581
BONTEKOE GEERT	3418 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BORDELON BRUCE G & SUSAN A	2107 BRIAR CIR	PEARLAND	TX	77581
BOYCE WILLIS A & LINDA J	3008 KESWICK DR	PEARLAND	TX	77581
BOYD JARED P & MARCI M	2971 WATER WILLOW LN	PEARLAND	TX	77581
BREWER JEFFREY S & KIMBERLY	2011 CREEK SHORE LN	PEARLAND	TX	77581
BRICE BRIAN	2027 CREEK SHORE LN	PEARLAND	TX	77581
BROOKS BRANDON & BRENDA	2105 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
BROOKS NIGEL N & CHRISTINA DUARTE	2101 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BROWN BERT & BRANDI T	1801 BRIGHTON BROOK LN	PEARLAND	TX	77581
BROWN JESSE & LINDA	1912 LOST LAKE PL	PEARLAND	TX	77581
BROWN KENNETH C	1910 LOST LAKE PL	PEARLAND	TX	77581
BROWN NORMAN N & LATAURUS K	1914 STABLE STONE LN	PEARLAND	TX	77581
BUERKLE MARGARET JOAN	3410 E ORANGE ST	PEARLAND	TX	77581
BUI HUNG & NGOC TRAN	1902 KESWICK CT	PEARLAND	TX	77581
BULEREZ VICTOR & DELIA	3414 E ORANGE ST	PEARLAND	TX	77581
BURDEN SHEILA	2108 STONEHOLLOW CT	PEARLAND	TX	77581
BURKE JOSHUA	2015 CREEK SHORE LN	PEARLAND	TX	77581
BURNETT ERIC BRANDON & ANGEL M	2108 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
BURNS NATHANIEL	2007 MYRTLE CREST CT	PEARLAND	TX	77581
CADLE DEAN A & ELEANOR J	2103 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00006

CALDWELL SABRINA W & WILLIAM L	1917 STABLE STONE LN	PEARLAND	TX	77581
CAMP GUY DALE & MARTHA SUE	2115 E LINWOOD OAKS ST	PEARLAND	TX	77581
CANDELARI DAVID A ET UX	3404 E ORANGE ST	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1602 DOVER MIST LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1703 BRIGHTON BROOK LN	PEARLAND	TX	77584
CANTU DAVID & AMANDA	1719 BRIGHTON BROOK LN	PEARLAND	TX	77581
CAO HUE TRONG & CHAM THI DINH	3207 BRENTWOOD LN	PEARLAND	TX	77581
CARNAHAN JASON & ERIKA	2101 ASBURY CT	PEARLAND	TX	77581
CASTILLO EFRAIN & THERESA L	3005 BROKEN BRIDGE LN	PEARLAND	TX	77581
CHAMBERS ARMSTEAD J & LELA A	3321 BRENTWOOD LN	PEARLAND	TX	77581
CHANDLER AUDRA A	1715 BRIGHTON BROOK LN	PEARLAND	TX	77581
CHANDRA ASHISH & LEA	1922 STABLE STONE LN	PEARLAND	TX	77581
CHANDRAN JOTI S & SHEBIN	2009 TALL TIMBERS LN	PEARLAND	TX	77581
CHAPMAN JOHN G	3310 E ORANGE ST	PEARLAND	TX	77581
CHATAGNIER MARY	2013 CREEK SHORE LN	PEARLAND	TX	77581
CHAVEZ JAIME	3320 E ORANGE ST	PEARLAND	TX	77581
CHEN CHING WEN & HSIU LIEN C	3316 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHIEN CHRISTINE SHUI LING	3324 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLENDENEN JOHN	2031 CREEK SHORE LN	PEARLAND	TX	77581
CLINTON CHRISTOPHER C	2101 WATER FERN LN	PEARLAND	TX	77581
COLEMAN RANDY C & SANDRA M	1723 BRIGHTON BROOK LN	PEARLAND	TX	77581
COLMENARES STEPHANIA	3211 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CONTRERAS RUTH O	3414 BRENTWOOD LN	PEARLAND	TX	77581
CONTRERAS XAVIER	2105 STONESTHROW LN	PEARLAND	TX	77581
CORDOVA ANDREW & NANCY	2109 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
CORRALEZ MARTIN L & ROSIE	2011 FOXGLOVE OAKS CT	PEARLAND	TX	77581
CORSON ROGER W & HAEWON LEE	1913 HOLLOW MIST LN	PEARLAND	TX	77581
CRAFT BRIAN K	3502 E ORANGE ST	PEARLAND	TX	77581
CRISTE GLADYS	2025 CREEK SHORE LN	PEARLAND	TX	77584
CRUZ RAUL MANUEL & ADA LISA	1904 KESWICK CT	PEARLAND	TX	77581
CURRY MICHAEL RAY & KRISTINA C	3306 E ORANGE ST	PEARLAND	TX	77581
DANG DUNG HOANG & TSZ CHRISTY CHAN	2112 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
DAVIS ANN R	2115 BRIAR CIR	PEARLAND	TX	77581
DAVIS CORWIN & ALYSIA L	3301 BRENTWOOD LN	PEARLAND	TX	77581
DAVIS DANIEL ASHTON JR & BRITTANY H	2110 STONEHOLLOW CT	PEARLAND	TX	77584
DAVIS DENVIP JR & LOLITA	1911 STABLE STONE LN	PEARLAND	TX	77581
DAWSON REGINALD NYE	2119 YUPON CIR	PEARLAND	TX	77581
DAYS TREMAYNE & RAHEL	1909 KESWICK CT	PEARLAND	TX	77581
DEHART MICHAEL LEE & ANNA CAROLINE MEJIA	2107 ASBURY CT	PEARLAND	TX	77581
DELAROSA ANDRES	2106 RAIN LILY CT	PEARLAND	TX	77581
DELAROSA JOHN JR	2008 PEONIES CT	PEARLAND	TX	77581
DELGADO CLAUDIA Y	3204 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DESTIN REGINALD EARL & PAMELA	2105 ASBURY CT	PEARLAND	TX	77581
DIAZ DAVID & GABRIELA MENDOZA	1805 BRIGHTON BROOK LN	PEARLAND	TX	77581
DICUS CAROLYN	3224 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DILLON VIRGINIA FABREGAS	2104 RAIN LILY CT	PEARLAND	TX	77581
DO THUY ANH & HUONG DIEU DOAN	3114 ORANGE ST	PEARLAND	TX	77581
DOAN DINH	2010 MYRTLE CREST CT	PEARLAND	TX	77581
DOAN JOHN WILLIAM VINH & NGUYET THI PHAM	2103 TALL TIMBERS LN	PEARLAND	TX	77581
DOGGETT CHAD L & ALICE C	3322 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DOLLAGARAY LISA	1923 HOLLOW MIST LN	PEARLAND	TX	77581
DORTON BRIAN & KRISTEN GUERRERO	2005 LAVENDER HILL CT	PEARLAND	TX	77581
DOZAL VERONICA & JUAN A MALDONADO	2110 ASBURY CT	PEARLAND	TX	77581
DUFOUR JULIE	2005 ROCKY MEADOW LN	PEARLAND	TX	77581
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77581
EJEDEPANG-KOGE SYLVIE N	2106 DEERWOOD CT	PEARLAND	TX	77581
EJEKUTE-OBI CHARLES	1914 LOST LAKE PL	PEARLAND	TX	77581
ELIZONDO ROBERT J & LOUISE	3411 BRENTWOOD LN	PEARLAND	TX	77581
ELLERBROCK THOMAS M	3009 BROKEN BRIDGE LN	PEARLAND	TX	77581
ELLIS TIFFANY & JOEL NORMAN	2102 STONEHOLLOW CT	PEARLAND	TX	77581
ENGLERT JOHN MICHAEL & PATTI L	2103 ASBURY CT	PEARLAND	TX	77581
ENGLISH JAMES L & CHERI M	2103 RAIN LILY CT	PEARLAND	TX	77581
ERIN STREET PROPERTY	2302 ERIN DR	PEARLAND	TX	77581
ERNEST GIBSON & ANGELA D	2104 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
ESTES BLAKE THOMAS & KRISTINE	3002 BROKEN BRIDGE LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00006

ETCHBERGER KEVIN MICHAEL & AMY M	2109 DEERWOOD CT	PEARLAND	TX	77581
FAIR WALTER S & JENNI D STEARMAN	1910 KESWICK CT	PEARLAND	TX	77581
FARR MATTHEW C	1919 HOLLOW MIST LN	PEARLAND	TX	77581
FARRIS DWAYNE & NATILE M	3419 BRENTWOOD LN	PEARLAND	TX	77581
FEDERAL NATIONAL MORTGAGE ASSN	3415 VISION DR	COLUMBUS	OH	43219
FERGUSON EDWARD & BRANDY	1716 BRIGHTON BROOK LN	PEARLAND	TX	77581
FIGG JACQUELINE RENEE	1918 LOST LAKE PL	PEARLAND	TX	77581
FISH GRANT M	2026 CREEK SHORE LN	PEARLAND	TX	77581
FOAT EDWARD E & PEGGY S	3420 E ORANGE ST	PEARLAND	TX	77581
FOUCHEAUX FOSTER E & JUDITH F	2117 W LINWOOD OAKS	PEARLAND	TX	77581
FROST ERIC J	2030 CREEK SHORE LN	PEARLAND	TX	77581
FUENTE LUIS & MARY E ARRINGTON	1921 HOLLOW MIST LN	PEARLAND	TX	77581
GAD MARY B	2006 TALL TIMBERS LN	PEARLAND	TX	77581
GALVAN ROBERT CARLOS & BLANCANIEVES ESCANDON	MOVED NEW ADDRESS IS UNKNOWN			0
GANUCHEAU KEITH HENRY	3319 BRENTWOOD LN	PEARLAND	TX	77581
GARCIA BOBBY LEE & LISA	3216 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARCIA ELEAZAR & ERIN D	2022 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA GABRIEL & JACQUEZ LORRAINE	2005 CREEK SHORE LN	PEARLAND	TX	77581
GARCIA REYNALDO & SYLVIA M	1713 BRIGHTON BROOK LN	PEARLAND	TX	77581
GARZA HECTOR JR & AFTON NICHOLE ALBA	3408 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARZA ROMAN JR & CLAUDIA MORONEZ	1901 HOLLOW MIST LN	PEARLAND	TX	77581
GARZA ROY	3308 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GATES JEAN D	2837 EVERETT DR	FRIENDSWOOD	TX	77546
GEORGE FERNANDUS T & LILLY FERNANDUS	3011 BROKEN BRIDGE LN	PEARLAND	TX	77581
GEORGE JOSY V & JESSEY M	2007 CAMELIA CREST CT	PEARLAND	TX	77581
GHORMLEY JOSHUA & WENDY	2006 MYRTLE CREST CT	PEARLAND	TX	77581
GIL ROBERTO LUIS & LESBIA L	2107 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
GILLIAM DEBORAH K	2017 CREEK SHORE LN	PEARLAND	TX	77581
GONZALES MICHAEL F & MISTE CROSS	2016 CREEK SHORE LN	PEARLAND	TX	77581
GONZALEZ CARLOS & MARIA	2008 CAMELIA CREST CT	PEARLAND	TX	77581
GONZALEZ JESSE P & RACHEL M	3117 ORANGE ST	PEARLAND	TX	77581
GONZALEZ MANUEL F & LUCINDA G	602 SADDLEBROOK LN	TOMBALL	TX	77375
GOUGENHEIM CHARLES R & MARGARET SUAREZ				
GRANGER LANDRY JR & LISA	2102 WOODLAND CT	PEARLAND	TX	77581
GRAY JAMES RANDALL & BELINDA RAY	2106 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
GREAVES LEONARD W	1714 BRIGHTON BROOK LN	PEARLAND	TX	77581
GREER STEVEN D & SARAH A	1605 BRIGHTON BROOK LN	PEARLAND	TX	77581
GRICE DOUGLAS EDWARD	2801 DENTON TAP RD APT 412	LEWISVILLE	TX	75067
GUERRERO SERGIO A & MYRTHALA	3417 BRENTWOOD LN	PEARLAND	TX	77584
GUILLEMETTE MARC & ALYCIA	3006 BROKEN BRIDGE LN	PEARLAND	TX	77584
GUILLEN JOSE & GLENDA OLIVIA PAREDES	2110 CLEARFIELD SPRINGS CT	BROOKSIDE VILLAGE	TX	77581
HALL ROCHON B SR & YOLANDA	1911 KESWICK CT	PEARLAND	TX	77581
HANNUSCH ROBERT EARL SR & HARRIETT	1927 HOLLOW MIST LN	PEARLAND	TX	77581
HARLEY CHRISTOPHER I & TEENA L	9301 SW SAGERT ST APT 30	TUALATIN	OR	97062
HARRELSON HOWARD & ANGELA	3205 BRENTWOOD LN	PEARLAND	TX	77581
HARRIS ORIE ANN	3316 E ORANGE ST	PEARLAND	TX	77581
HARWOOD HOMES	500 CRESCENT CT STE 350	DALLAS	TX	75201
HASAN SYED NAVED	2109 WOODLAND CT	PEARLAND	TX	77581
HAWKS PRINCETON A SR & KRYSTAL L	2104 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
HEDAYATI MAHMUD K	2107 E LINWOOD OAKS ST	PEARLAND	TX	77581
HELM MELISSA A	3214 FIREFLY RD	PEARLAND	TX	77581
HENNIGAN TREY & YAMELIS	1711 BRIGHTON BROOK LN	PEARLAND	TX	77581
HIGHLAND GLEN KRK TYKES LP	8202 HOMEWARD WAY	SUGAR LAND	TX	77479
HOANG CYNTHIA HIEN & CUONG VAN PHU PHAM	2110 DEERWOOD CT	PEARLAND	TX	77581
HOANG LEANN	3417 STONERIVER CT	PEARLAND	TX	77581
HOANG MAI T & NGOC JENNY TRAN	2005 MYRTLE CREST CT	PEARLAND	TX	77581
HODGES RALPH W III & LAURA L BRINER	3421 STONERIVER CT	PEARLAND	TX	77581
HOLLAND JOHNIE & KRISTINE	3404 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HOLMES KENNETH W	2029 CREEK SHORE LN	PEARLAND	TX	77581
HOWARD CHARLESTON & DANI	3003 BROKEN BRIDGE LN	PEARLAND	TX	77581
HUBERT ERNEST	3008 BROKEN BRIDGE LN	PEARLAND	TX	77581
HUERTA YADIRA IGLESIAS & ERICK	3208 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HUGHES JOHN & SYLVIA	1904 LOST LAKE PL	PEARLAND	TX	77581
HUNTER KELLY JOSEPH	3403 BRENTWOOD LN	PEARLAND	TX	77581
HUTCHINS SEBASTIAN VAN	3412 BRENTWOOD LN	PEARLAND	TX	77581
IBARRA RODOLFO C & ILLIANA A	2508 GOLFRIDGE CIR	HOUSTON	TX	77089

Exhibit 5
ZONE 16-00006

IMAM SYED S	1920 STABLE STONE LN	PEARLAND	TX	77581
INMAN KENT E & CONNIE L	3010 KESWICK DR	PEARLAND	TX	77581
INVESTCORP DEVELOPMENT I LTD	3007 DAVEY OAKS	PEARLAND	TX	77584
JACOB JAY T & BEJIMOL T	2111 ASBURY CT	PEARLAND	TX	77581
JAE LEE & ASSOCIATES	PO BOX 590266	HOUSTON	TX	77259
JBGL MODEL FUND I	3131 HARVARD AVE STE 103	DALLAS	TX	75205
JOE DONNA LYNN	2108 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
JOHN JOEL J & STEFFIN MATHEW	1915 STABLE STONE LN	PEARLAND	TX	77581
JOHNSON RYAN ROBERT & AMANDA L	3202 CACTUS HEIGHTS LN	PEARLAND	TX	77581
JOINER WILLARD L & WHETSTONE RAINA S	2020 CREEK SHORE LN	PEARLAND	TX	77581
JOM JOMI KANJIRATHINGAL & DIEPAA JOM	1923 STABLE STONE LN	PEARLAND	TX	77581
JONES ANDRE HINTON & LATOSHA M	3303 BRENTWOOD LN	PEARLAND	TX	77581
JONES DAVID E & TATIANA	2107 HUBSTONE WAY	PEARLAND	TX	77581
JP MORGAN CHASE BANK	3415 VISION DR	COLUMBUS	OH	43219
K HOVNANIAN OF HOUSTON II LP	13111 NORTHWEST FWY STE 310	HOUSTON	TX	77040
KASPER BENJAMIN M & JAMIE W	1701 BRIGHTON BROOK LN	PEARLAND	TX	77581
KATSAROS GEORGE J & BEATRIZ E	3004 KESWICK DR	PEARLAND	TX	77581
KERTZ LUIS JOHN & KATHRYN	2004 CREEK SHORE LN	PEARLAND	TX	77581
KHONSARI SEENA BABACK				0
KIRKSEY JASON M & CRISTEN K	2110 WOODLAND CT	PEARLAND	TX	77581
KNIGHT VON K	3422 E ORANGE ST	PEARLAND	TX	77581
KOHLER JOSEPH	3416 E ORANGE ST	PEARLAND	TX	77581
KORTENKAMP DAVID MICHAEL & STACIE LEE JARRETT	2107 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
KOZINA VLADAN & GLADYS MARGARITA VARAS	1912 STABLE STONE LN	PEARLAND	TX	77581
KRAUS KENDALL & KELLY	3414 CACTUS HEIGHTS LN	PEARLAND	TX	77581
KRUSZKA JEFFREY THOMAS	1909 LOST LAKE PL	PEARLAND	TX	77581
KWUON BENJAMIN	2102 RAIN LILY CT	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC	PO BOX 218844	HOUSTON	TX	77218
LAMBERT SUSAN M	2113 YUPON CIR	PEARLAND	TX	77581
LARMOND EARL & DENISE	1909 HOLLOW MIST LN	PEARLAND	TX	77581
LARTSON VASSEY A & MARY L JACOBS	3119 ORANGE ST	PEARLAND	TX	77581
LAY JAMES D & JACLYN S FLETCHER	2101 RAIN LILY CT	PEARLAND	TX	77581
LE ANH TUAN	3206 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LE TUONG T & KIEN P LUU	2111 TALL TIMBERS LN	PEARLAND	TX	77581
LEDBETTER RONALD CHRISTOPHER	3211 BRENTWOOD LN	PEARLAND	TX	77581
LEGGETT STEVEN LEONARD & NANISIA CINDY HARROW	3320 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LESLIE STEVEN KEITH	PO BOX 6117	BRYAN	TX	77805
LEVEILLE CHRISTINE & JASON	2101 DEERWOOD CT	PEARLAND	TX	77581
LEWIS EDWARD & LEISHA	3212 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEWIS STEVEN IRWIN & OLGA L	1803 BRIGHTON BROOK LN	PEARLAND	TX	77581
LI NA & ZONGTAN	1920 LOST LAKE PL	PEARLAND	TX	77581
LIGORI ANTHONY & MARY J	3402 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LOCKE ANN C	2102 TALL TIMBERS LN	PEARLAND	TX	77581
LOPEZ EDWARD P & SUZANNE D	1601 BRIGHTON BROOK LN	PEARLAND	TX	77581
LOPEZ JOSE LUIS JR & VERONICA	2102 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LOPEZ RICARDO & MIRYAM A BERNAL	3209 WINDY CAPE LN	LEAGUE CITY	TX	77573
LOW GERALD D	2111 WOODLAND CT	PEARLAND	TX	77581
LOZANO ROBYN MICHAEL & ALIJA	2011 PLANTAIN LILY CT	PEARLAND	TX	77581
LUNA RUBEN D & NILDA S	2108 WOODLAND CT	PEARLAND	TX	77581
LUNDIN DAVID E	2105 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LUTTA ATIBU & EMMA OGUNDA	1916 STABLE STONE LN	PEARLAND	TX	77581
LYONS ANNA S & RICHARD R	2104 HUBSTONE WAY	PEARLAND	TX	77581
MACHA MARK G	2109 STONESTHROW LN	PEARLAND	TX	77581
MAGEE ANITA	3209 BRENTWOOD LN	PEARLAND	TX	77581
MAI FRED L	2102 HUBSTONE WAY	PEARLAND	TX	77581
MALONE MARK KOHLER	2106 HUBSTONE WAY	PEARLAND	TX	77581
MANAPPURATHU UNNI N & SREELEKHA SUMATHY	3414 STONERIVER CT	PEARLAND	TX	77581
MANRAJ PRATIMA CAROL & JAGMOHAN	2010 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MANTILLA JORGE				
MARCILY SHAINE & GIJO JOSEPH	2008 ROCKY MEADOW LN	PEARLAND	TX	77581
MARTIN NAOMI THURMOND	3402 E ORANGE ST	PEARLAND	TX	77581
MARTINEZ ADAM & JANE	2101 HUBSTONE WAY	PEARLAND	TX	77581
MARTINEZ ALEJANDRO & IRMA	2103 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
MARTINEZ ARTHUR & DEANNA L	3008 BLACK ROCK LN	PEARLAND	TX	77581
MARTINEZ BLANCA & ENRIQUE	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MARTINEZ DAVID SR & ZULINA L	3421 BRENTWOOD LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00006

MARTINEZ ESTEVAN	1717 BRIGHTON BROOK LN	PEARLAND	TX	77581
MARTINEZ NAYELI M	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MASSEY PENNY	1916 LOST LAKE PL	PEARLAND	TX	77581
MATA JEFFREY JOHN & IRENE L	2107 WOODLAND CT	PEARLAND	TX	77581
MATHEW JERRY T & CYNDY A BABU	3007 BROKEN BRIDGE LN	PEARLAND	TX	77581
MAXFIELD RYAN DAVID	2117 YUPON CIR	PEARLAND	TX	77581
MCBAYNE TYRONE & ANGELENA P	1906 KESWICK CT	PEARLAND	TX	77581
MCDONALD SANDRA & MICHAEL CARDOZO	3105 ORANGE ST	PEARLAND	TX	77581
MCFARLANE SHAWN CHAPMAN & SILVIA A	2105 DEERWOOD CT	PEARLAND	TX	77581
MCGUIRE MONICA & COREY	2109 YUPON CIR	PEARLAND	TX	77581
MCNEVIN ROSS C & MARISSA V	3413 BRENTWOOD LN	PEARLAND	TX	77584
MEDINA SONIA MARIE & MICHAEL	2104 TALL TIMBERS LN	PEARLAND	TX	77581
MEGALE TIMOTHY S	3115 ORANGE ST	PEARLAND	TX	77581
MELENDEZ ERNESTO & ANA				
MELLEN GEORGE	1607 BRIGHTON BROOK LN	PEARLAND	TX	77581
MENKE MATTHEW V	2101 WOODLAND CT	PEARLAND	TX	77581
MERRILL ROBERT W & DANITA L	3103 ORANGE ST	PEARLAND	TX	77581
MEZIOU MONEM & SALMA	2007 ROCKY MEADOW LN	PEARLAND	TX	77581
MIGUEL LORELIE	2014 CREEK SHORE LN	PEARLAND	TX	77581
MILLER BRADLEY S	2103 OLD ALVIN RD	PEARLAND	TX	77581
MOHAMMAD SHAUKAT & SALMA KHATOON AKBAR	1903 LOST LAKE PL	PEARLAND	TX	77581
MOMPLET LAURA	2011 TALL TIMBERS LN	PEARLAND	TX	77581
MONTEMAYOR JOSEPH & SANDRA	3002 KESWICK DR	PEARLAND	TX	77581
MONTENEGRO BANY VILGAY & MAXIMILIANO	3201 BRENTWOOD LN	PEARLAND	TX	77581
MONTOYA LARENCE R SR & DAHENA L REVOCABLE LIVING TRUST	1918 STABLE STONE LN	PEARLAND	TX	77581
MOODY MILTON WAYNE JR & JANNA	2119 BRIAR CIR	PEARLAND	TX	77581
MORALES ALEJANDRO & NILDA	3104 ORANGE ST	PEARLAND	TX	77581
MORTELL PATRICK MARTIN & CORAL N	3223 BRENTWOOD LN	PEARLAND	TX	77581
MULL HEATHER L & MIKE B	2103 DEERWOOD CT	PEARLAND	TX	77581
MUNIZ SERGIO C & ROSA	2008 MYRTLE CREST CT	PEARLAND	TX	77581
MUSGRAVE-GROHMAN VENTURES LTD	500 CHESTNUT ST STE 700	ABILENE	TX	79602
MUSTAFA FAYEZ M & JUMANA K WAHDANI	2108 DEERWOOD CT	PEARLAND	TX	77581
NESTER JAMES J & DEBORAH L	2112 FOREST BANK LN	PEARLAND	TX	77581
NETH PAUL P & KILANARA SOK YAI & MOLIKA BY YAI	3210 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGO BICH CHAU	3218 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGUYEN HONG DUC & JENNIFER ANH DO	2108 ASBURY CT	PEARLAND	TX	77581
NGUYEN KHOA DANG & PHUONG NGOC TRAN	2009 MYRTLE CREST CT	PEARLAND	TX	77584
NGUYEN LOC	2112 STONEHOLLOW CT	PEARLAND	TX	77581
NGUYEN NGOCMAI THI	3039 ORANGE ST	PEARLAND	TX	77581
NGUYEN NGUYEN TRI	3221 BRENTWOOD LN	PEARLAND	TX	77581
NGUYEN THANG QUOC & CHAU L	3420 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRACY & KHANG DANG	3413 STONERIVER CT	PEARLAND	TX	77581
NGUYEN TRAM NGOC	3014 KESWICK DR	PEARLAND	TX	77581
NGUYEN VIET	10406 CLAYBROOK DR	HOUSTON	TX	77089
NOE TABITHA	2019 CREEK SHORE LN	PEARLAND	TX	77581
NOLEN ROBERT R JR & ANNE E	3215 BRENTWOOD LN	PEARLAND	TX	77581
NORRIS CHRISTOPHER A & GENEA M	1908 KESWICK CT	PEARLAND	TX	77581
NUNEZ JULIO C & JOANN	3304 CACTUS HEIGHTS LN	PEARLAND	TX	77581
OKOH JENNIFER O	2111 DEERWOOD CT	PEARLAND	TX	77581
OYEWOLE ABIODUN S & ANDREA	3405 BRENTWOOD LN	PEARLAND	TX	77581
PACANA CHARLITA L	3041 ORANGE ST	PEARLAND	TX	77581
PALMER KIMBERLY & CARLTON H	3318 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PARHAM CHRISTOPHER M & RACHEAL K	3016 KESWICK DR	PEARLAND	TX	77581
PARK WILLIAM & JENNIFER	2003 TALL TIMBERS LN	PEARLAND	TX	77581
PASALA SRINIVASA R & STACY	3006 KESWICK DR	PEARLAND	TX	77581
PATEL ROHAN M & ALPABEN	2112 DEERWOOD CT	PEARLAND	TX	77581
PATTERSON BARBARA E	3406 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PATTERSON MICHAEL CODY & CAROL L	3422 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PAYTON MARIUS J & SUSAN E	2109 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
PEARLAND CREEKSIDE ASSN INC	8711 HIGHWAY 6 N STE 270	HOUSTON	TX	77095
PENNICK GREGORY B	2007 TALL TIMBERS LN	PEARLAND	TX	77581
PEREZ ALEJANDRO & IMELDA	2112 WOODLAND CT	PEARLAND	TX	77581
PEREZ OSVALDO JR	1901 LOST LAKE PL	PEARLAND	TX	77581
PETERS DAVID J & MUTIA M	2111 HUBSTONE WAY	PEARLAND	TX	77581
PETERSON BARRY O & NEFIA S	2101 STONESTHROW LN	PEARLAND	TX	77581
PETRY GINA K	2012 CREEK SHORE LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00006

PHAM LONG NGOC & HONG THI KIM CAO	2006 ROCKY MEADOW LN	PEARLAND	TX	77581
PHAM VU & LOAN TRAN	3409 BRENTWOOD LN	PEARLAND	TX	77581
PHAN JENNIFER L	3111 ORANGE ST	PEARLAND	TX	77581
PHAN THOMAS & TAMMY	1913 LOST LAKE PL	PEARLAND	TX	77581
PILLOW JON J & ASHLEY OSWALD	206 E SHADOWBEND AVE	FRIENDSWOOD	TX	77546
POLAK RANDY DALE & CHERYL ANN	3308 E ORANGE ST	PEARLAND	TX	77581
POTTER LINDA S	1807 BRIGHTON BROOK LN	PEARLAND	TX	77581
PROFF LAUREN ASHLEY INVESTMENT TRUST	2208 COUNTRY CLUB DR	PEARLAND	TX	77581
PUNNAKOTTIL JOSE J & MARY JOSE	3416 STONERIVER CT	PEARLAND	TX	77581
PURDUM DON LEE & MARGARET	PO BOX 1123	SAN MARCOS	TX	78667
QUANDAHL CLARK & NHU DZUONG	5019 HASTINGWOOD DR	HOUSTON	TX	77084
RAHE GARY D & CAROL T	PO BOX 2816	PEARLAND	TX	77588
RALLS TROY EARL & MELISSA LYNN LABELLO	1907 LOST LAKE PL	PEARLAND	TX	77581
RAMOS BRIAN C & LESLIE A	3213 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RAO LEE	2102 RIPPLE BEND LN	PEARLAND	TX	77581
RECALDE PEDRO & CELINA	2112 HUBSTONE WAY	PEARLAND	TX	77581
RELJAC STEVEN R & MELINDA	1717 SAWYER CROSSING LN	PEARLAND	TX	77581
RHODEN PATRICK OKEHOE	3304 E ORANGE ST	PEARLAND	TX	77581
RHODES JERRY KEITH & TERI D	2106 WOODLAND CT	PEARLAND	TX	77581
RIDLEY RYAN & TRICIA	3312 CACTUS HEIGHTS LN	PEARLAND	TX	77581
ROCHA JOSE A & JUANITA	1914 HOLLOW MIST LN	PEARLAND	TX	77581
RODRIGUEZ ALEJANDRO	3010 BROKEN BRIDGE LN	PEARLAND	TX	77581
RODRIGUEZ MICHELE R & RENE J	3416 BRENTWOOD LN	PEARLAND	TX	77581
ROECKER MORRIS DWAYNE & STEPHANIE	1911 HOLLOW MIST LN	PEARLAND	TX	77581
ROHRMAN WILLIAM MARTINEZ	2911 BIRCH BOUGH ST	PEARLAND	TX	77581
ROUNDTREE JAYCE CHARLES & APRIL M	3225 BRENTWOOD LN	PEARLAND	TX	77581
ROUSSELL CYNTHIA M & THOMAS J WEBER	2104 WOODLAND CT	PEARLAND	TX	77581
ROYER WENDY & GILES JESSE	1912 HOLLOW MIST LN	PEARLAND	TX	77581
RUSHING ARTHUR G & LYNDA L	2004 LAVENDER HILL CT	PEARLAND	TX	77581
RUSSELL ANDRE E & KARINA E	3401 BRENTWOOD LN	PEARLAND	TX	77581
SAENZ GREGG A & VERONICA S	3313 BRENTWOOD LN	PEARLAND	TX	77581
SAEZ GEORGE L JR	3209 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SAJU MERCY	2010 ROCKY MEADOW LN	PEARLAND	TX	77581
SANDOVAL ESTEBAN & ANA I	3222 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SANTA MARIA DAMON & DIANE	2102 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
SAOOD IRFAN & ANILA	3205 AUTUMN CT	PEARLAND	TX	77584
SCHALL KENNETH	2113 BRIAR CIR	PEARLAND	TX	77581
SCHEIBNER BENNO A & BARBARA C	2002 TALL TIMBERS LN	PEARLAND	TX	77581
SCHUESSLER MARK & JANE H	2101 STONEHOLLOW CT	PEARLAND	TX	77581
SCHWARZ SCOTT & PAMELA	2109 BRIAR CIR	PEARLAND	TX	77581
SCHWARZ STEPHEN & JANE A	2112 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
SCHWIBINGER ROBERT E & GAYLE	3311 BRENTWOOD LN	PEARLAND	TX	77581
SEALS TOMMIE JR & CHARRY L	2109 ASBURY CT	PEARLAND	TX	77581
SELZER MICHAEL & MICHAEL SHARPE	2004 TALL TIMBERS LN	PEARLAND	TX	77581
SHAJU MARY	2107 TALL TIMBERS LN	PEARLAND	TX	77581
SHARP BRENT L	3309 BRENTWOOD LN	PEARLAND	TX	77581
SHEAD JOHN T & TELISA	2104 ASBURY CT	PEARLAND	TX	77581
SHERMAN JASON H & DELORIES M SHERMAN	3110 ORANGE ST	PEARLAND	TX	77581
SHERRILL BENJAMIN A & DANA B	2109 STONEHOLLOW CT	PEARLAND	TX	77581
SIMPSON SCOTT A JR & HEIDI M	2107 STONEHOLLOW CT	PEARLAND	TX	77581
SMITH GARRIE W & NATASHA Y	3207 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SMITH MICHELLE ANN	2013 FOXGLOVE OAKS CT	PEARLAND	TX	77581
SONNIER JONATHAN	3045 ORANGE ST	PEARLAND	TX	77581
SOWELLS TERRY D & DALANA S	2111 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
STALL CHARLES T	3205 CACTUS HEIGHTS LN	PEARLAND	TX	77581
STAMBAUGH RICHARD G	2038 CREEK SHORE LN	PEARLAND	TX	77581
STEELE RONNIE G & PAULINE	3302 E ORANGE ST	PEARLAND	TX	77581
STONEBRIDGE HOMEOWNERS ASSN				
STURGEON LEWIS & PAMELA	3102 ORANGE ST	PEARLAND	TX	77581
SUAREZ JOHN WESLEY & BRITTANY M	2108 HUBSTONE WAY	PEARLAND	TX	77581
SUBRAMANIAN THENMOZHI & CHEZHIAN VELUMANI	3220 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SULLIVAN EARL N	3324 E ORANGE ST	PEARLAND	TX	77581
SVENSSON CHRISTER & CAREY J	2105 WOODLAND CT	PEARLAND	TX	77581
T & B ALEXANDER FMLY LTD PRTNSP	2411 PARK AVE	PEARLAND	TX	77581
TALBOTT JOHN & CECELIA	2967 WATER WILLOW LN	PEARLAND	TX	77581
TANG NGOC KHANH	2002 ROCKY MEADOW LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00006

TARRANT REBBECCA JEAN	2101 OLD ALVIN RD	PEARLAND	TX	77581
TAYLOR JOSEPH A	1908 LOST LAKE PL	PEARLAND	TX	77581
TAYLOR RICHARD LYNN & RHONDA	1911 LOST LAKE PL	PEARLAND	TX	77581
TERRASAS ROBERT E & JENNIFER A	1720 BRIGHTON BROOK LN	PEARLAND	TX	77581
THANG THI LE & CHIEN T NGUYEN	2106 STONEHOLLOW	PEARLAND	TX	77584
THE CENTRE AT PEARLAND	1001 WEST LOOP S STE 100	HOUSTON	TX	77027
THE COOK 3118 ORANGE LAND TRUST	12320 BARKER CYPRESS RD	CYPRESS	TX	77429
THIBODEAUX DANIEL RAY & DAWN M	3410 STONERIVER CT	PEARLAND	TX	77581
THOMAS ANITA K	2106 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
THOMAS ASHLEY & SUSAN CHERIAN	2109 TALL TIMBERS LN	PEARLAND	TX	77581
THORNTON ADAM	1915 HOLLOW MIST LN	PEARLAND	TX	77581
TIU NESTOR P & MARIA V	2106 TALL TIMBERS LN	PEARLAND	TX	77581
TON NGA THANHNU & AN N	1905 KESWICK CT	PEARLAND	TX	77581
TON UYEN NU & MONG HA	3004 BROKEN BRIDGE LN	PEARLAND	TX	77581
TRAN CHAU & JENNA DIEP DINH	2102 ASBURY CT	PEARLAND	TX	77581
TRAN CHRIS P	2009 CREEK SHORE LN	PEARLAND	TX	77581
TRAN HAO & KHAI NGUYEN	2101 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
TRAN JENNIE QUYEN	2013 TALL TIMBERS LN	PEARLAND	TX	77581
TRAN MICHAEL	2009 FOXGLOVE OAKS CT	PEARLAND	TX	77581
TRAN NGOC BICH THI & HUY	2110 HUBSTONE WAY	PEARLAND	TX	77581
TREVINO JUAN & SYLVIA	3203 BRENTWOOD LN	PEARLAND	TX	77581
TRINH TUNG				
TRUJILLO LUIS A & SILVIA WHEELER SAAVEDRA	3307 BRENTWOOD LN	PEARLAND	TX	77581
TRUONG LIEN & DENNIS	3315 BRENTWOOD LN	PEARLAND	TX	77581
TUNG JIM LE & MINH N TRAN	2111 STONEHOLLOW CT	PEARLAND	TX	77581
TURNER WESLEY & CARLY	1718 BRIGHTON BROOK LN	PEARLAND	TX	77581
TURPEN JASON R & NICOLE M HERRING	3001 BROKEN BRIDGE LN	PEARLAND	TX	77581
UCEDA OLGA	1905 HOLLOW MIST LN	PEARLAND	TX	77581
UGHS REAL ESTATE	7501 FANNIN ST	HOUSTON	TX	77054
VALDEZ JUAN C & ANNETTE L	9218 COMANCHE PEAK LN	HOUSTON	TX	77089
VALLERU SRIDHAR & LALITHA DEVI	3012 KESWICK DR	PEARLAND	TX	77581
VAN LE	2021 CREEK SHORE LN	PEARLAND	TX	77581
VANEGAS CESAR A	3214 CACTUS HEIGHTS LN	PEARLAND	TX	77581
VAZQUEZ ALDO & THERESA	3418 HICKORY CREEK DR	PEARLAND	TX	77581
VERA JORGE E VASQUEZ & MILDRED RODRIGUEZ	2111 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
VERNON RICHARD DENNIS	2103 WOODLAND CT	PEARLAND	TX	77581
VHI PROPERTIES LP	4230 GREENBRIAR DR	STAFFORD	TX	77477
VILLARREAL ANA O	2103 STONESTHROW LN	PEARLAND	TX	77581
VILLARREAL EDGAR GERARDO & NADIA M	3305 BRENTWOOD LN	PEARLAND	TX	77581
VIVERETTE DAVID C & ELENA	2109 HUBSTONE WAY	PEARLAND	TX	77581
VO THAO DONG & TIFFANY	3317 BRENTWOOD LN	PEARLAND	TX	77581
VO TUAN & JIAO	1905 LOST LAKE PL	PEARLAND	TX	77581
VOLOVAR ROBERT P & THUY H	3419 STONERIVER CT	PEARLAND	TX	77581
VU HIEN-HOA H & RICHARD J ESCAMILLA	1921 STABLE STONE LN	PEARLAND	TX	77581
VU SANG	2105 TALL TIMBERS LN	PEARLAND	TX	77581
VUITTONET ROBERT B	3116 ORANGE ST	PEARLAND	TX	77584
VUONG TAN A & DEREK G LE	1903 KESWICK CT	PEARLAND	TX	77581
WALKER-LOWE BARBARA	2001 ROCKY MEADOW LN	PEARLAND	TX	77581
WANG HOUYI & SHU QI	515 S FRY RD #501	KATY	TX	77450
WANG WEI	3219 BRENTWOOD LN	PEARLAND	TX	77581
WARFIELD BARBARA LYNN & BEVERLY LYNN SMITH	2006 CREEK SHORE LN	PEARLAND	TX	77584
WEDGMAN TRAVIS & MORGAN N PIERCE	1925 HOLLOW MIST LN	PEARLAND	TX	77581
WHEATON KENDRA MONIQUE	2010 PLANTAIN LILY CT	PEARLAND	TX	77581
WHITE CASON V & DARCI R	2023 CREEK SHORE LN	PEARLAND	TX	77581
WICKHAM RYAN CHRISTIAN & COURTNEY L	2102 FOREST BANK LN	PEARLAND	TX	77581
WILLIAMS STANLEY & SANDRA P	1901 KESWICK CT	PEARLAND	TX	77581
WORLEY RONNIE L	3107 ORANGE ST	PEARLAND	TX	77581
WORTMAN DUSTY L	3322 E ORANGE ST	PEARLAND	TX	77581
WYATT JUSTIN BRADLEY	1721 BRIGHTON BROOK LN	PEARLAND	TX	77581
WYATT WALLACE WAYNE JR & TAMRA M	3306 CACTUS HEIGHTS LN	PEARLAND	TX	77581
YEMECK ALEXANDRE & KOSSIWA	2001 TALL TIMBERS LN	PEARLAND	TX	77581
YEO EDWARD L & JILL	1913 KESWICK CT	PEARLAND	TX	77581
ZAPIEN LUIS & STELLA B	2007 CREEK SHORE LN	PEARLAND	TX	77581
ZIEGLER STANLEY R & KATHRYN	3213 BRENTWOOD LN	PEARLAND	TX	77584

Approved 4-26-04
ORD. 509-704

Exhibit A

PROPOSED
PLANNED UNIT DEVELOPMENT

123.34 acres

PEARLAND PARKWAY

Approved
4-26-04

Final

Table of Contents

Appendices

Planning Objectives

The 123.34-acre Planned Unit Development is designed to permit the creation of a mixed use development on Pearland Parkway in a way that preserves the attractiveness and convenience of the site while providing a variety of upper mid-priced single family dwelling units. The parcel is outside of the 100-year flood plain except for the eastern section which terminates in the Clear Creek floodway. The land is flat and clear except for some trees along the creek. The property is currently owned by Sue Alexander Morrison. (See Survey Appendix)

The general plan of the P.U.D. is two sections of R-2 residential with a small section of General Business along Pearland Parkway. Landscaping and detention ponds and fountains separate the residential from the thoroughfares and from the general business area. In addition, masonry fencing separates the residential from the ponds and landscaping at both the Old Alvin Road and the Pearland Parkway entrances.

The development provides a logical transition from the development on the south to the one on the north. The tract immediately south is zoned R-3 with smaller lot sizes and higher density while the property to the north is an R-2 P.U.D. with a mixture of lot sizes. Nevertheless, the smallest lot size in the proposed P.U.D. is larger than the smallest lots in either the development above or the development below. The proposed P.U.D. allows single family homes in the upper-middle price ranges from Old Alvin Road toward the west side of Pearland Parkway and from the east side of Pearland Parkway toward Clear Creek.

Detention ponds and fountains provide scenic separation from City Service sites and traffic along Old Alvin Road at the western entrance to the development.

There are also general business sites along both sides of Pearland Parkway. The P.U.D. stipulates that these areas meet all the requirements of Pearland Parkway Overlay District. Landscaped detention areas with ponds and fountains will help buffer residential areas from the general business parcels. The result is a natural transition from the parkway, through the general business sections, past open areas, and finally ending in the residential neighborhoods.

Park lands are carefully situated to compliment the land usage in adjacent developments. Several fault lines terminate in the development to the north, dictating park locations in that development. Parklands in the proposed P.U.D. are located in alignment with the parks to the north, avoiding problems with any undetected extensions of the fault lines and providing a logical connection of the open areas.

A 8' wide pedestrian pathway corridor & concrete jogging trail will be located to connect with the trail to the north and south of the development and maintained by the Owners Association. Any existing trees and other vegetation along the creek will be left in place. Parks and open areas will be landscaped with trees, shrubs, lawns, and benches.

Land Usage Summary

The proposed Planned Unit Development will include a mix of land usage as summarized in the following table:

LAND USAGE

Usage	Acres	%
S.F.U. - 80'	23.98	19.4
S.F.U. - 70'	57.72	46.8
General Business	12.74	10.3
Parks	2.42	2.0
Detention	26.48	21.5
Total	123.34	100.0

At a workshop in Feb/March 1991 Council decided that lot depth could vary!

RESIDENTIAL LOT SUMMARY

Lot Size	Units	%
80 X 121	81	28.1
70 X 139	116	40.3
70 X 121	91	31.6
Total	288	100.0

The gross density for residential is 2.34 units per acre. The net density is 3.29 units per acre.

Entrance Treatments

Detention Ponds will be masked as a beautiful water feature to combine aesthetics and functionality. The ponds shall be surrounded by landscaping as shown in the Typical Park or Detention Area Landscaping Appendix. These features separate the residential areas from the thoroughfares and from general business areas. A masonry wall and appropriate landscaping shall separate and demarcate the residential areas. This treatment provides additional sound buffering and a pleasant visual transition from busy thoroughfares and general business areas.

Residential West of Pearland Parkway

The residential section west of Pearland Parkway shall consist of detached, single family dwelling units and appropriate open park land. All residential sites in the P.U.D. west of Pearland Parkway shall conform to the requirements for R-2 Residential Zoning. The entrance from Old Alvin Road shall include highlighted water features and landscaping.

No builder shall place the same home elevation in any five consecutive lots on the same side of the street or on any of the lots on the opposite side of the street from the five consecutive lots. This restriction, more stringent than for most existing Pearland subdivisions, will promote a more interesting streetscape and a more pleasing sense of diversity. Lot setback lines may vary from 20' to 30' to promote variety. Each lot shall have a minimum of three trees.

Masonry Fences shall be built between the residential area and the water feature/landscaped area facing Old Alvin Road and the area facing Pearland Parkway. Ponds shall have a lighted fountain.

Each common open space or detention pond area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities. (See Open Space Landscape Example)

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common facilities.

Residential East of Pearland Parkway

The residential section east of Pearland Parkway shall consist of detached, single family dwelling units. All residential sites in the P.U.D. east of Pearland Parkway shall conform to the requirements for R-2 Residential Zoning.

No builder shall place the same home elevation in any five consecutive lots on the same side of the street or on any of the lots on the opposite side of the street from the five consecutive lots. Lot setback lines may vary from 20' to 30' to promote variety. Each lot shall have a minimum of three trees.

Masonry Fences shall be built between the residential area and the detention pond/landscaped area facing Pearland Parkway. Ponds shall have a lighted fountain.

Each common open space or detention pond area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities. (See Open Space Landscape Example)

For any land or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common facilities.

General Business Sites

The general business sites in the development are located on either side of Pearland Parkway, as shown on the Site Plan. This is consistent with other developments that have general business sites along Pearland Parkway. The GB zone shall comply with all requirements of the Pearland Parkway Overlay District.

Permitted uses shall be the same as those set forth in Table III of the City of Pearland Land Use & Urban Development Ordinance, Revised April 22, 2002 as it pertains to property zoned GB General Business District.

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal
Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

In connection with any permitted use, there shall be allowed the incidental display of merchandise out of doors subject to the following limitations:
All display areas out of doors shall be confined to a pedestrian walkway immediately adjacent to the building housing the primary use, shall not extend from such building a distance of more than ten (10) feet, and shall be located wholly under a permanent part of a main business building such as a marquee, provided that adequate pedestrian access is maintained. Adequate pedestrian access shall be an unobstructed thirty-six (36) inch walkway.

Screening and fencing shall be provided and maintained as set forth in Section 30 of the City of Pearland Land Use & Urban Development Ordinance (Pearland Parkway Overlay District). Parking and loading areas shall be subject to the requirements of Section 30 of the City of Pearland Land Use & Urban Development Ordinance.

All refuse and refuse containers shall be screened from view of all public streets, unless permanent fixtures, aesthetically designed for visible locations. The general business area shall be buffered from the residential area by a masonry wall. All access to general business sites in the P.U.D. shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual.

Pearland Parkway Overlay District

All property within the Pearland Parkway Overlay District shall comply with all requirements of the Overlay District.

Additional Requirements

Except as otherwise provided in this document, each land use and parcel development shall comply with the City of Pearland Zoning Ordinance, Subdivision Ordinance, Building Code and other applicable development regulations.

Parklands

There shall be provisions made for the establishment of a property owners association to own, manage and maintain the 2.42 acres of park land (See Site Plan). The developer shall pay park fees in lieu of dedication of park land.

Traffic Impact Analysis

Before Preliminary Platt submittal, a Traffic Impact Analysis study shall be completed. A street connection shall be made to Schleider Dr. if recommended by the Traffic Impact Analysis study. (See Site Plan)

Development Schedule

Development will proceed in four stages, beginning in June, 2004. The first stage will involve the major infrastructure including most street improvements, utilities and detention. Homes will be constructed in the next three phases, beginning closest to Pearland Parkway and proceeding toward Clear Creek to the east and toward Old Alvin Rd. to the west:

Phase I June 04 – Sept. 04

Final Engineering, Entitlements and Approvals,
Dirt work, Construction of Boulevard Entrances,
Major Street, Utility and Detention.

Phase II Oct. 04 – Aug. 05

Entrance Monumentation, Local Utility Lines,
Begin Residential West of Pearland Parkway,

Phase III Sept. 05 – July 06

Begin Residential East of Pearland Parkway.
Additional Local Streets and Utility Lines
Continue Residential West of Pearland Parkway,
Continue Residential East of Pearland Parkway.
Begin General Business.

Phase IV Aug. 06 – June 06

Final Residential East of Old Alvin Rd.,
Final Residential East of Pearland Parkway.
Final General Business.

Sale Plan

Lots to the west and east of Pearland Parkway will be sold to several major builders whose product offering is compatible with the price / zoning requirements of the project.

The general business tracts along the parkway will be sold beginning in Phase III as demand dictates.

39.50 ACRE TRACT OF LAND SITUATED IN THE D.H.M. HUNTER SURVEY, ABSTRACT 76, PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.) and being more particularly described (with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 and distances expressed in surface U.S. Survey Feet) as follows:

COMMENCING at a ½-inch iron rod, found as called, at the intersection of the easterly right-of-way of Old Alvin Road (90 feet wide at the point) as described in a deed dated September 15, 1979 from John H. Alexander, Executor to the City of Pearland and recorded in Volume 1475, Page 837, B.C.D.R. and the north right-of-way of Orange Street (50 feet wide) as described in a deed dated April 3, 1991, from Sue Alexander Morrison to the City of Pearland, as recorded under Brazoria County Clerk's File No. (91) 910298, said point occupying Texas State Plane Coordinate values Y=13,773,406.44 and X=3,151,631.89, said point also being the most southwesterly corner of said 181.6209 acre survey, above;

THENCE, N 02° 43' 44" W, along said easterly right-of-way line of Old Alvin Road, a distance of 374.87 feet to a ½-inch iron rod, found as called, for a point of curvature of a curve to the left and northwesterly;

THENCE, continuing along said easterly right-of-way line, along said curve to the left and northwesterly, an arc distance of 204.01 feet to a 5/8-inch iron rod with cap, set, for the a point of reverse curvature, said curve having a radius of 2.036.66 feet, a central angle of 5° 44' 21" and a long chord which bears N 5° 35' 55" W, 203.92 feet;

THENCE, continuing along said easterly right-of-way line, along a curve to the right and northwesterly, an arc distance of 75.07 feet to a 5/8-inch iron rod, found, for a point on curve and the northwest corner of the parent tract, said curve having a radius of 1,956.66 feet, a central angle of 2° 11' 53" and a long chord which bears N 6° 44' 45" W, 75.06 feet, said point also being the southwest corner of a tract of land as described in a deed dated January 2, 2001 from Patricia Alexander Wood to Beazer Homes Texas, L.P. as recorded under Brazoria County Clerk's File No. (01) 000 875;

THENCE, N 87° 12' 12" E, departing said Old Alvin Road, along the south line of said Beazer Homes tract, a distance of 2,554.79 feet to a ½-inch iron rod, found as called for an angle point, said point also being on the northeast line of said the H.T.&B.R.R. CO. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, N 41° 39' 58" E, departing said common line and continuing along said Beazer Homes tract, a distance of 2,260.05 feet to a 5/8-inch iron rod with cap, set in the easterly right-of-way of Pearland Parkway (130 feet wide) for the POINT OF

BEGINNING of the herein described tract, occupying Texas State Plane Co-ordinates Y=13,775,871.35 and X=3,155,639.54;

THENCE, N 41° 39' 58" E, continuing along said Beazer Homes tract, a distance of 1,952.67 feet to a point in the centerline of Clear Creek (a non-navigable stream) for the most northerly corner of the herein described tract, from which 5/8-inch iron rod with cap, set on the easterly high bank bears N 41° 39' 58" E, a distance of 63.17 feet;

THENCE, along and with the centerline of said Clear Creek the following meanders:

S 27° 14' 47" E, 95.71 feet;

S 29° 12' 16" E, 97.96 feet;

S 31° 28' 18" E, 43.32 feet;

S 28° 59' 35" E, 92.91 feet;

S 33° 31' 55" E, 110.11 feet;

S 43° 51' 30" E, 43.96 feet;

S 55° 54' 08" E, 107.02 feet;

S 49° 48' 56" E, 104.18 feet;

S 28° 08' 19" E, 105.12 feet;

S 13° 36' 45" E, 41.82 feet;

S 6° 43' 38" E, 97.54 feet to a point on the southerly line of the aforementioned 181.6209 acre tract, also being the north line of the aforementioned 155.4029 acre John Alexander tract as recorded under Brazoria County Clerk's File No. (91) 880476;

THENCE, S 41° 40' 41" W, departing said Clear Creek, along and with the southerly line of said 181.6209 acre Morrison tract, a distance of 1,948.44 feet, to a 5/8-inch iron rod with cap, set for a point on the east right-of-way of said Pearland Parkway for the southwest corner of the herein described tract;

THENCE, N 32° 42' 50" W, along the easterly right-of-way line of Pearland Parkway, as described in a deed dated April 23, 2001 from Sue Alexander Morrison to the City of Pearland as recorded under Brazoria County Clerk's File No. (01) 016877, a distance of 910.96 feet to the POINT OF BEGINNING, containing 39.50 acres of land.

83.83 ACRE TRACT OF LAND SITUATED IN THE D.H.M. HUNTER SURVEY, ABSTRACT 76, AND THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 233 PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.) and being more particularly described (with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 and distances expressed in surface U.S. Survey Feet) as follows:

BEGINNING at a ½-inch iron rod, found as called, at the intersection of the easterly right-of-way of Old Alvin Road (90 feet wide at this point) as described in a deed dated September 15, 1979 from John H. Alexander, Executor to the City of Pearland and recorded in Volume 1475, Page 837, B.C.D.R. and the north right-of-way of Orange Street (50 feet wide) as described in a deed dated April 3, 1991, from Sue Alexander Morrison to the City of Pearland, as recorded under Brazoria County Clerk's File No. (91) 910298 B.C.D.R., said point occupying Texas State Plane Coordinate values Y=13,773,406.44 and X=3,151,631.89, said point also being the most southwesterly corner of said 181.6209 acre survey, above;

THENCE, N 02° 43' 44" W, along said easterly right-of-way line of Old Alvin Road, a distance of 374.87 feet to a ½-inch iron rod, found as called, for a point of curvature of a curve to the left and northwesterly;

THENCE, continuing along said easterly right-of-way line, along said curve to the left and northwesterly, an arc distance of 204.01 feet to a 5/8-inch iron rod with cap, set for a point of reverse curvature, said curve having a radius of 2,036.66 feet, a central angle of 5° 44' 21" and a long chord which bears N 5° 35' 55" W, 203.92 feet;

THENCE, continuing along said easterly right-of-way line, along a curve to the right and northwesterly, an arc distance of 75.07 feet to a 5/8-inch iron rod, found, for a point on curve and the northwest corner of the herein describe tract, said curve having a radius of 1,956.66 feet, a central angle of 2° 11' 53" and a long chord which bears N 6° 44' 45" W, 75.06 feet, said point also being the southwest corner of a tract of land as described in a deed dated January 2, 2001 from Patricia Alexander Wood to Beazer Homes Texas, L.P. as recorded under Brazoria County Clerk's File No. (01) 000875;

THENCE, N 87° 12' 12" E, departing said Old Alvin Road, along the south line of said Beazer Homes tract, a distance of 2,554.79 feet to a ½-inch iron rod, found as called for an angle point, said point also being on the northeast line of said the H.T.&B.R.R. Co. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, N 41° 39' 58" E, departing said common line and continuing along said Beazer Homes tract, a distance of 2,125.06 feet to a 5/8-inch iron rod with cap, set in the westerly right-of-way of Pearland Parkway (130 feet wide) and being the northeast corner of the herein described tract;

THENCE, S 32° 42' 50" E, along the westerly right-of-way line of Pearland Parkway, as described in a deed dated April 23, 2001 from Sue Alexander Morrison to the City of Pearland as recorded under Brazoria County Clerk's File No. (01) 016877, a distance of 910.95 feet to a 5/8-inch iron rod with cap, set for the most easterly corner of the herein described tract, also being a point on the north line of a tract as described in a deed dated June 20, 2003 from John Alexander Family Limited Partnership to RH of Texas Limited Partnership, as recorded under Brazoria County Clerk's File No. (03) 037862;

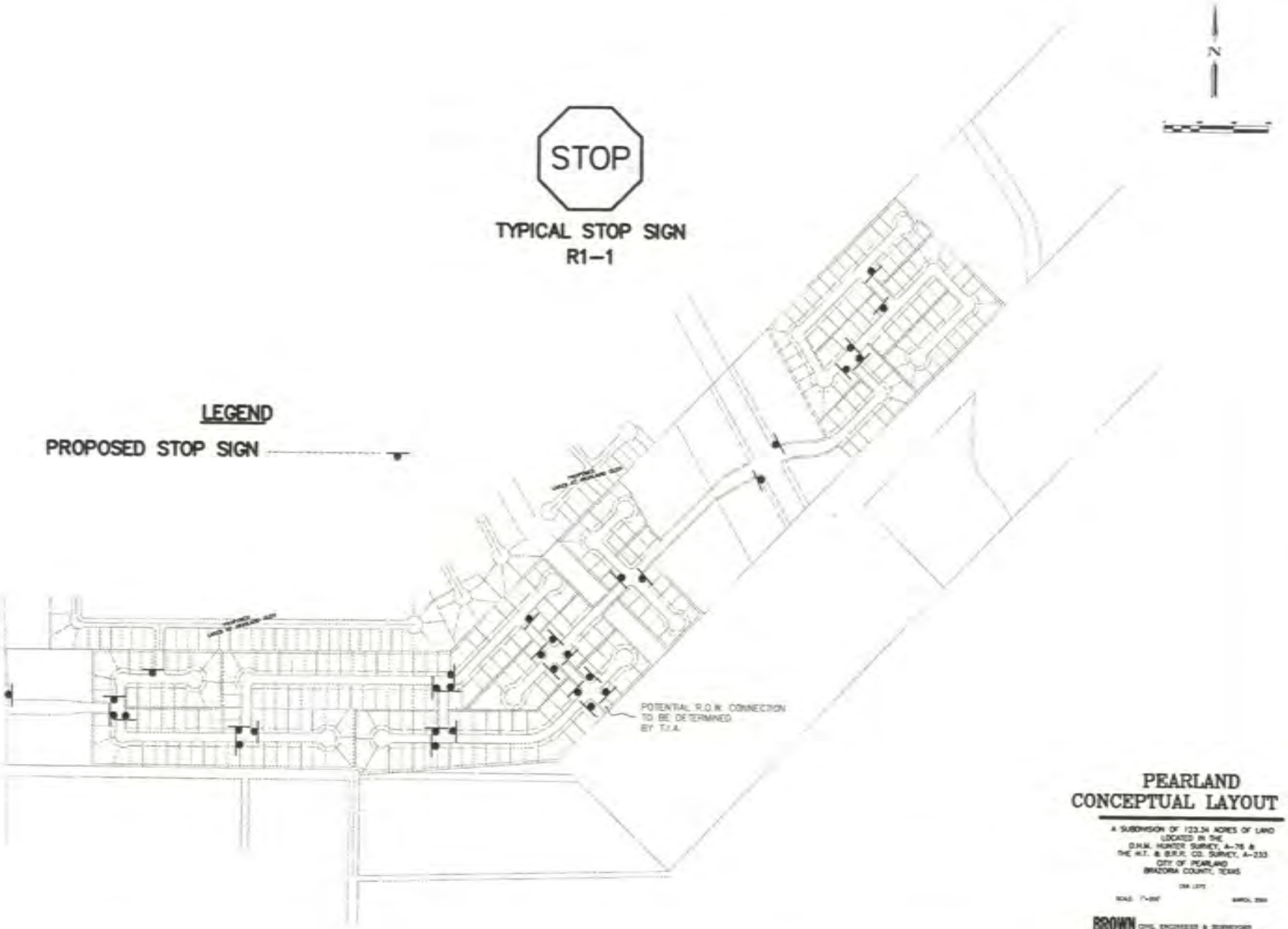
THENCE, S 41° 40' 14" W, along said RH of Texas tract, a distance of 1,878.72 feet to a ½-inch iron rod, found as called, for an angle point in the herein described tract, said point also being on the northeast line of said the H.T.&B.R.R. Co. Survey, Abstract 233 and the southwest line of said D.H.M. Hunter, Abstract 76;

THENCE, S 82° 58' 29" W, along the southerly line of a Boundary Line Agreement, dated September 15, 1983 between Sue Alexander Morrison and John Alexander, as recorded in Volume 1744, Page 18, B.C.D.R., said line is also the north line of the Creekside Section 1 Subdivision as recorded in Volume 24, Page 9-10, Brazoria County Plat Records (B.C.P.R.), a distance of 1,141.72 feet to an "X" cut in concrete for a southerly corner of the herein described tract:

THENCE, 2° 20' 07" W, a distance of 30.10 feet to a 5/8-inch iron rod with cap, set for an interior corner of the herein described tract, also being a point on the northerly line of the aforementioned Orange Street;

THENCE, S 83° 00' 50" W, continuing along and with the north line of said Orange Street, a distance of 1.25 feet to a 5/8-inch iron rod with cap set for a corner of the herein described tract;

THENCE, S 87° 36' 37" W, continuing along and with said north line of Orange Street, a distance of 2,027.31 feet to the POINT OF BEGINNING, containing 83.83 acres of land.



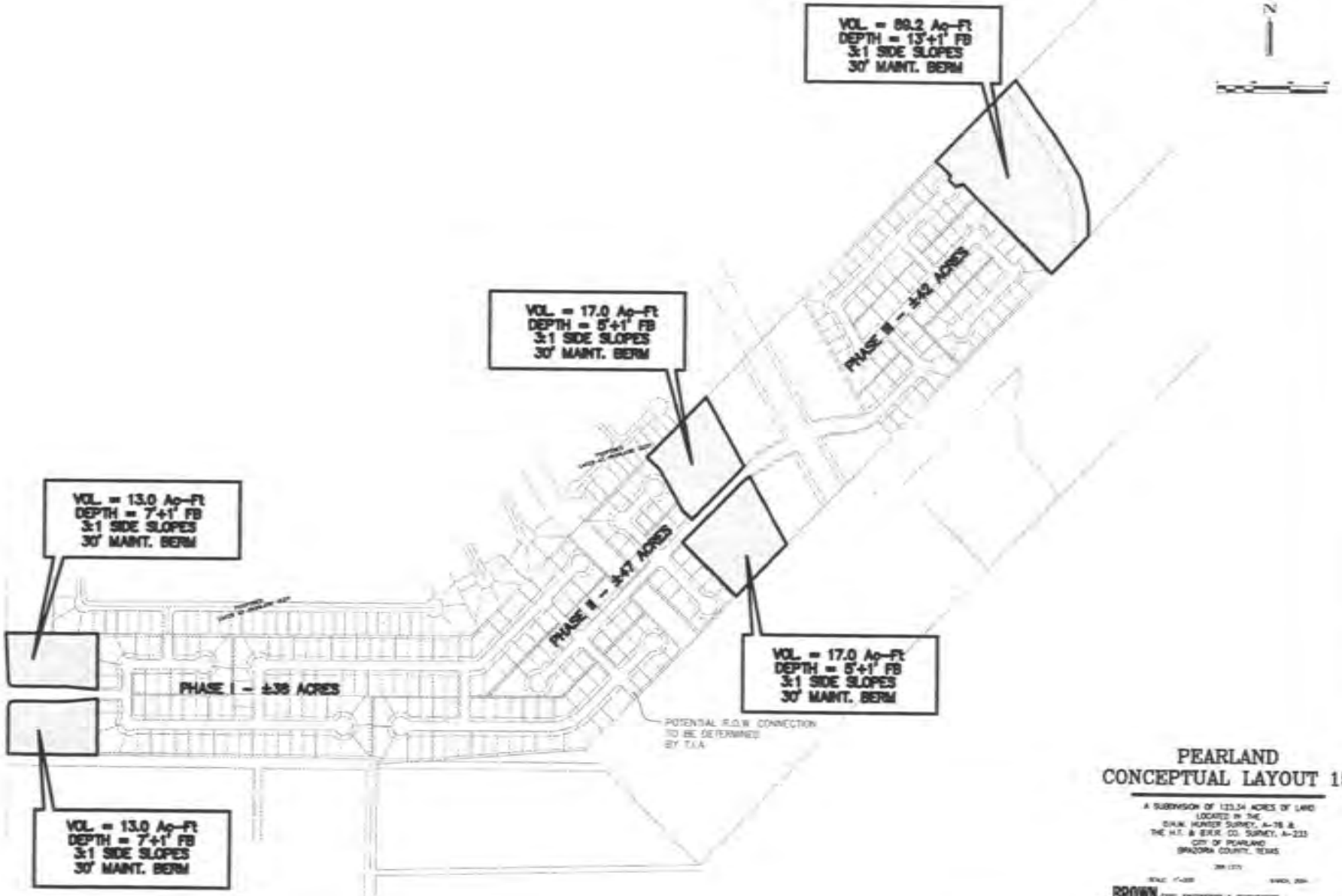
PEARLAND
CONCEPTUAL LAYOUT 15

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

SCALE: 1"=200'

BROWN AND GAY ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
[illegible]
HOUSTON, TEXAS [illegible]
(281) 558-8700

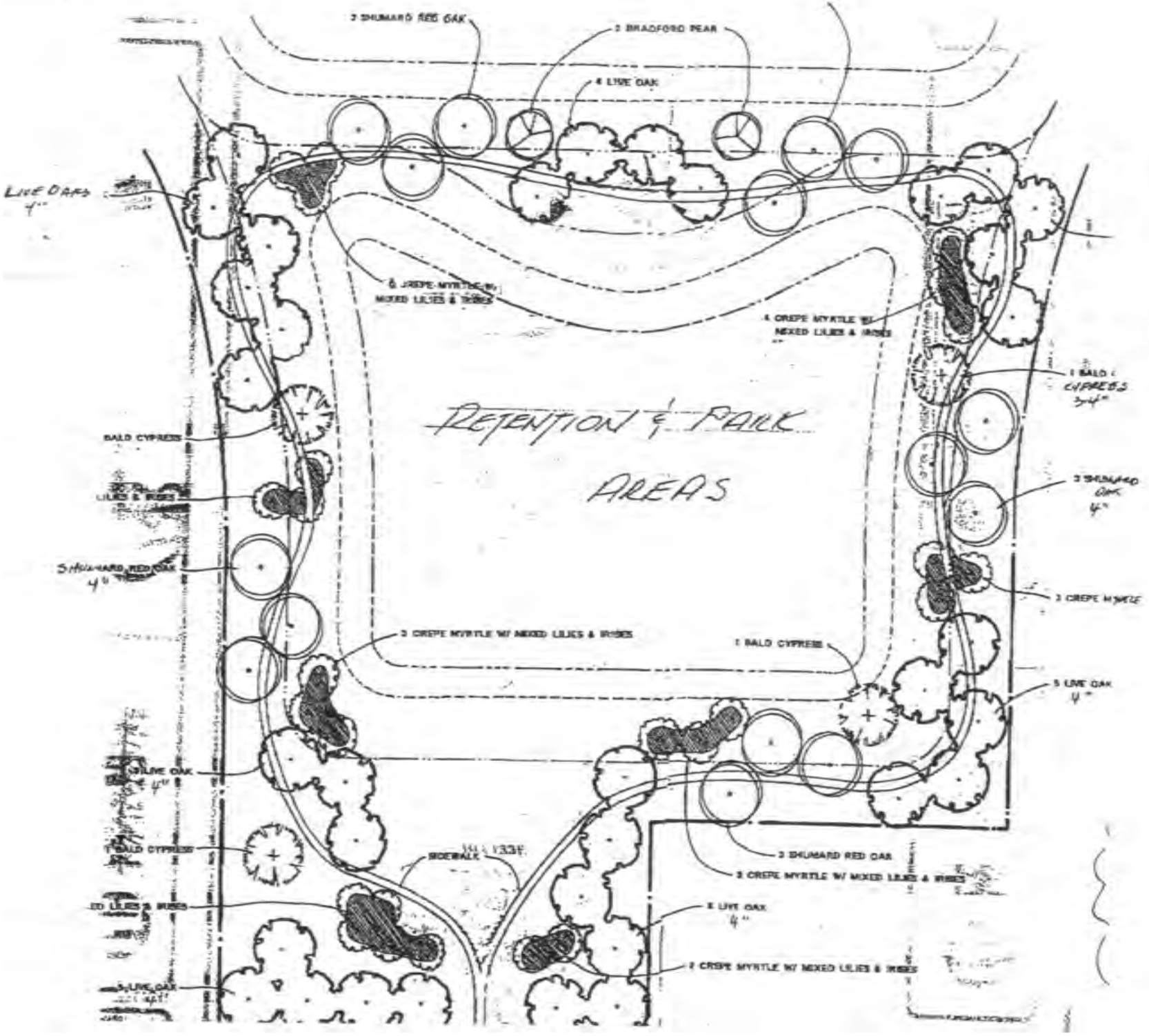
\Projects\GROGRO04\CADD\EXHIBITS\TRAFFIC_EXHIBIT-020304.dwg, 04/13/2004 12:04:02 PM, PVillarreal, 1:702.201

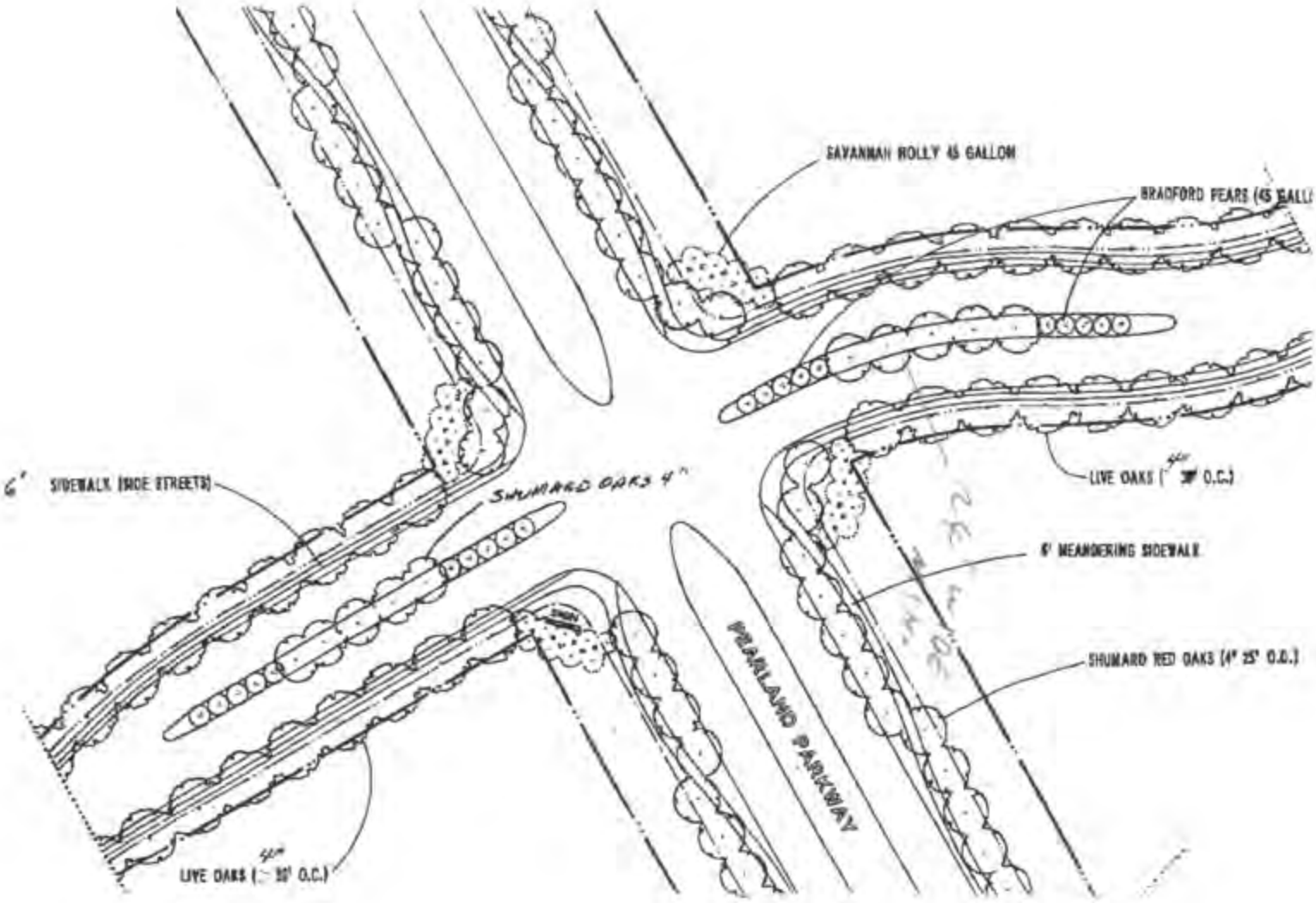


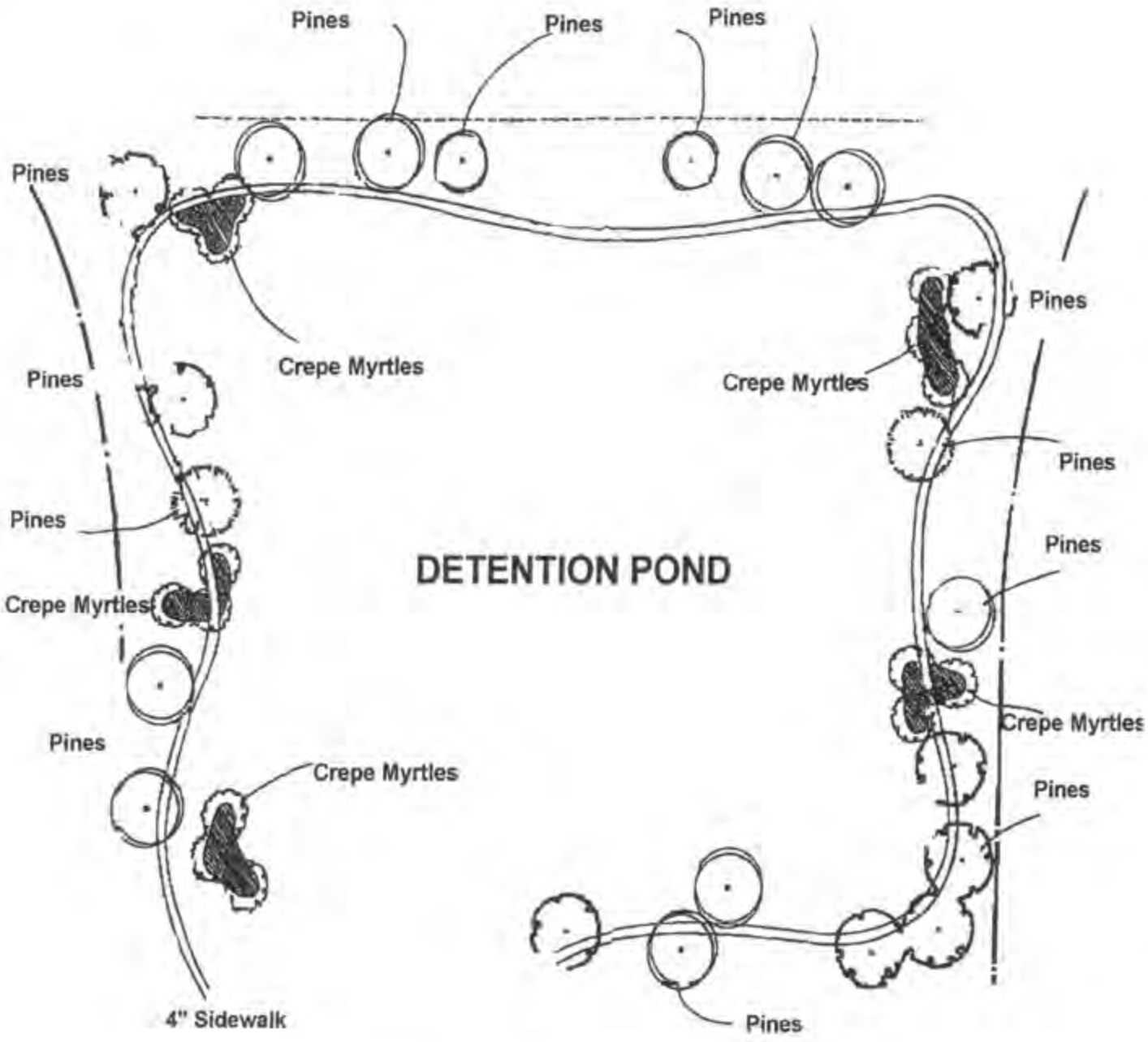
PEARLAND
CONCEPTUAL LAYOUT 15

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.W.M. HUNTER SURVEY, A-78 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

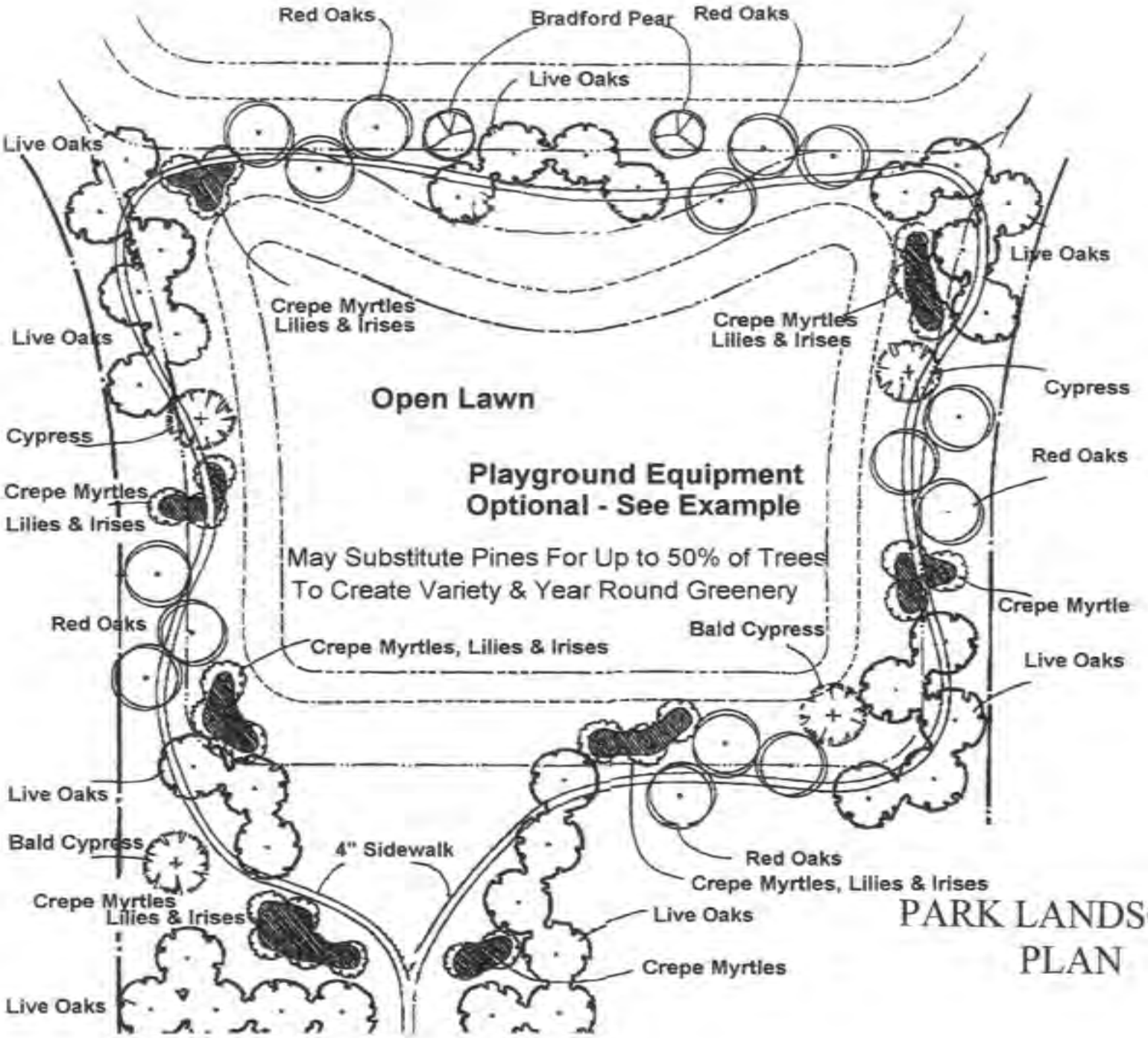
BROWN & GAY ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS


3 SHUMARD RED OAK
3 BRADFORD PEAR
4 LIVE OAK
LIVE OAKS 4"
6 CREPE MYRTLE W/ MIXED LILIES & IRISES
4 CREPE MYRTLE W/ MIXED LILIES & IRISES
1 BALD CYPRESS 3-4"
RETENTION & PARK AREAS
BALD CYPRESS
LILIES & IRISES
3 SHUMARD OAK 4"
5 SHUMARD RED OAK 4"
3 CREPE MYRTLE
3 CREPE MYRTLE W/ MIXED LILIES & IRISES
1 BALD CYPRESS
5 LIVE OAK 4"
LIVE OAK 4"
1 BALD CYPRESS
SIDEWALK
3 SHUMARD RED OAK
3 CREPE MYRTLE W/ MIXED LILIES & IRISES
LILIES & IRISES
2 LIVE OAK 4"
2 CREPE MYRTLE W/ MIXED LILIES & IRISES
LIVE OAK


SAVANNAH HOLLY 45 GALLON
BRADFORD PEARS (45 GALL
LIVE OAKS (~ 30' O.C.)
6' MEANDERING SIDEWALK
SHUMARD RED OAKS (4" 25' O.C.)
PEARLAND PARKWAY
6' SIDEWALK (SIDE STREETS)
SHUMARD OAKS 4"
LIVE OAKS (~ 30' O.C.)

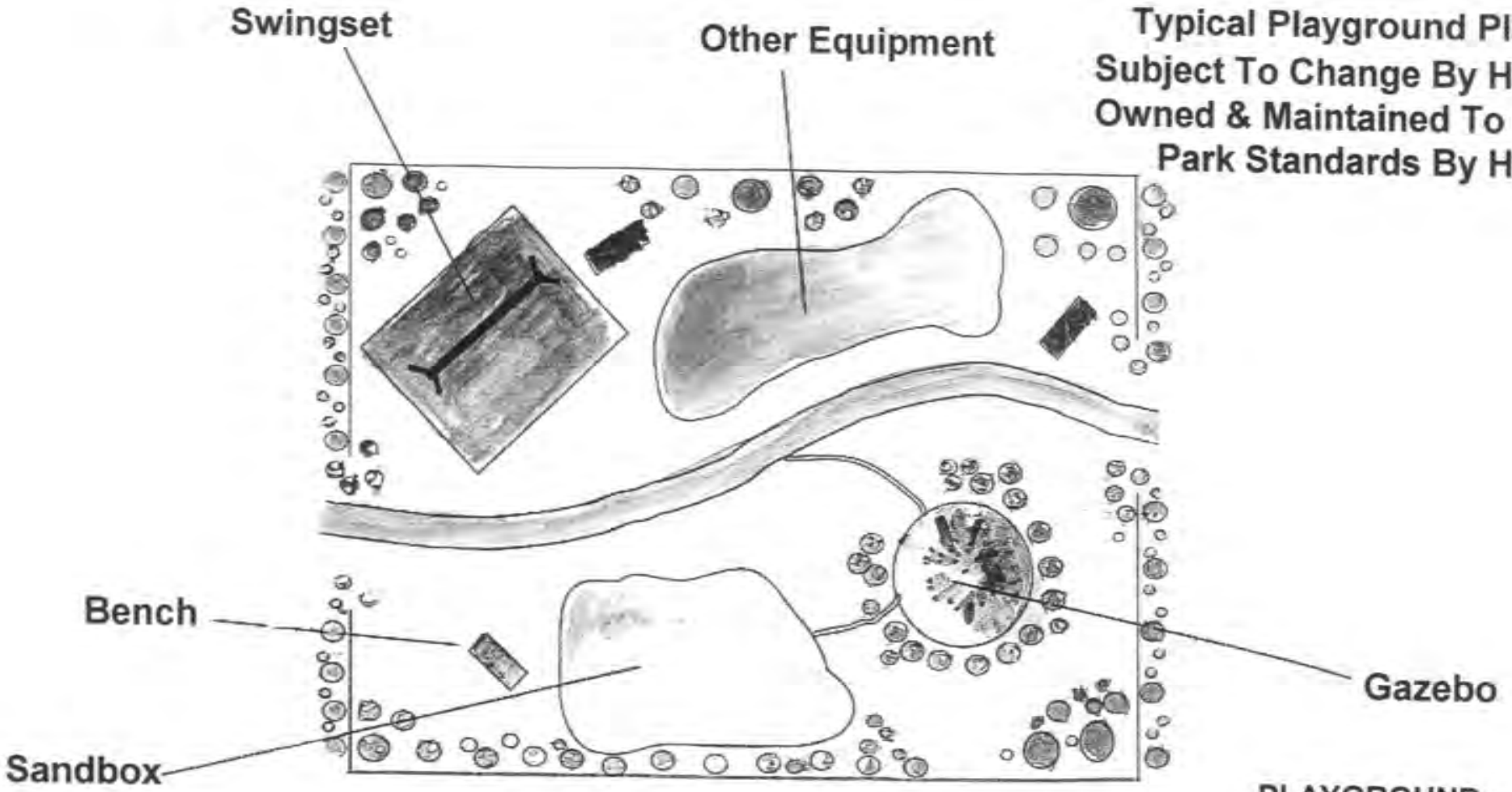


DETENTION LANDSCAPE

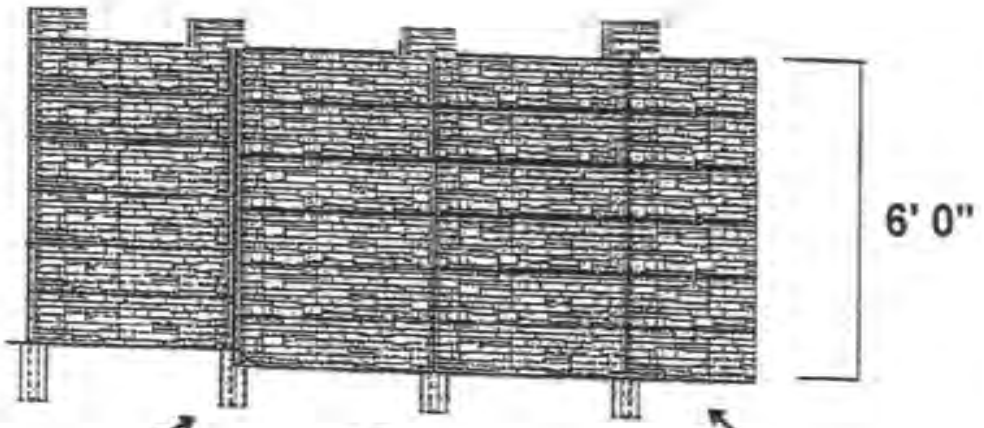


PARK LANDSCAPE PLAN

Typical Playground Plan
Subject To Change By H.O.A.
Owned & Maintained To City
Park Standards By H.O.A.



PLAYGROUND
EXAMPLE



Interlock Post

Piers Set In Concrete

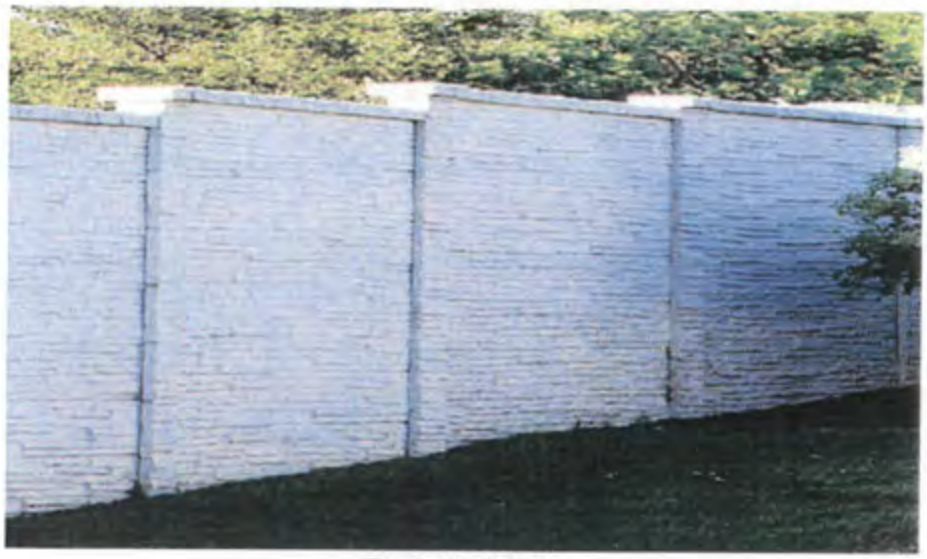
18" X 24" Min. Holes

6' X 5' X 1' Sections Precast Concrete, Patterned

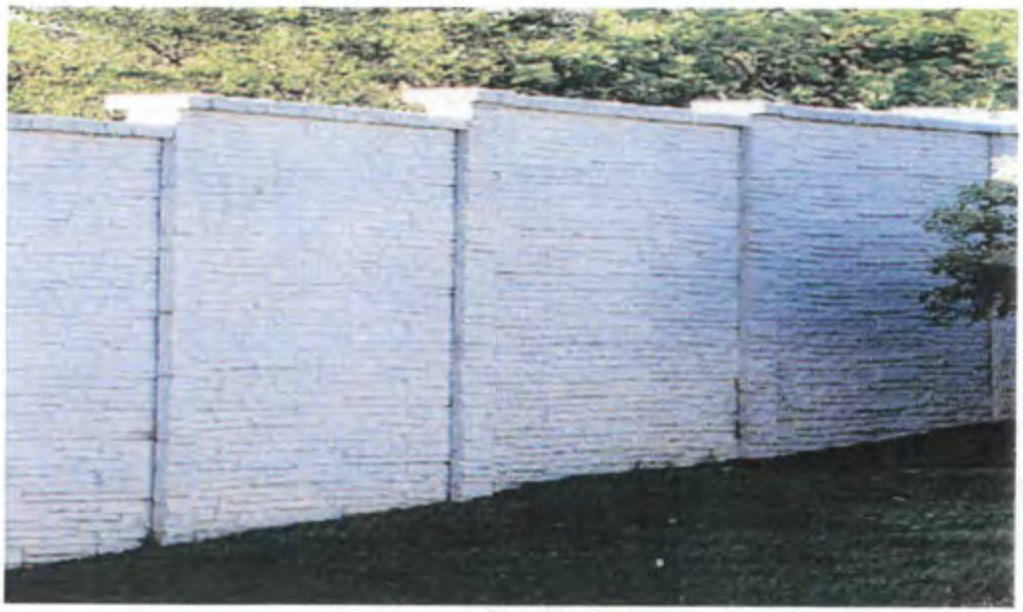
MASONERY FENCE SCEMATIC

Typical Precast Fence Examples:

Stucco Style



Brick Style



Rock Style

APPROVED

LOT DATA		
LOT SIZE	QUANTITY	TOTAL %
60'X121	81	28%
70'X139	116	40%
70'X121	91	32%
TOTAL	288	100%
2.34	GROSS DENSITY	
3.28	NET DENSITY	

PEARLAND CONCEPTUAL LAYOUT 15

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

288 LOTS

SCALE: 1"=200' MARCH, 2004

BROWN & GAY ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700

NOTE WHEN PRELIM. PLAT IS SUBMITTED
AS PER FIRE MARSHAL NEEDED EXIT EXTRA CUT DIAGONALLY

GENERAL NOTE:
A minimum of three (3) trees will be planted per lot.

LOT DATA		
LOT SIZE	QUANTITY	TOTAL %
80'X120'	81	28%
70'X139'	116	40%
70'X120'	91	32%
TOTAL	288	100%
2.34	GROSS DENSITY	
3.28	NET DENSITY	

COMPREHENSIVE LANDSCAPE PLAN

A SUBDIVISION OF 123.34 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

288 LOTS

SCALE: 1"=200' MARCH, 2004

BROWN & GAY ENGINEERS, INC.
CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700

Approved 5/21/12

ORDINANCE NO. 2000M-86

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 2000M, THE ZONING MAP OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY, LOCATION BEING A 39.50 ACRE TRACT OF LAND BEING OUT OF THE D.H.M. HUNTER SURVEY, ABSTRACT 76, BEING A PORTION OF THE SAME 181.6209 ACRE SURVEY AS DESCRIBED IN A DEED DATED JUNE 4, 1981, FROM THE C.H. ALEXANDER TRUST TO SUE ALEXANDER MORRISON A.K.A. SUSIE ALEXANDER MORRISON, AND RECORDED IN VOLUME 1596, PAGE 93 ET SEQ OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.); AND BEING A 83.83 ACRE TRACT OF LAND BEING OUT OF THE D.H.M. HUNTER SURVEY, ABSTRACT 76 AND THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 233, BEING A PORTION OF THE SAME 181.6209 ACRE SURVEY AS DESCRIBED IN A DEED DATED JUNE 4, 1981, FROM THE C.H. ALEXANDER TRUST TO SUE ALEXANDER MORRISON A.K.A. SUSIE ALEXANDER MORRISON, AND RECORDED IN VOLUME 1596, PAGE 93 ET SEQ OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) **(LOCATED EAST AND WEST SIDES OF PEARLAND PKWY, NORTH OF BARRY ROSE, EXISTING STONEBRIDGE PLANNED DEVELOPMENT, PEARLAND, TEXAS)**, ZONE CHANGE 2012-04Z, A REQUEST OF ALAN MUELLER, APPLICANT, ON BEHALF OF MUSGRAVE-GROHMAN VENTURES, LTD. AND BRANDON LEE INVESTMENTS, INC., OWNER(S), FOR APPROVAL OF A ZONE CHANGE (PD AMENDMENT) FROM THE PLANNED DEVELOPMENT (PD) ZONE TO THE PLANNED DEVELOPMENT (PD) ZONE, PROVIDING FOR AN AMENDMENT OF THE ZONING DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), owners, filed an application for amendment to Ordinance No. 2000M, the Zoning Map of the City, for approval of a change in the zoning district (PD Amendment) from Planned Development (PD), to Planned Development (PD); said property being legally described in the original applications for amendment attached hereto and made a part hereof for all purposes as Exhibit "A", and more graphically depicted in the vicinity map attached hereto and made a part hereof for all purposes as Exhibit "B"; and

ORDINANCE NO. 2000M-86

WHEREAS, on the 16th day of April, 2012, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached hereto and made a part hereof for all purposes as Exhibit "C", said call and notice being in strict conformity with provisions of Section 1.2.2.2 of Ordinance No. 2000T; and

WHEREAS, on the 16th day of April, 2012, the Planning and Zoning Commission of the City submitted its report and recommendation to the City Council regarding the proposed zone change (PD Amendment) application for Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), whereby the Commission recommended approval of the change of classification for the described property from its existing classifications of Planned Development (PD), to Planned Development (PD) (PD Amendment), said recommendation attached hereto and made a part hereof for all purposes as Exhibit "D"; and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, City Council considered this application and the recommendation of the Planning and Zoning Commission at regular meeting(s) on the 7th day of May, 2012 and; 21st day of May 2012; and

WHEREAS, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), presented which, in the judgment of the City Council, would justify the approval of said application; now, therefore,

ORDINANCE NO. 2000M-86

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

Section I. The following described property located within the corporate City Limits of the City of Pearland, Texas, and presently classified as Planned Development (PD), to Planned Development (PD), in accordance with all conditions and requirements of the current Unified Development Code and incorporated for all purposes, such property being more particularly described as:

Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

Generally located at East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

Section II. The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission and to the City Council for consideration and decision.

Section III. The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

Section IV. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section V. All rights and remedies, which have accrued in the favor of the City under this Ordinance and its amendments thereto, shall be and are preserved for the benefit of the City.

Section VI. The City Secretary is hereby directed to cause to be prepared an amendment to the official Zoning District Map of the City, pursuant to the provisions of Section 2.3.2.2 of Ordinance No. 2000-T and consistent with the approval herein granted for the reclassification of the herein above described property.

Section VII. This Ordinance shall become effective after its passage and approval on second and final reading.

PASSED, APPROVED, and ADOPTED on First Reading this 14th day of May, 2012.

ORDINANCE NO. 2000M-86

TOM REID
MAYOR

ATTEST:

YOUNG LORFING, TRMC
CITY SECRETARY

PASSED, APPROVED, and ADOPTED on Second and Final Reading this 21st day of May, 2012.

TOM REID
MAYOR

ATTEST:

YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

Exhibit "A"
Ordinance No. 2000M-86

2012-03-16 09:56 Sweetwater

ZONE CHANGE APPLICATION Updated April 2010

APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: Planned Unit Development

Proposed Zoning District: Planned Unit Development (Amendment

Property Information:

Address or General Location of Property: Pearland Parkway - Stonebridge

Tax Account No. 0076-0001-113 Property ID 569017

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME Bradalee Investments Inc
ADDRESS 10303 Elizabeth Rose Ct
CITY Houston STATE TX ZIP 77089
PHONE (713) 907-1761
FAX ( )
E-MAIL ADDRESS

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 2201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (281) 412-9210
FAX (281) 412-9060
E-MAIL ADDRESS alan@greenartexas.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: 3-15-12

Applicant/Agent's Signature: [signature] Date: 3/14/12

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
600.00	3/20/12	JBrown	160796

Application No. 2012-042

ZONE CHANGE APPLICATION Updated April 2010
City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: Planned Unit Development

Proposed Zoning District: Planned Unit Development (Amendment)

Property Information:

Address or General Location of Property: Pearland Parkway - Stonebridge

Tax Account No. 0076-0001-110 Property ID 156015

Subdivision: _____ Lot _____ Block _____

A complete application must include all information shown on the Application Checklist attached to this Application.

PROPERTY OWNER INFORMATION:

NAME: Magnum Gulfview Venture, Ltd.
ADDRESS: [illegible]
CITY: Houston [illegible]
PHONE (281) 412-9210
FAX (281) 412-9960
E-MAIL ADDRESS: please provide address

APPLICANT/AGENT INFORMATION:

NAME: Al Mueller
[illegible] Broadway
[illegible] TX ZIP 77581
PHONE (281) 412-9210
FAX (281) 412-9960
E-MAIL ADDRESS: al@pmcstores.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: Kenneth [illegible] Date 3/14/12

Applicant/Agent's Signature: Al Mueller Date 3/14/12

OFFICE USE ONLY

FEES PAID: $600.00	DATE PAID: 3 20 12	RECEIPT NUMBER: 160796

APPLICATION NO. 2012-042

Lata Krishnarao
Director of Planning
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: **Stonebridge**
Planned Unit Development Amendment

Ms. Krishnarao:

I hereby assign [illegible] on behalf of Musgrave-Graham Ventures, LTD, for the sole purpose [illegible] LTD, in obtaining a Planned [illegible] of Pearland Parkway [illegible] Development (Stone[illegible] and would not be for any [illegible] bind Musgrave [illegible] payment obligation.

Please contact me if you have any questions.

Sincerely,

[illegible] Managing Partner 3-14-12
Musgrave [illegible], LTD Date
Ken E. Musgrave, Managing Partner

Lata Krishnarao
Director of Planning
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Stonebridge
Planned Unit Development Amendment

Ms. Krishnarao:

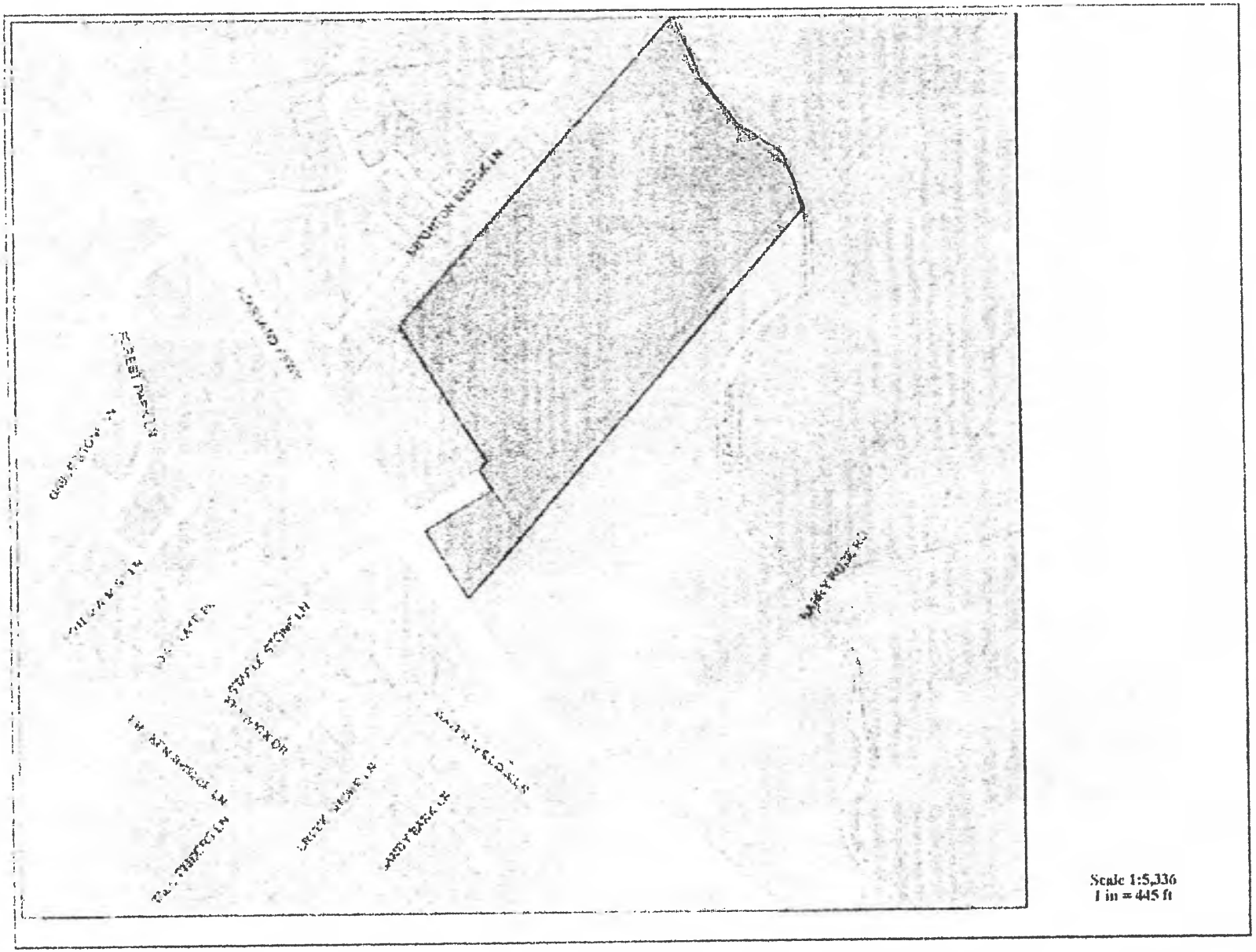
I hereby assign Alan Mueller as agent on behalf of Brandon Lee Investments, Inc., for the sole purpose of representing Brandon Lee Investments, Inc., in obtaining a Planned Unit Development amendment, pertaining to 1.773 acres east of Pearland Parkway within the "123.34 Acres Pearland Parkway" Planned Unit Development (Stonebridge). This representation as agent is only for this transaction and would not be for any other use. This authorization as agent does not include the power to bind Brandon Lee Investments, Inc., Inc. to any liability or payment obligation.

Please contact me if you have any questions.

Sincerely,

Brandon Lee Investments, Inc.
BY: Sam Lu
TITLE: President

3-15-12
Date


Scale 1:5,336
1 in = 445 ft

123.24 Acres Pearland Parkway (Stonebridge)

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706
April 26, 2004

Amendment # 1 Approval

Ordinance _____
Date_____

Submitted February 22, 2012
Revised March 20, 2012
Revised April 23, 2012

Amendment # 1

I. Purpose of Amendment

This Amendment #1 amends the development plans and requirements for a 34.426-acre portion of the property lying within the Pearland Parkway 123.34 Acres Planned Unit Development (Stonebridge) adopted by City of Pearland Ordinance 509-706 on April 26, 2004.

The purpose of this Amendment is to provide for a revised land use plan for the 34.426-acre property east of Pearland Parkway (Referred to herein as Tract A). The residential uses east of Pearland Parkway will be replaced by General Business land uses. The current intent is to develop the land as a mixed use medical and specialty care campus and other related uses that conform to the General Business land use category.

All changes in development regulations documented in this Amendment relate only to Tract A; the balance of the property within the PUD will continue to be governed by the conditions of the original PUD.

II. Current Status of Development

Exhibit 1 depicts the revised overall land uses for the PUD including actual existing uses and the proposed conceptual plan for the remaining undeveloped property in Tract A.

Ownership Status

The majority of Tract A is owned by Musgrave-Grohman Ventures, Ltd., except for 1.773 acres which are owned by Brandon Lee Investments, Inc. The entirety of Tract A is the subject of a proposed joint venture with University General Hospital System.

Platting Status

The property outside of Tract A has been platted in several sections as residential lots, General Business lots, and related reserves. Tract A has not been platted.

Residential Development Status

A total of 233 residential lots have been platted. All lots have either been sold to end-user homeowners or are under contract with a home builder. As of February 9, 2012, 162 homes are completed and occupied with an additional 19 under construction or completed and ready for sale.

General Business Development Status

A 35,000 square foot retail center and a 7,000 square foot bank building have been constructed. There are additional vacant, platted General Business lots available for future development.

III. Amended Sections

The following sections of the existing PUD are amended to the extent they are included in this Appendix. All other provisions of the existing PUD remain effective.

1. Land Usage Summary
2. Residential East of Pearland Parkway (deleted in its entirety)
3. General Business Sites (no changes to existing provisions; new provisions added to accommodate medical and related uses)
4. Development Schedule

IV. Revised Land Usage Summary Table

The revised land usage and residential lot summary of the PUD are shown in the following tables:

LOT DATA

Lot Size	Sec 1	Sec 2	Total	%
Min. 70'	33	131	164	70%
Min. 80'	60	9	69	30%
Total	93	140	233	100%
Gross Density			1.89	
Net Density			3.04	

LAND USAGE

Usage	Acres	%
Existing:		
Residential	64.9776	53%
General Business	10.221	8%
Park	0.7394	1%
Lake	11.05	9%
Landscape/Open Space	1.1899	1%
ROW Dedications (non-residential)	0.7361	1%
Subtotal	**88.914**	
Amendment #1:		
General Business	18.7	15%
Detention/Mitigation	12.326	10%
Clear Creek Dedication	3.4	3%
Subtotal	**34.426**	
Total	**123.34**	**100%**

Note 1: *Land use allocations may change based upon completion of the drainage plan and final design requirements*

V. Revised Land Use Plan East of Pearland Parkway (GB)

The proposed conceptual land plan for Tract A is shown on Exhibit 2. Development of the property within Tract A will conform to the General Business zoning category of the City of Pearland Unified Development Code (UDC), except as specifically noted. Furthermore, Tract A is an Integrated Business Development as defined by the UDC.

ALLOWABLE LAND USES

The following facilities are anticipated:

1. 80,000 square-foot concierge hospital of 50-70 beds
2. 20,000 square-foot licensed care/memory care facility of approximately 30 units
3. 44,000 square-foot medical office building(s)
4. 15,000 square-foot medical care facility

These uses are illustrative of the anticipated medical-related facilities planned for the site. These uses are not mandated, however, all primary uses within Tract A will be limited to the following use categories as defined in the UDC:

Primary Use Categories

1. Hospital (Non-Profit or For Profit) ({p. 2-164}
2. Assisted Living Facility {p. 2-158}
3. Nursing/Convalescent Home {p. 2-166}
4. Office (other than listed) {p. 2-137}
5. Clinic, Medical or Dental {p. 2-135}
6. Medical Appliance & Sales {2-153}
7. Laboratory, Medical or Dental {p. 2-178}
8. Emergency Care Clinic {p. 2-136}
9. Hospice {p. 2-163}

Additionally, the following uses, as defined in the UDC, are allowable as incidental to the primary uses listed above:

Incidental Use Categories

1. Cafeteria {p. 2-148}
2. Restaurant (with No Drive-In or Drive-Thru Service) {p. 2-155}
3. General Retail Store {p. 2-152}
4. Child Day Care Center {2-158}
5. Parking {p. 2-133}

BUILDING HEIGHT/SITE LAYOUT

The most intensive use, the hospital, will be located on the southern portion of the property to provide the largest possible buffer to the existing residential uses to the north. Maximum building height will be governed by the underlying GB requirements, subject to the limitations illustrated in Exhibit 3. The height of buildings in proximity to the existing residential uses to the north will be limited in conformance with Exhibit 3 to reduce the visual impact of the proposed buildings. Specific building location and orientation may vary from the exhibits, but will otherwise be governed by the underlying GB requirements and the "No Buildings Allowed" area shown on Exhibit 3.

BUFFERING

Since the perimeter residential fence along the northern property line is existing, buffering adjacent to the existing residential subdivision will be accomplished as shown on Exhibit 2 via a 30' open space buffer as allowed by UDC Section 4.2.4.1(a)(2).c., and a vegetative screen in conformance with UDC Section 4.2.4.1(a)(2).a.2. Additionally, buffering will be supplemented via the height restrictions depicted in Exhibit 3. All other UDC-required buffering standards will be followed.

ACCESS/CIRCULATION

The conceptual site plan (Exhibit 2) anticipates several individual lots served by an extension of Stable Stone Lane. As approved in the original Planned Unit Development, Stable Stone Lane provides the single point of access to this site. A second access point, traversing the existing retail center, connecting Tract A to the existing Pearland Parkway driveway approximately 350 feet north of Stable Stone Lane via a dedicated perpetual access easement is anticipated.

The ability to gain access and frontage for individual lots by private access easement (PAE) under UDC Section 4.2.1.2(a)(8) is preserved with the following clarifications/deviations:

a) A four-foot sidewalk is required on only one side of each PAE with no sidewalk on the opposite side.
b) Head-in parking is allowed direct access to a PAE for a maximum of 50 spaces.
c) Utility easements (UE) are allowed to overlap the PAE.

Traditional public or private rights-of-way and street standards may be utilized in lieu of private access easements, at the discretion of the developer. Parking is allowed on a lot other than the principal use, provided that the parking will conform to UDC Section 4.2.1.2 (d) (1) & (2) and the total number of spaces otherwise required are provided.

VI. Revised Development Schedule

Within Tract A, Phase 1 will consist of the licensed/memory care facility with other phases following as demand warrants. Phase 1 is anticipated to commence within 12 months of the approval of this Amendment with opening of the facility expected 12 months after initiation of construction.

VII. Signage

Tract A is an Integrated Business Development as defined by the UDC and is, therefore, eligible for a Multi-User Sign to serve the property. The approximate location of the Multi-User Sign is denoted on Exhibit 2. Signage for individual businesses will conform to the UDC sign regulations with the following additions:

1. Directional Signs
    a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
    b. The Hospital lot may have two additional directional signs (in addition to the number allowed by the UDC) not to exceed six square feet each to denote and guide patients to the emergency entrance. Alternatively, the six square feet of "emergency entrance" signage may be added to other directional signs otherwise allowable on the Hospital lot.
    c. In addition to the number of directional signs allowed in the UDC, up to three additional "site orientation" signs, not to exceed 15 square feet each, may be placed within the site. Such signs may contain a site map and the names of facilities or businesses within the site, but may contain no other form of advertising.

VIII. Exhibits

1. Revised Overall Conceptual Land Use Plan
2. Tract A Conceptual Site Plan
3. Building Height Limitation Based on Distance to Northern Property Line
4. Tract A metes and bounds exhibit

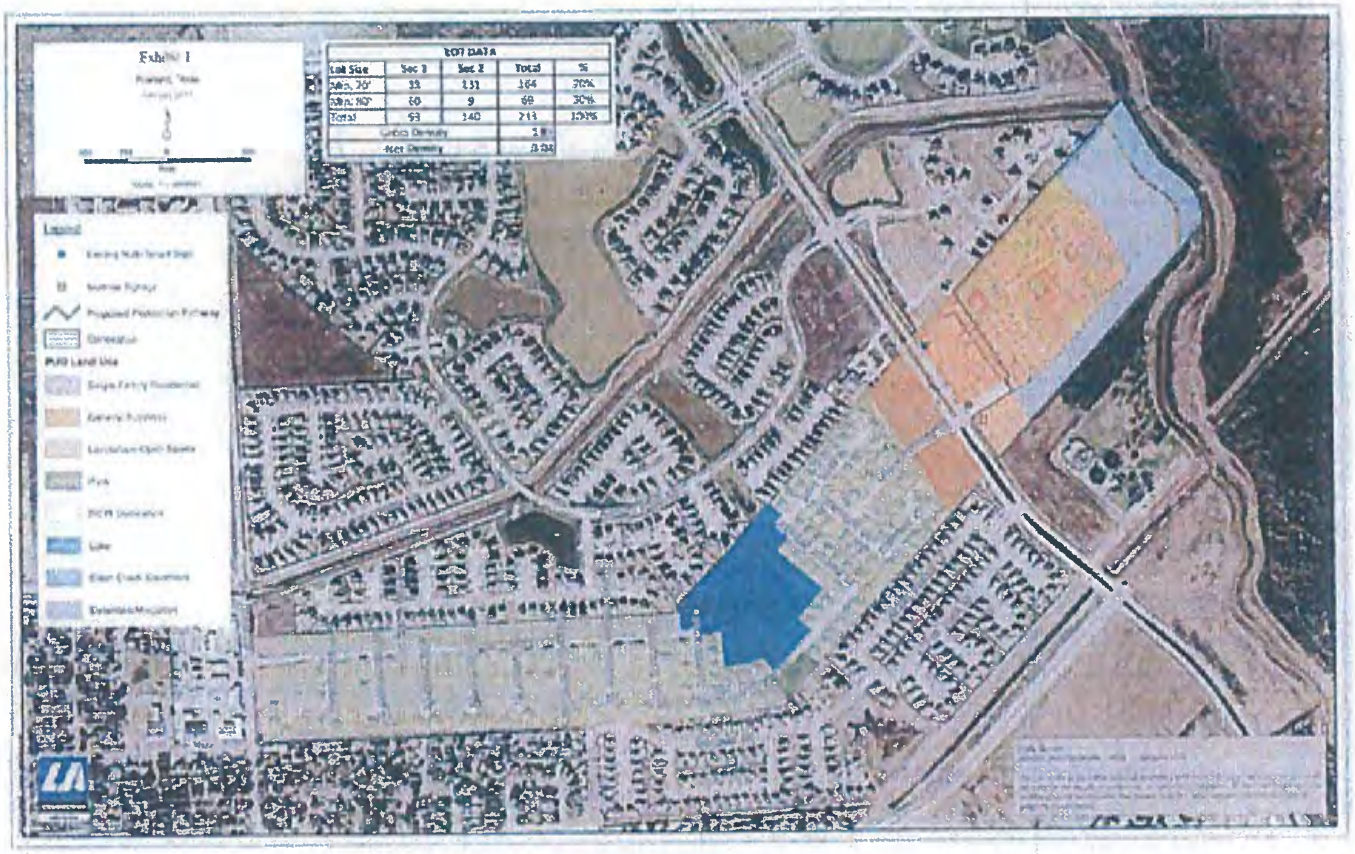
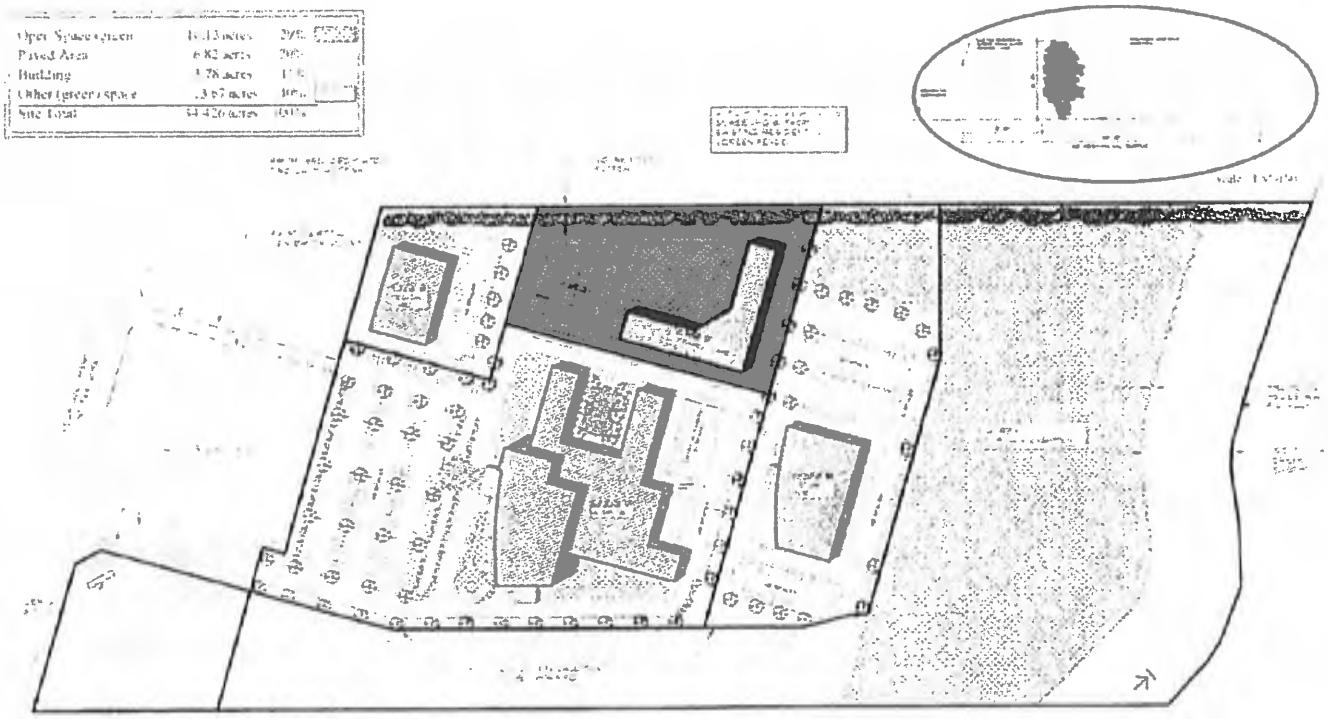
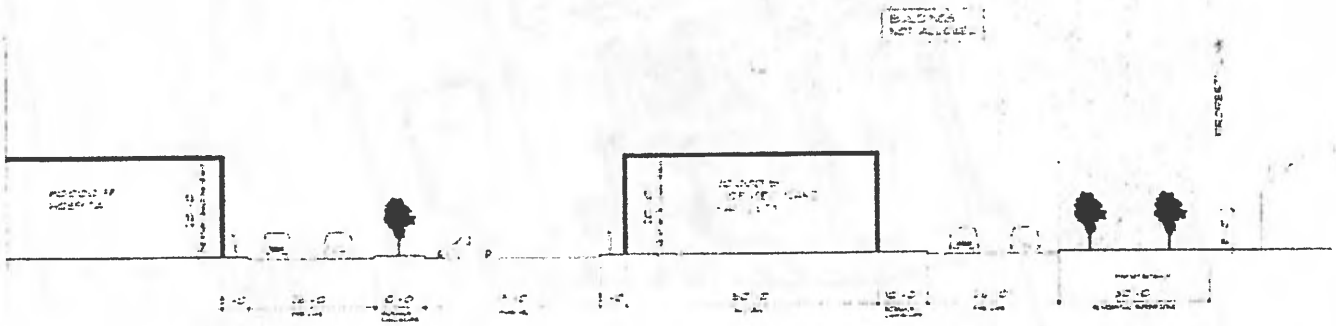


Exhibit 1
LOT DATA
Lot Size
Sec 3
Sec 2
Total
%
Legend
PUD Land Use



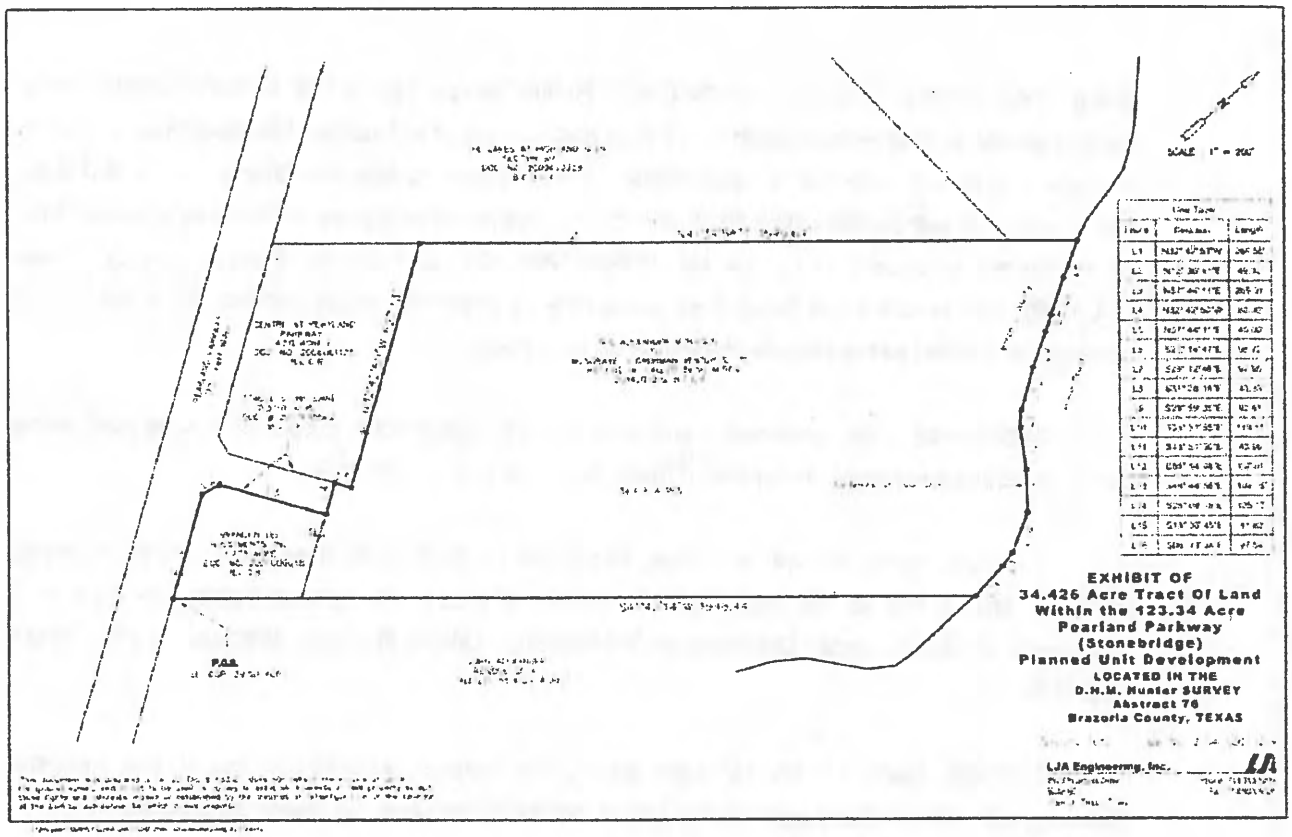
Tract A Conceptual Land Plan
Exhibit 2
Pearland, TX

Kimley-Horn Associates, Inc



Kahn Associates, Inc.

PUD Site Line Study


SCALE 1" = 200'
EXHIBIT OF
34.426 Acre Tract Of Land
Within the 123.34 Acre
Pearland Parkway
(Stonebridge)
Planned Unit Development
LOCATED IN THE
D.H.M. Hunter SURVEY
Abstract 76
Brazoria County, TEXAS
LJA Engineering, Inc.
P.O.B.

February 17, 2012
Job No. 2054-0001-219

DESCRIPTION OF
34.426 ACRE TRACT OF LAND
WITHIN THE 123.34 ACRE PEARLAND PARKWAY (STONEBRIDGE)
PLANNED UNIT DEVELOPMENT

Being 34.426 acres of land located in the D.H.M. Hunter Survey, Abstract 76, Brazoria County, Texas, being a portion of that certain called 1.773 acre tract conveyed to Brandon Lee Investments, Inc., by instrument of record under file No. 2007006088, Official Records, Brazoria County, Texas (B.C.O.R), and a portion of that certain called 39.50 acre tract conveyed to Musgrave – Grohman Ventures, Ltd., by instrument of record under file No. 2004027202, Official Records, Brazoria County, Texas (B.C.O.R), said 34.426 acres being more particularly described by metes and bounds as follows (all bearings referenced to the aforementioned 39.50 acre tract);

BEGINNING at the southeast corner of said 1.773 acre tract and said 39.50 acre tract, same being on the northerly right-of-way line of Pearland Parkway (130 feet wide),

THENCE, North 32° 42' 53" West, along the northerly right-of-way line of said Pearland Parkway, 266.55 feet to the most southerly corner of that certain called Stable Stone Lane, a subdivision of record under Document # 2007055502, Official Records, Brazoria County, Texas (B.C.O.R), ;

THENCE, North 12° 30' 41" East, leaving the northerly right-of-way line of said Pearland Parkway, with the southerly right-of-way line of Stable Stone Lane, as shown on said Stable Stone Lane subdivision, 49.30 feet to a point for corner;

THENCE, North 57° 44' 11" East, continuing along the southerly right-of-way of said Stable Stone Lane, 265.01 feet to the most northeast corner of said Stable Stone Lane subdivision;

THENCE, North 32° 42' 50" West, 80.00 feet to the most northerly corner of said Stable Stone Lane subdivision to a point for corner, also being at the southerly line of that certain called Centre At Pearland Parkway, a subdivision of record under Document # 2006061125, Official Records, Brazoria County, Texas (B.C.O.R), ;

THENCE, North 57° 44' 11" East, leaving said Stable Stone Lane subdivision, along the southerly line of said Centre At Pearland Parkway, 40.00 feet to the most easterly corner of said Centre At Pearland Parkway subdivision;

THENCE, North 32° 42' 50" West, along northeasterly line of said Centre At Pearland Parkway, 627.13 feet to the most northerly corner of said Centre At Pearland Parkway subdivision, also being at the southeasterly line of that certain called The Lakes At Highland Glen Section Six, a subdivision of record under Document # 2009022028, Official Records, Brazoria County, Texas (B.C.O.R), same being a northwesterly line of the aforementioned 39.50 acre;

THENCE, North 41° 39' 58" East, with the northwesterly line of said 39.50 acre, 1599.64 feet to a point in the centerline of Clear for the most northerly corner of the herein described tract;

THENCE, with the centerline meanders of said Clear Creek the following 11 courses:

1) South 27° 14' 47" East, 95.72 feet to a point for corner;

2) South 29° 12' 46" East, 97.95 feet to a point for corner;

3) South 31° 28' 18" East, 43.33 feet to a point for corner;

4) South 28° 59' 35" East, 92.91 feet to a point for corner;

5) South 33° 31' 55" East, 110.11 feet to a point for corner;

6) South 43° 51' 30" East, 43.96 feet to a point for corner;

7) South 55° 54' 08" East, 107.01 feet to a point for corner;

8) South 49° 48' 56" East, 104.18 feet to a point for corner;

9) South 28° 08' 19" East, 105.12 feet to a point for corner;

10) South 13° 36' 45" East, 41.82 feet to a point for corner;

11) South 06° 43' 38" East, 97.54 feet to a point for corner;

THENCE, South 41° 40' 14" West, departing said Clear Creek with the southeasterly line of said 39.50 acre, 1948.44 feet to the POINT OF BEGINNING, containing 34.426 acre, more or less, of land;

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LJA Engineering, Inc.

APPLICATION CHECKLIST FOR THE FOLLOWING

- **Zone Changes**
- **Planned Development Districts (PD)**

☑ Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit

☑ 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.**

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

☐ N/A Letter of Intent, explaining the zone change request in detail and why the zoning is being requested to be changed, and state the uses being proposed

*Letter of Intent is not required for a PD

☑ Application fee, as determined below, by cash, check made payable to the City of Pearland or credit card (Visa and MasterCard only)

- **Zero (0) to less than 25 acres:**
  - $ 250.00, plus $25.00 per each type of zoning district requested, or
  - $ 400.00 if requesting a Planned Development (PD)
- **25 to less than 50 acres:**
  - $ 300.00, plus $25.00 per each type of zoning district requested, or
  - $ 450.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
  - $ 350.00, plus $25.00 per each type of zoning district requested, or
  - $ 500.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
  - $ 400.00, plus $25.00 per each type of zoning district requested, or
  - $ 550.00 if requesting a Planned Development (PD)
- **100 acres and above:**
  - $ 450.00, plus $25.00 per each type of zoning district requested, or
  - $ 600.00 if requesting a Planned Development (PD)

☑ For PD's Only: the proposed PD document electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD) Emailed to Harold Ellis

☑ Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing

☑ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property

☐ Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

3/09/12
SUT

BRAZORIA CO. M.U.D. #28
5 OAKTREE
P. O. BOX 1368
FRIENDSWOOD TX, 77549-1368
THOMAS W. LEE, RTA
TEL:281-482-0216 FAX:482-5285
WWW.ASWTAX.COM

TAX CERTIFICATE FEE 10.00

ACCOUNT: 71-0076-0001-110 CERTIFICATE NUMBER: 4843

OWNER NAME & ADDRESS
MUSGRAVE-GROHMAN VENTURES LTD
500 CHESTNUT ST STE 700
ABILENE TX 79602-1497

LEGAL DESCRIPTION
A0076 D H M HUNTER (PEARLAND)
TRACT 47A-48A ACRES 34.2799

34.2799 ACRES

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
071 BRAZORIA CO. M.U.D. #28

CURRENT 2011 TAXES: 1,405.48 PAID ON:12/30/2011

CURRENT TAX YEAR MARKET VALUE: 171,400

THIS IS TO CERTIFY THAT ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF THE
BRAZORIA CO. M.U.D. #28
ON ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2011
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - LJA ENGINEERING & LAND DEV LOAN/GF NUMBER -

AUTHORIZED AGENT: Thomas W. Lee, RTA Tax Assessor Collector

Signed By: _____ Date: 3/9/2012

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.40 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE

RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON , TX 77041

Legal Description:
A0076 D H M HUNTER (PEARLAND) TRACT
47A-48A ACRES 34.2799

Fiduciary Number: 511548

Parcel Address:
Legal Acres: 34.2799

>--

Account Number: 0076-0001-110
Certificate No: 185107336
Certificate Fee: $10.00

Print Date: 03/09/2012
Paid Date: 03/09/2012
Issue Date: 03/09/2012
Operator ID: DAWNS

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
MUSGRAVE-GROHMAN VENTURES LTD
500 CHESTNUT ST STE 700
ABILENE , TX 79602-1497

2011 Value:	171,400
2011 Levy:	$4,685.39
2011 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A
Issued By: Dawn Smith
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Delinquent_tax_certificate.rdt v1.09

3/12/12
BEL

BRAZORIA CO. M U.D. #28
5 OAKTREE
P. O. BOX 1368
FRIENDSWOOD TX, 77549-1368
THOMAS W. LEE, RTA
TEL:281-482-0216 FAX:482-5285
WWW.ASWTAX.COM

TAX CERTIFICATE FEE 10.00

ACCOUNT: 71-0076-0001-113 CERTIFICATE NUMBER: 4847

OWNER NAME & ADDRESS
BRANDON LEE INVESTMENTS INC
10303 ELIZABETH ROSE CT
HOUSTON TX 77089-2191

LEGAL DESCRIPTION
A0076 D H M HUNTER (PEARLAND),
TRACT 48A3,
ACRES 1.773

1.7730 ACRES
PEARLAND PKWY

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
071 BRAZORIA CO. M.U.D. #28

CURRENT 2011 TAXES: 2,533.23 PAID ON:01/26/2012

CURRENT TAX YEAR MARKET VALUE: 308,930

THIS IS TO CERTIFY THAT ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF THE
BRAZORIA CO. M.U.D. #28
ON ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2011
WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - LJA ENGINEERING & LAND DEV LOAN/GF NUMBER -

AUTHORIZED AGENT: Thomas W. Lee, RTA Tax Assessor Collector

Signed By: Thomas W. Lee Date: 3/12/12

THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED
IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

TAX CERTIFICATE

RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:

LJA ENGINEERING
2929 BRIARPARK
SUITE 600
HOUSTON , TX 77041

Legal Description:

A0076 D H M HUNTER (PEARLAND), TRACT 43A3, ACRES 1.773

Fiduciary Number: 511548

Parcel Address: PEARLAND PKWY
Legal Acres: 1.7730

>--

Account Number: 0076-0001-113
Certificate No: 135107631
Certificate Fee: $10.00

Print Date: 03/12/2012
Paid Date: 03/12/2012
Issue Date: 03/12/2012
Operator ID: DAWNS

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL.

Exemptions:

Certified Owner:

BRANDON LEE INVESTMENTS INC
10303 ELIZABETH ROSE CT
HOUSTON , TX 77089-2191

2011 Value:	308,930
2011 Levy:	$8,444.91
2011 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A
Issued By: Dawn Smith
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Delinquent_tax_certificate.rdf v1.05

Responses to March 7, 2012, Review Comments

April 5 2012

Comment Responses

- Specify the base zoning district
  - Response: As it relates to the portion of the existing PUD that is being amended (referred to in Amendment #1 as "Tract A", being 34.426 acres), GB is specified as the base zoning district in Section V and on Exhibit 1. *Note: This was documented in the original February 22, 2012, submission and is unchanged in the revised March 20, 2012. submittal*

- Due to residential proximity, some GB uses may not be compatible. Specify uses being requested.
  - Response: Section V has been revised to limit the allowable uses to only those uses being requested.

- Proof of ownership is needed (deed, tax certificate).
  - Response: Tax certificates documenting the owners of the two parcels within Tract A and that all taxes are paid were submitted with the zoning application on March 20, 2012. The documented owners are the same entities that signed the zoning application

- Provide open space calculation.
  - Within the area to be amended of 34.426 acres, 9.0 acres is reserved for floodplain mitigation and, thus, will be maintained as open space. This acreage alone equals 26% of the amended boundary. This calculation is exclusive of an additional 3.4 acres that will be preserved for the Clear Creek corridor as well as smaller open space areas internal to the GB uses that have not yet been completely designed or calculated.

- Residential setback should contain an opaque screening wall.
  - Response: Since the wooden neighborhood fence is already constructed, to comply with this request, the UDC would require that the wooden fence on the resident's property be removed and replaced with a masonry wall. The UDC allows, as an alternative in such cases, for the existing fence to stay in place with a 30' buffer in lieu of a 25' buffer with a masonry fence. The Buffering section within Section V of Amendment #1 specifies that the 30' buffer option will be used. Additionally, voluntary building height restrictions have been added as further described further below.

- Due to close proximity to proposed commercial areas, provide a masonry screening wall.
  - Response: Please see response to previous similar comment

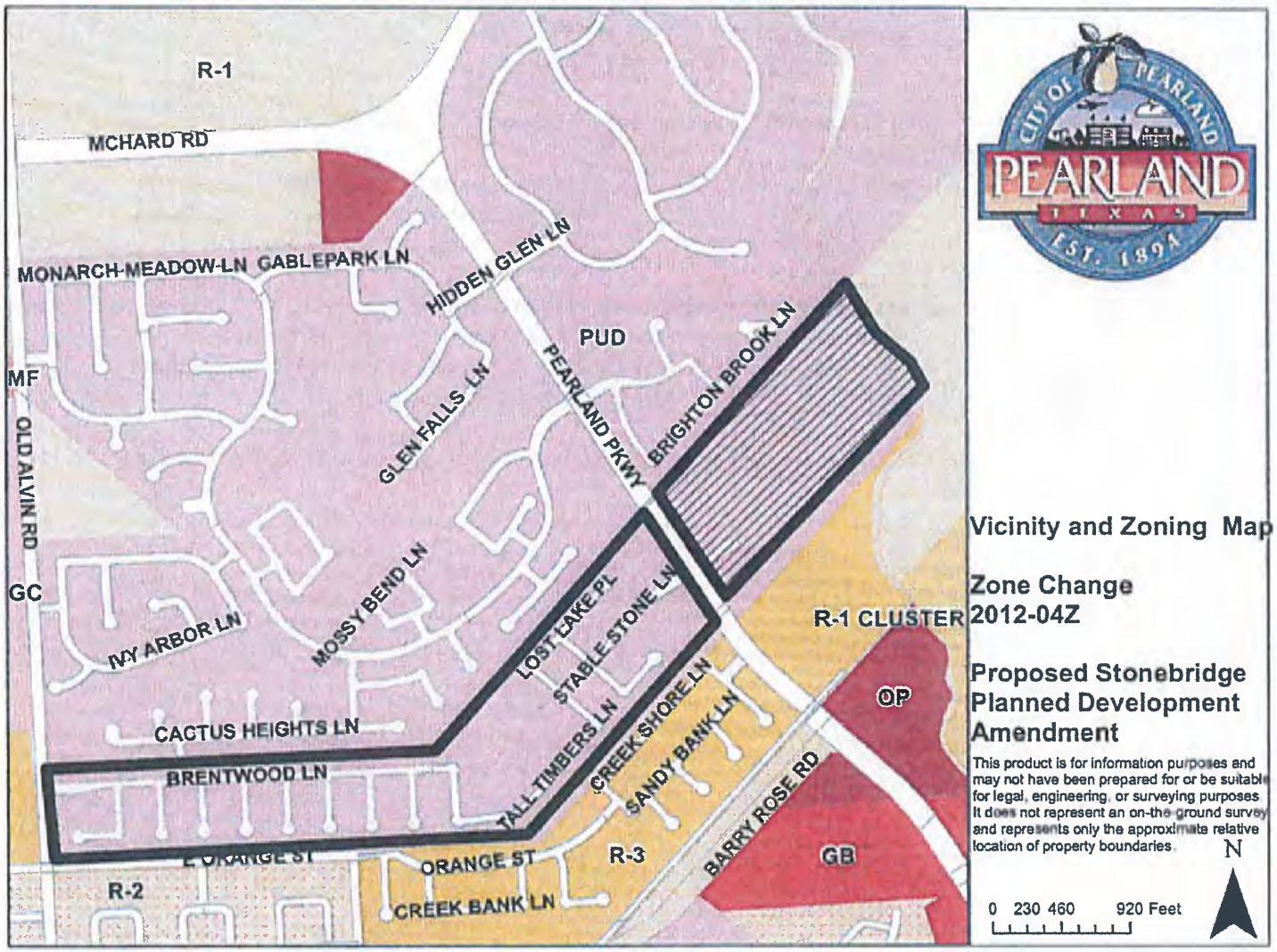
- Provide additional details (location and design) of proposed additional signs over and beyond what is permitted by the UDC and show locations of existing monument signs for the existing shopping center.
    - Response: Additional detail is not available at this time, but Section VII of Amendment #1 does limit the number and size of the proposed signs. We believe the language within Section VII is more than adequate to give staff guidance on the review of sign applications as they are submitted.
    - The existing signs have been added to Exhibit 1.

- Provide details of proposed buildings and incorporate the UDC illustration from Section 2.4.4.1, figure 2-1 (b).
    - Response: A "Building Height/Site Layout" section has been added to Section V of Amendment #1. A height limitation exhibit conforming to the request has been added as Exhibit 3.

- Proposed Clear Creek trail should connect to City's trail system.
    - Response: We were informed subsequent to these comments that the trail as shown in Amendment #1 (which is also consistent with the existing PUD) is acceptable and so no modifications were made in the revised submittal.

- Fire Marshal requires a second point of access via a recorded easement across the retail center property.
    - Response: The retail center owner has verbally agreed to the access easement as shown conceptually on Exhibit 2. A written document is currently being reviewed by the owner. Upon recordation, a copy will be provided to the City.

Exhibit "B"
Ordinance No. 2000M-86



Planning & Zoning Commission

Recommendation Letter

May 2, 2012

Honorable Mayor and City Council Members
3519 Liberty Drive
Pearland, TX 77581

Re: Recommendation on Zone Change 2012-04Z

Honorable Mayor and City Council Members:

At their meeting on April 16, 2012, the Planning and Zoning Commission considered the following:

A request of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 123.33 acres on the following described property:

LEGAL DESCRIPTIONS:

Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

GENERAL LOCATION: East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

There was discussion regarding lighting, residential adjacency, landscaping, buffering, and site/building orientation. The applicant indicated that the proposed memory care building would be reversed and two medical office buildings towards the rear or the property would be combined to one. Following this discussion, Commissioner Henry Fuertes made a motion to approve the zone change. The motion was subject to two conditions:

1. A new site plan be presented to staff prior to the first reading, showing:
    a. Providing details on the proposed landscaping along the area abutting the residential property to ensure that the UDC landscaping and buffering requirements are met
    b. Revise the site plan to incorporate flipping the memory care unit and combining the two story office buildings from two 1-story buildings to one 2-story building
2. Provide calculation that the portion of the Planned Development being amended contained 20% open space as required by the Unified Development Code

The motion was seconded by Commissioner Ginger McFadden. The vote was 4-0 and the motion passed.

Sincerely,

Harold Ellis, Senior Planner
On behalf of the Planning and Zoning Commission

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 16, 2012

Zone Change No. 2012-04Z

A request of Alan Mueller, applicant, on behalf of Musgrave-Grohman Ventures, Ltd. and Brandon Lee Investments, Inc., owner(s), for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 123.33 acres on the following described property, to wit:

Legal Description: Being a 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.); and

Being a 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T. & B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey as described in a deed dated June 4, 1981, from the C.H. Alexander Trust to Sue Alexander Morrison a.k.a. Susie Alexander Morrison, and recorded in Volume 1596, Page 93 et seq of the Brazoria County Deed Records (B.C.D.R.)

General Location: East and West Sides of Pearland Pkwy, North of Barry Rose Road – Stonebridge Planned Development

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: April 16, 2012*
City Council for First Reading: May 14, 2012*
City Council for Second Reading: May 21, 2012*

(*dates subject to change)

SUMMARY: Alan Mueller, applicant, on behalf of Brandon Lee Investments and Musgrave-Grohman Ventures, LTD, owners, is requesting an amendment to the previously approved Stonebridge Planned Development (PD), which was approved by City Council on April 26, 2004. The PD contains 123.34 acres, and includes land on both the east and

west side of Pearland Parkway, just north of Barry Rose.

Land uses in the originally approved PD included residential and commercial (General Business) uses, as illustrated on the attached previously approved Conceptual Layout Plan. West of Pearland Pkwy included 139 residential lots (currently developed) located behind General Business (GB) uses immediately abutting Pearland Pkwy. East of Pearland Pkwy included 78 residential lots (currently undeveloped) located behind General Business (GB) uses immediately abutting Pearland Pkwy. The General Business uses are the east side of Pearland Pkwy have been developed.

The proposed Planned Development amendment removes the proposed residential lots not yet developed on the east side of Pearland Pkwy and replaces them with the following uses:

- Hospital (for profit or non-profit)
- Assisted Living Facility
- Nursing/Convalescent Home
- Office (other than listed)
- Clinic, Medical, or Dental
- Medical Appliance and Sales
- Laboratory, Medical or Dental
- Emergency Care Clinic
- Hospice

Incidental Uses requested:

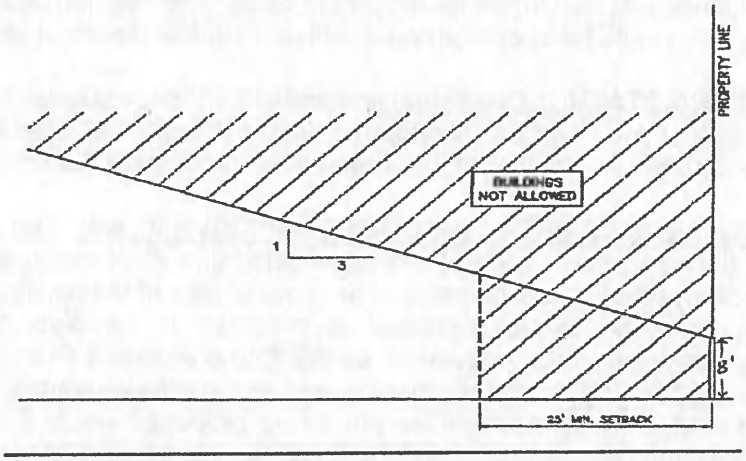
- Cafeteria
- Restaurant (with no drive-in service)
- General Retail Store
- Child Day Care Center
- Parking lot or garage for passenger cars or trucks less than one-ton

The new conceptual layout plan provided with the proposed amendments is also attached to this report to better illustrate the proposal. No changes relating to the existing residential lots on the west side of Pearland Pkwy or existing commercial uses existing on the east side of Pearland Pkwy are proposed.

Staff initially reviewed the revised PD proposal and had the following comments:

1. Please specify base zoning district which uses and development regulations will be based upon – General Business (GB) would be most appropriate.
2. Due to residential proximity and amount of acreage, some of the allowable uses in the General Business (GB) zoning district may not be compatible - please specify uses being requested.
3. Proof of property ownership (deed, tax certificate) is needed for zone changes (including PD amendments)

4. Provide open space calculation. The Unified Development Code requires 20% open space which is accessible to the public. Additionally, the proposed trail system should connect to the City's trail system. Staff is awaiting a recommendation from the Parks Director and will further discuss with the applicant.
5. The residential setback area shown on the site plan should contain opaque landscaping screening wall.
6. Due to close proximity of proposed commercial areas, especially along the northern property line, buffering is important. Please provide details on fencing and landscaping along the area abutting residential to ensure that adverse effects are minimized.
7. Provide additional details (location and design) of proposed additional signs over and beyond what is permitted by the City's Unified Development Code and also includes locations of existing monument signs for existing shopping center.
8. Provide details on heights of proposed buildings and incorporate illustration in the Unified Development Code (Section 2.4.4.1, Figure 2- 1 (b))



Since the time of the workshop, the applicant has resubmitted a revised proposed Planned Development document which addresses all of the above comments with the following exceptions:

9. Provide open space calculation. The Unified Development Code requires 20% open space which is accessible to the public. Additionally, the proposed trail system should connect to the City's trail system.
10. Provide details on site plan regarding proposed landscaping along the area abutting residential to ensure that UDC requirements are met.

These two items are recommended to be met and are addressed in conditions of approval of the Planned Development request.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Planned Development (PD)	Residential
South	Single-Family Residential Cluster, (R-1 Cluster) and Single-Family Residential-2 (R-2)	Residential
East	Single-Family Residential-1 (R-1)	Vacant
West	Single-Family Residential-3 (R-3)	City Facility

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Planned Development (PD). At this time it appears that all bulk regulations set forth in the existing Planned Development are in compliance with the Unified Development Code. The Planned Development amendment, if approved, would be in conformance with the Unified Development Code.

PLATTING STATUS: Developed portions of the Planned Development have been platted. The area of the Planned Development that the applicant is requesting to amend is not currently platted. Platting of that area will be required at the time of development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Suburban Residential and Retail, Offices, and Services* for the subject property. The general area of the existing Planned Development being proposed to be amended is indicated to be *Suburban Residential* in the Comprehensive Plan. However, as the Comprehensive Plan is only intended to be a general guide and not parcel specific, and as the area where the medical related, nursing and assisted living, and offices are being proposed abuts *Commercial, Offices, and Services*, the request could be considered to be in conformance with the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Pearland Parkway frontage road, a major thoroughfare, with a minimum of 120' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As this development already exists with no known negative impacts, the proposed amendment proposed use changes from residential to non-residential is not anticipated to have any negative impacts on existing surrounding or future developments which are not able to be mitigated by the recommended conditions of approval or by changes already made by

the applicant to the plans based on staff comments.

A Traffic Impact Analysis (TIA) will be required at the time of site plan review by the City's Engineering department to determine if there are any potentially negative traffic impacts anticipated as a result of the proposed expansion. Mitigation measures that are deemed necessary as a result would be responsibility of the applicant to implement.

ADDITONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

SITE PLAN CONSIDERATIONS: A site plan is not required for a zone change. However, as this is a Planned Development, which does require a conceptual site plan, a proposed site plan was submitted showing the existing development and area of proposed use changes.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration, as well as property owners within the existing Planned Development. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request. At the time of this report, one information inquiry has been received.

STAFF RECOMMENDATION: Staff recommends approval of the Zone Change 2012-04Z as proposed by the applicant for the following reasons and with the following conditions:

1. The proposed zone change does not appear to have any negative impacts on existing surrounding or future developments which are not able to be mitigated

2. The proposed zone change would result in development which would blend well with existing nearby commercial uses.

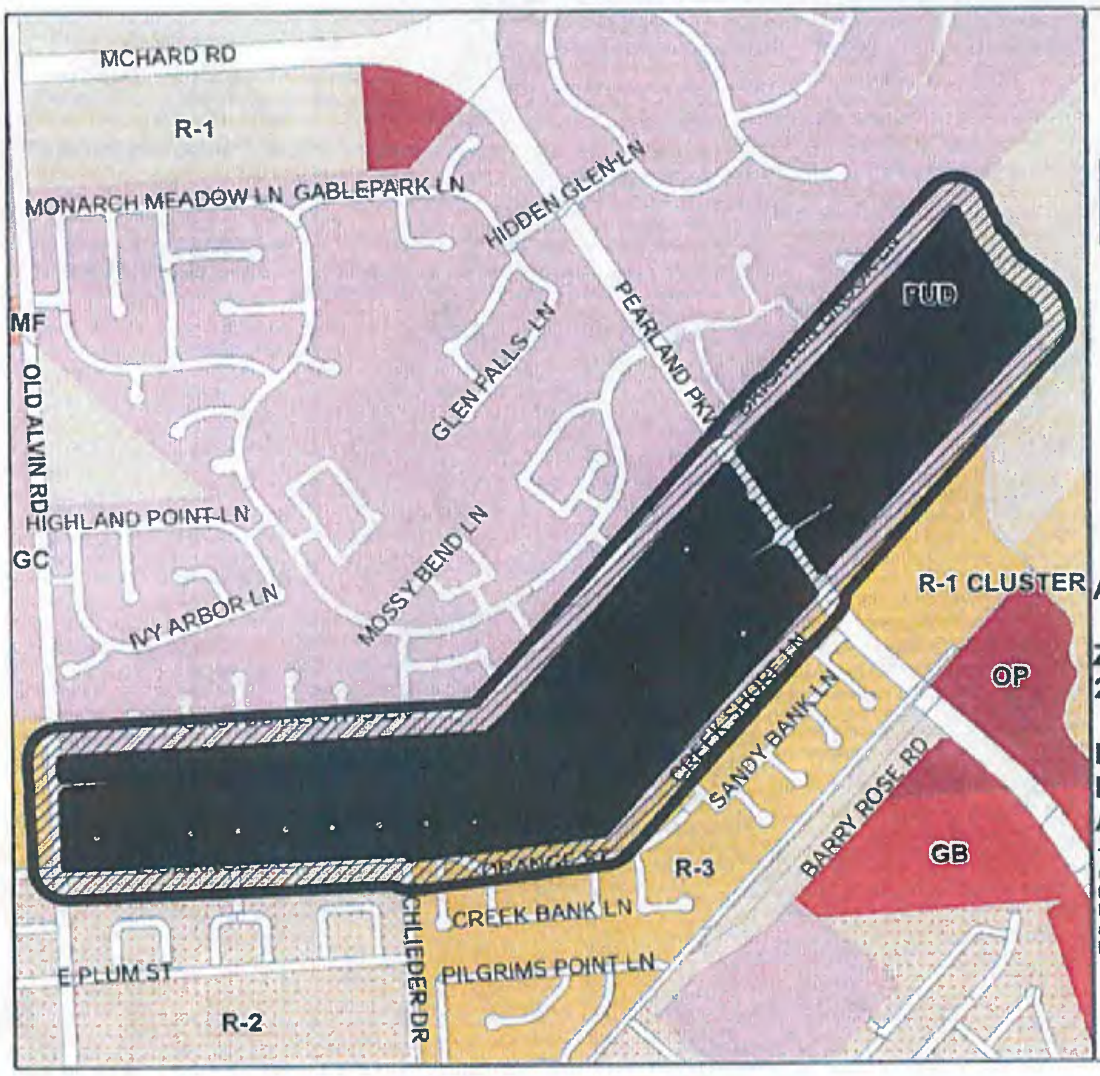
Recommended Conditions of Approval:

1. Applicant to provide details on site plan regarding proposed landscaping along the area abutting residential to ensure that UDC landscaping and buffering requirements are met.

2. Applicant to provide calculation that the portion of the Planned Development being amended contained 20% open space as required by the Unified Development Code.

SUPPORTING DOCUMENTS:

- Proposed Planned Development Amendment
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and Applicant Documents
- Related Documents



CITY OF PEARLAND
PEARLAND
TEXAS
EST. 1894

Abutter Map

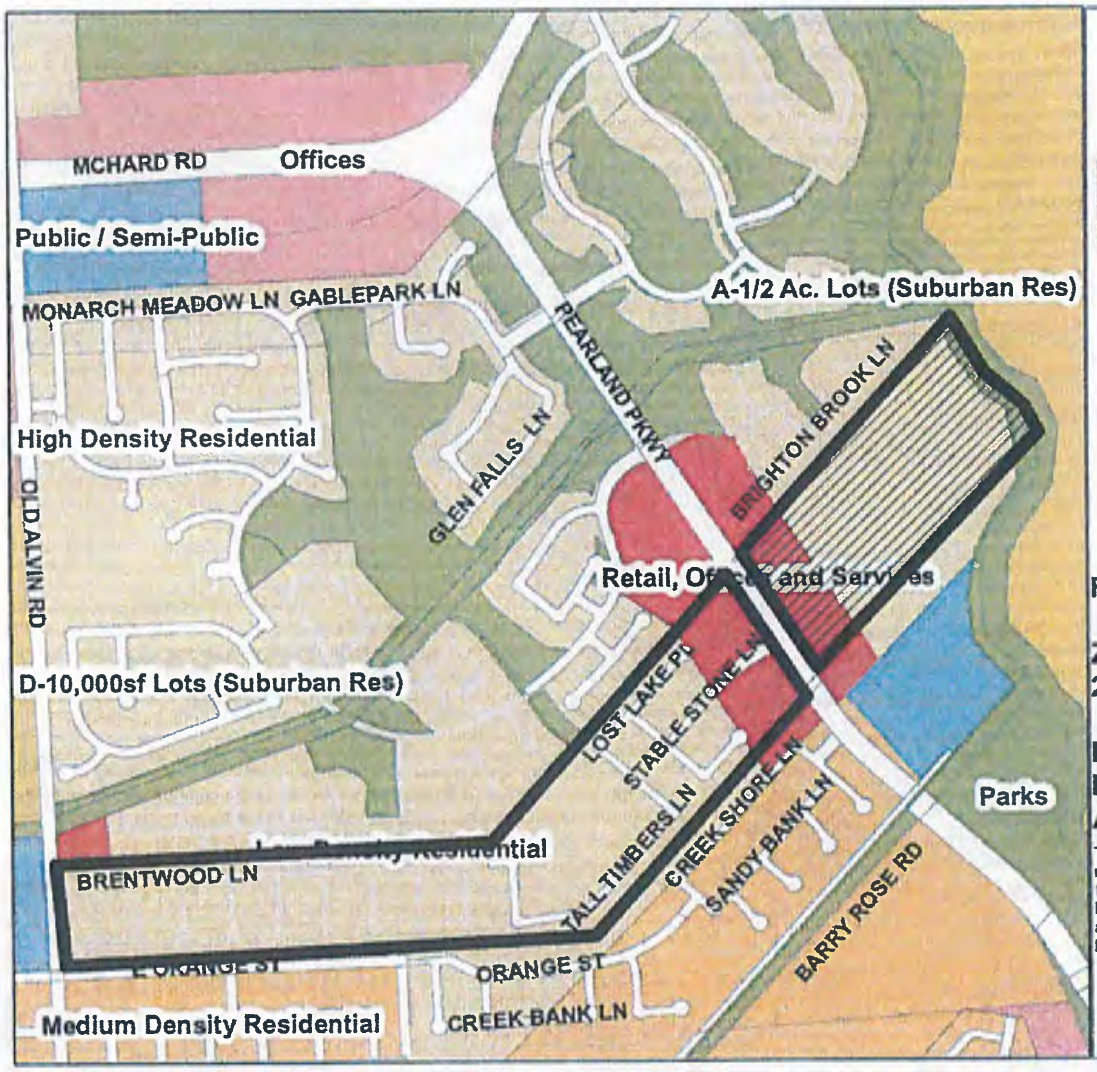
Zone Change 2012-04Z

Proposed Stonebridge Planned Development Amendment

This product is for information 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.

N

0 230 460 920 Feet



FLUP Map

Zone Change
2012-04Z

Proposed Stonebridge Planned Development Amendment

This product is for information 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.

N

0 230 460 920 Feet

Aerial Map

Zone Change
2012-04Z

Proposed Stonebridge Planned Development Amendment

This product is for information 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.

N

0 230 460 920 Feet

123.24 Acres Pearland Parkway (Stonebridge)

Planned Unit Development

Amendment # 1

Original Approval

Ordinance 509-706
April 26, 2004

Amendment # 1 Approval

Ordinance _____
Date_____

Submitted February 22, 2012
Revised March 20, 2012
Revised April 23, 2012
123.24 Acres Pearland Parkway (Stonebridge)
Planned Unit Development

Amendment # 1

I. Purpose of Amendment

This Amendment #1 amends the development plans and requirements for a 34.426-acre portion of the property lying within the Pearland Parkway 123.34 Acres Planned Unit Development (Stonebridge) adopted by City of Pearland Ordinance 509-706 on April 26, 2004.

The purpose of this Amendment is to provide for a revised land use plan for the 34.426-acre property east of Pearland Parkway (Referred to herein as Tract A). The residential uses east of Pearland Parkway will be replaced by General Business land uses. The current intent is to develop the land as a mixed use medical and specialty care campus and other related uses that conform to the General Business land use category.

All changes in development regulations documented in this Amendment relate only to Tract A; the balance of the property within the PUD will continue to be governed by the conditions of the original PUD.

II. Current Status of Development

Exhibit 1 depicts the revised overall land uses for the PUD including actual existing uses and the proposed conceptual plan for the remaining undeveloped property in Tract A.

Ownership Status

The majority of Tract A is owned by Musgrave-Grohman Ventures, Ltd., except for 1.773 acres which are owned by Brandon Lee Investments, Inc. The entirety of Tract A is the subject of a proposed joint venture with University General Hospital System.

Platting Status

The property outside of Tract A has been platted in several sections as residential lots, General Business lots, and related reserves. Tract A has not been platted.

Residential Development Status

A total of 233 residential lots have been platted. All lots have either been sold to end-user homeowners or are under contract with a home builder. As of February 9, 2012, 162 homes are completed and occupied with an additional 19 under construction or completed and ready for sale.

General Business Development Status

A 35,000 square foot retail center and a 7,000 square foot bank building have been constructed. There are additional vacant, platted General Business lots available for future development.

III. Amended Sections

The following sections of the existing PUD are amended to the extent they are included in this Appendix. All other provisions of the existing PUD remain effective.

1. Land Usage Summary
2. Residential East of Pearland Parkway (deleted in its entirety)
3. General Business Sites (no changes to existing provisions; new provisions added to accommodate medical and related uses).
4. Development Schedule

IV. Revised Land Usage Summary Table

The revised land usage and residential lot summary of the PUD are shown in the following tables:

LOT DATA

Lot Size	Sec 1	Sec 2	Total	%
Min. 70'	33	131	164	70%
Min. 80'	60	9	69	30%
Total	93	140	233	100%
Gross Density			1.89	
Net Density			3.04	

LAND USAGE

Usage	Acres	%
Existing:		
Residential	64.9776	53%
General Business	10.221	8%
Park	0.7394	1%
Lake	11.05	9%
Landscape/Open Space	1.1899	1%
ROW Dedications (non-residential)	0.7361	1%
Subtotal	**88.914**	
Amendment #1:		
General Business	18.7	15%
Detention/Mitigation	12.326	10%
Clear Creek Dedication	3.4	3%
Subtotal	**34.426**	
Total	**123.34**	**100%**

Note 1: *Land use allocations may change based upon completion of the drainage plan and final design requirements.*

V. Revised Land Use Plan East of Pearland Parkway (GB)

The proposed conceptual land plan for Tract A is shown on Exhibit 2. Development of the property within Tract A will conform to the General Business zoning category of the City of Pearland Unified Development Code (UDC), except as specifically noted. Furthermore, Tract A is an Integrated Business Development as defined by the UDC.

ALLOWABLE LAND USES

The following facilities are anticipated:

1. 80,000 square-foot concierge hospital of 50-70 beds
2. 20,000 square-foot licensed care/memory care facility of approximately 30 units
3. 44,000 square-foot medical office building(s)
4. 15,000 square-foot medical care facility

These uses are illustrative of the anticipated medical-related facilities planned for the site. These uses are not mandated, however, all primary uses within Tract A will be limited to the following use categories as defined in the UDC:

Primary Use Categories

1. Hospital (Non-Profit or For Profit) ({p. 2-164}
2. Assisted Living Facility {p. 2-158}
3. Nursing/Convalescent Home {p. 2-166}
4. Office (other than listed) {p. 2-137}
5. Clinic, Medical or Dental {p. 2-135}
6. Medical Appliance & Sales {2-153}
7. Laboratory, Medical or Dental {p. 2-178}
8. Emergency Care Clinic {p. 2-136}
9. Hospice {p. 2-163}

Additionally, the following uses, as defined in the UDC, are allowable as incidental to the primary uses listed above:

Incidental Use Categories

1. Cafeteria {p. 2-148}
2. Restaurant (with No Drive-In or Drive-Thru Service) {p. 2-155}
3. General Retail Store {p. 2-152}
4. Child Day Care Center {2-158}
5. Parking {p. 2-133}

BUILDING HEIGHT/SITE LAYOUT

The most intensive use, the hospital, will be located on the southern portion of the property to provide the largest possible buffer to the existing residential uses to the north. Maximum building height will be governed by the underlying GB requirements, subject to the limitations illustrated in Exhibit 3. The height of buildings in proximity to the existing residential uses to the north will be limited in conformance with Exhibit 3 to reduce the visual impact of the proposed buildings. Specific building location and orientation may vary from the exhibits, but will otherwise be governed by the underlying GB requirements and the "No Buildings Allowed" area shown on Exhibit 3.

BUFFERING

Since the perimeter residential fence along the northern property line is existing, buffering adjacent to the existing residential subdivision will be accomplished as shown on Exhibit 2 via a 30' open space buffer as allowed by UDC Section 4.2.4.1(a)(2).c., and a vegetative screen in conformance with UDC Section 4.2.4.1(a)(2).a.2. Additionally, buffering will be supplemented via the height restrictions depicted in Exhibit 3. All other UDC-required buffering standards will be followed.

ACCESS/CIRCULATION

The conceptual site plan (Exhibit 2) anticipates several individual lots served by an extension of Stable Stone Lane. As approved in the original Planned Unit Development, Stable Stone Lane provides the single point of access to this site. A second access point, traversing the existing retail center, connecting Tract A to the existing Pearland Parkway driveway approximately 350 feet north of Stable Stone Lane via a dedicated perpetual access easement is anticipated.

The ability to gain access and frontage for individual lots by private access easement (PAE) under UDC Section 4.2.1.2(a)(8) is preserved with the following clarifications/deviations:

a) A four-foot sidewalk is required on only one side of each PAE with no sidewalk on the opposite side.
b) Head-in parking is allowed direct access to a PAE for a maximum of 50 spaces.
c) Utility easements (UE) are allowed to overlap the PAE.

Traditional public or private rights-of-way and street standards may be utilized in lieu of private access easements, at the discretion of the developer. Parking is allowed on a lot other than the principal use, provided that the parking will conform to UDC Section 4.2.1.2 (d) (1) & (2) and the total number of spaces otherwise required are provided.

VI. Revised Development Schedule

Within Tract A, Phase 1 will consist of the licensed/memory care facility with other phases following as demand warrants. Phase 1 is anticipated to commence within 12 months of the approval of this Amendment with opening of the facility expected 12 months after initiation of construction.

VII. Signage

Tract A is an Integrated Business Development as defined by the UDC and is, therefore, eligible for a Multi-User Sign to serve the property. The approximate location of the Multi-User Sign is denoted on Exhibit 2. Signage for individual businesses will conform to the UDC sign regulations with the following additions:

1. Directional Signs
    a. One of the allowed directional signs per lot may exceed the standard two square feet, but may not exceed six square feet. Such directional sign may contain the name of the facility or business on that lot, but may contain no other form of advertising.
    b. The Hospital lot may have two additional directional signs (in addition to the number allowed by the UDC) not to exceed six square feet each to denote and guide patients to the emergency entrance. Alternatively, the six square feet of "emergency entrance" signage may be added to other directional signs otherwise allowable on the Hospital lot.
    c. In addition to the number of directional signs allowed in the UDC, up to three additional "site orientation" signs, not to exceed 15 square feet each, may be placed within the site. Such signs may contain a site map and the names of facilities or businesses within the site, but may contain no other form of advertising.

VIII. Exhibits

1. Revised Overall Conceptual Land Use Plan
2. Tract A Conceptual Site Plan
3. Building Height Limitation Based on Distance to Northern Property Line
4. Tract A metes and bounds exhibit

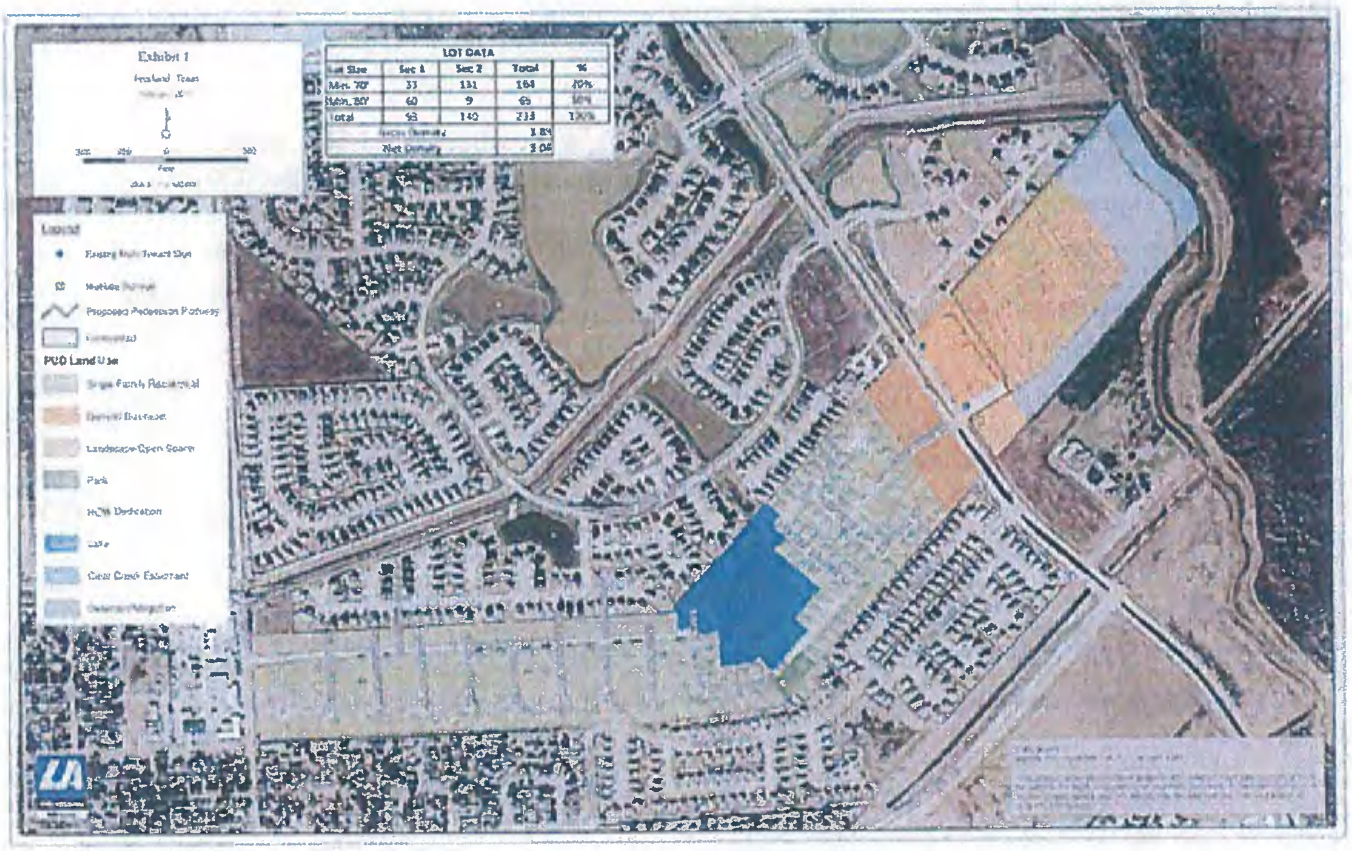
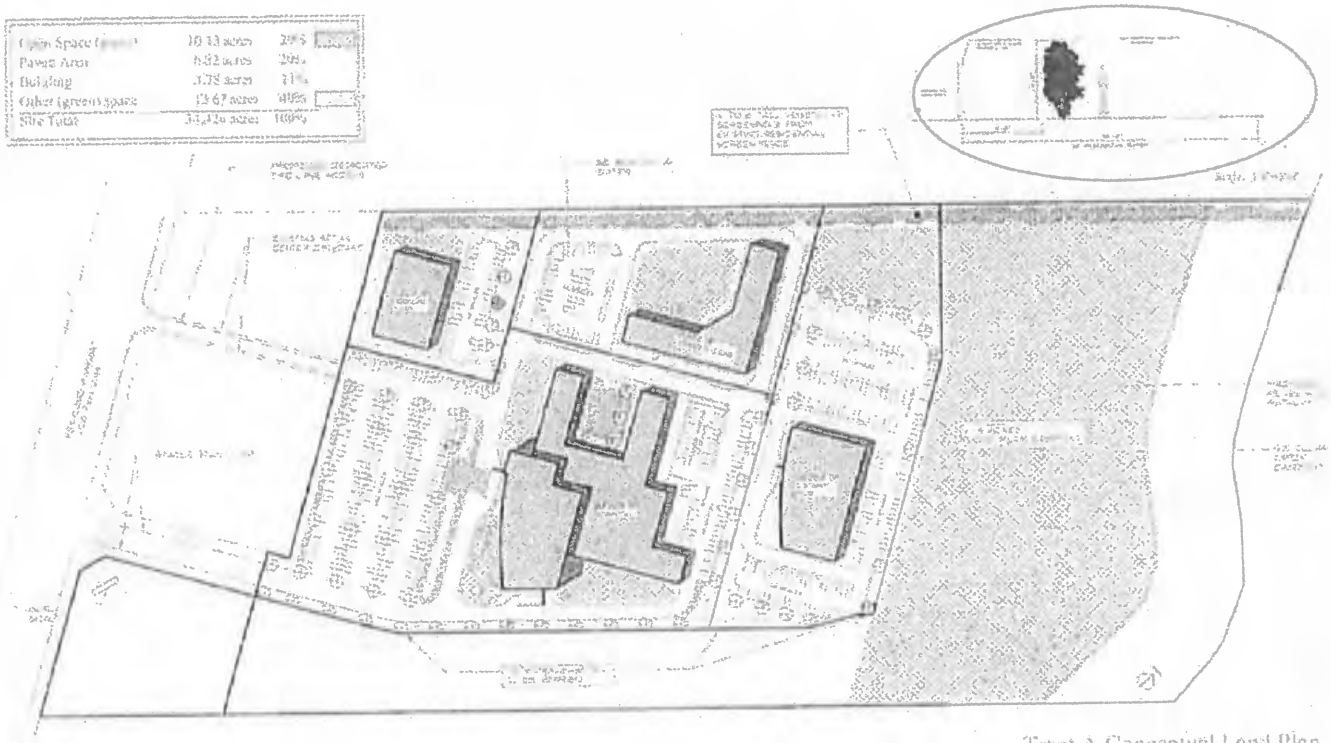
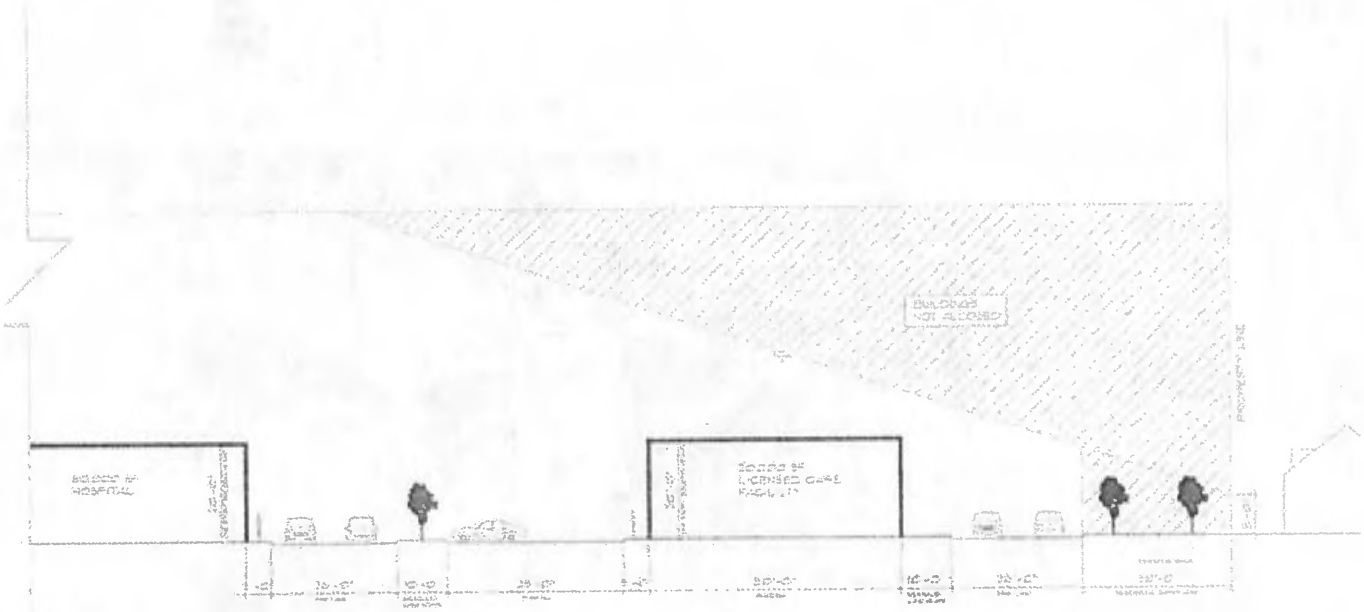


Exhibit 1
LOT DATA
Lot Size
Sec 1
Sec 2
Total
%
Min. 70'
33
131
164
70%
Min. 80'
60
9
69
30%
Total
93
140
233
100%
Gross Density
1.84
Net Density
3.06
Legend
Proposed Pedestrian Pathway
PUD Land Use
Single Family Residential
Landscape Open Space
Park
HOA Dedication
Lake
Clear Creek Easement



Tract A Conceptual Land Plan
Exhibit 2
Pendleton, TX

Kimley-Horn Associates, Inc.



Kahn Associates, Inc.

PUD Site Line Study
Pearland, TX

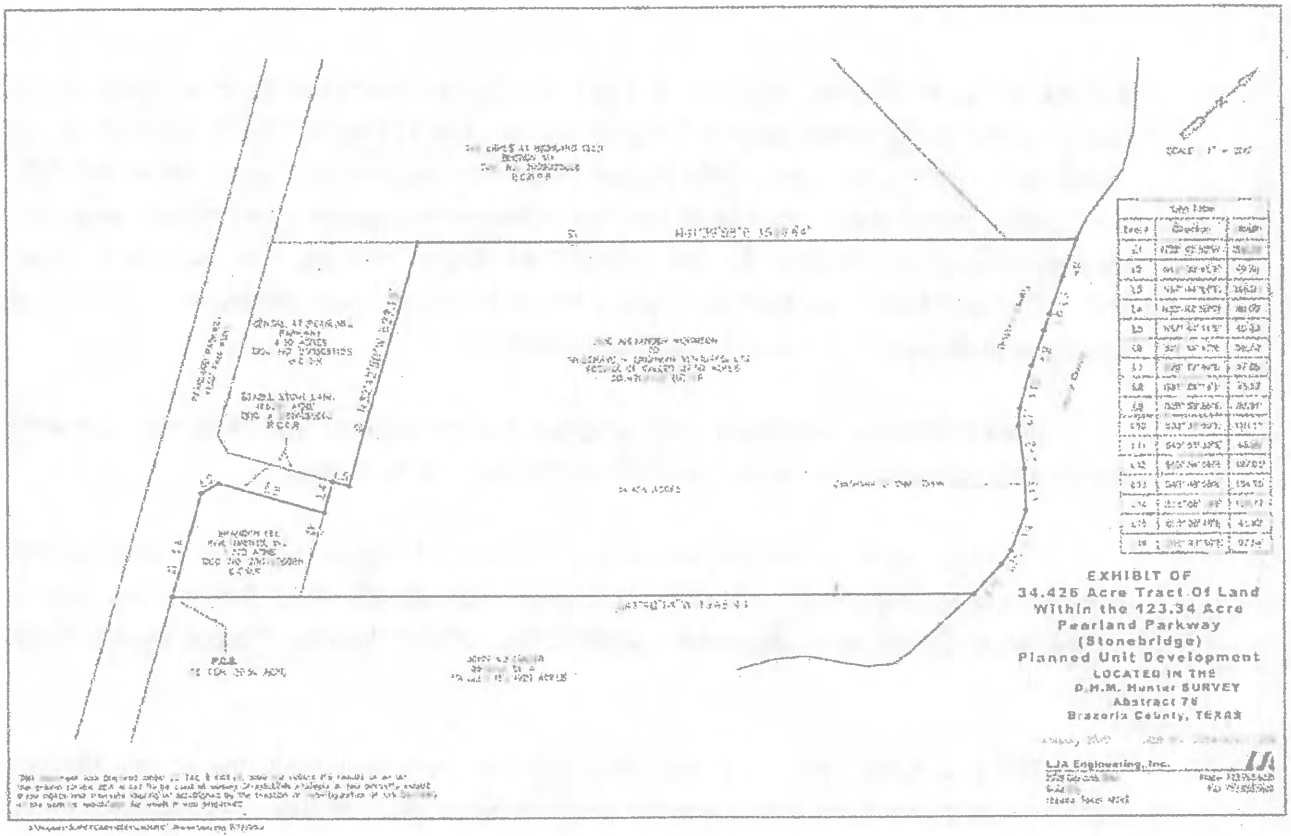


EXHIBIT OF
34.425 Acre Tract Of Land
Within the 123.34 Acre
Pearland Parkway
(Stonebridge)
Planned Unit Development
LOCATED IN THE
D.H.M. Hunter SURVEY
Abstract 78
Brazoria County, TEXAS
LJA Engineering, Inc.
P.O.B.

February 17, 2012
Job No. 2054-0001-219

DESCRIPTION OF
34.426 ACRE TRACT OF LAND
WITHIN THE 123.34 ACRE PEARLAND PARKWAY (STONEBRIDGE)
PLANNED UNIT DEVELOPMENT

Being 34.426 acres of land located in the D.H.M. Hunter Survey, Abstract 76, Brazoria County, Texas, being a portion of that certain called 1.773 acre tract conveyed to Brandon Lee Investments, Inc., by instrument of record under file No. 2007006088, Official Records, Brazoria County, Texas (B.C.O.R), and a portion of that certain called 39.50 acre tract conveyed to Musgrave – Grohman Ventures, Ltd., by instrument of record under file No. 2004027202, Official Records, Brazoria County, Texas (B.C.O.R), said 34.426 acres being more particularly described by metes and bounds as follows (all bearings referenced to the aforementioned 39.50 acre tract);

BEGINNING at the southeast corner of said 1.773 acre tract and said 39.50 acre tract, same being on the northerly right-of-way line of Pearland Parkway (130 feet wide).

THENCE, North 32° 42' 53" West, along the northerly right-of-way line of said Pearland Parkway, 266.55 feet to the most southerly corner of that certain called Stable Stone Lane, a subdivision of record under Document # 2007055502, Official Records, Brazoria County, Texas (B.C.O.R), ;

THENCE, North 12° 30' 41" East, leaving the northerly right-of-way line of said Pearland Parkway, with the southerly right-of-way line of Stable Stone Lane, as shown on said Stable Stone Lane subdivision, 49.30 feet to a point for corner,

THENCE, North 57° 44' 11" East, continuing along the southerly right-of-way of said Stable Stone Lane, 265.01 feet to the most northeast corner of said Stable Stone Lane subdivision;

THENCE, North 32° 42' 50" West, 80.00 feet to the most northerly corner of said Stable Stone Lane subdivision to a point for corner, also being at the southerly line of that certain called Centre At Pearland Parkway, a subdivision of record under Document # 2006061125, Official Records, Brazoria County, Texas (B.C.O.R), ;

THENCE, North 57° 44' 11" East, leaving said Stable Stone Lane subdivision, along the southerly line of said Centre At Pearland Parkway, 40.00 feet to the most easterly corner of said Centre At Pearland Parkway subdivision;

THENCE, North 32° 42' 50" West, along northeasterly line of said Centre At Pearland Parkway, 627.13 feet to the most northerly corner of said Centre At Pearland Parkway subdivision, also being at the southeasterly line of that certain called The Lakes At Highland Glen Section Six, a subdivision of record under Document # 2009022028, Official Records, Brazoria County, Texas (B.C.O.R), same being a northwesterly line of the aforementioned 39.50 acre;

THENCE, North 41° 39' 58" East, with the northwesterly line of said 39.50 acre, 1599.64 feet to a point in the centerline of Clear for the most northerly corner of the herein described tract;

THENCE, with the centerline meanders of said Clear Creek the following 11 courses:

1) South 27° 14' 47" East, 95.72 feet to a point for corner;

2) South 29° 12' 46" East, 97.95 feet to a point for corner;

3) South 31° 28' 18" East, 43.33 feet to a point for corner;

4) South 28° 59' 35" East, 92.91 feet to a point for corner;

5) South 33° 31' 55" East, 110.11 feet to a point for corner;

6) South 43° 51' 30" East, 43.96 feet to a point for corner;

7) South 55° 54' 08" East, 107.01 feet to a point for corner;

8) South 49° 48' 56" East, 104.18 feet to a point for corner;

9) South 28° 08' 19" East, 105.12 feet to a point for corner;

10) South 13° 36' 45" East, 41.82 feet to a point for corner;

11) South 06° 43' 38" East, 97.54 feet to a point for corner;

THENCE, South 41° 40' 14" West, departing said Clear Creek with the southeasterly line of said 39.50 acre, 1948.44 feet to the POINT OF BEGINNING, containing 34.426 acre, more or less, of land;

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LJA Engineering, Inc.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, AUGUST 1, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. ZONE 16-00007

A request of the City for approval of a change in zoning to amend the Highland Glen Planned Development to allow auto related uses by a Conditional Use Permit on properties designated General Business (GB); on approximately 548.817 acres of land.

Legal Description: All that certain 527.062 acres out of the D.H.M. Hunter Survey, Abstract No. 76, Brazoria County and Abstract No. 36, Harris County and the H.T. & B.R.R. Survey, Abstract No. 233 and including all or a portion of Lots 6,7, and 15-18 out of Walcott's Pearland Subdivision according to the plat thereof filed in Volume 35, Page 241-242 Brazoria County Deed Records and a portion of Lots 96-102 out of the Zychlinski Subdivision according to the plat there of filed in Volume 29 Page 43 Brazoria County Deed Records and being those same tracts described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerks File Number 96-044931 and in a deed dated 01-23-1992 from First Interstate Bank of Texas, N. A., to Nai Li Wang and Ban Wang as filed in Volume (92)997, Page 03 Brazoria County Official Records and in a deed dated 06-04-1981 from John Alexander, trustee to Patricia Alexander Wood as filed in Volume 1596, Page 110 Brazoria County Deed Records and being a residue of that certain tract described in a deed dated 09—6-1984 from Mary Alexander, et con, to Bartlett Properties, Inc. as filed in Official Records of Real Property of Harris County at Clerk's File Number J-724634 Film Code Number 096-85-0644; and

All that certain 15.755 acres out of Lots 30, 31, 32, 39 and 40, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D.H.M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas; and

All that certain 6.000 acres out of Lots 42 and 43, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D.H.M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas.

General Location: East and West sides of Pearland Parkway, South of McHard Road, Highland Glen Planned Unit Development.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: August 1, 2016

Re: Zoning Change Application No. ZONE 16-00007

At the request of the City for approval of an amendment to the Highland Glen Planned Unit Development to require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB); on approximately 548.9 acres of land.

General Location: East and West sides of Pearland Parkway, South of McHard Road – Highland Glen Planned Development.

Summary of Request

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Highland Glen PUD was approved in April, 2002 (Ordinance 509-489). The Highland Glen PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes the first amendment as it relates to permitted uses from the underling GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now abut residential developments. This pattern of development raises adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous land development code. Specifically, the amendment proposes to add the following text to Section four "Project / Plan Description" under "Land Use":

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Highland Glen PUD, to require all auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges that are currently permitted by right in the GB designation to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PUD into conformance with amendment T-18 of the UDC passed in 2015.
2. Since then, the surrounding area has developed with denser residential subdivisions with smaller lots, thereby raising adjacency concerns. Currently, the City has no ability to consider how these sites may affect the abutting residential neighborhood. The proposed changes will help mitigate any negative impacts that may affect adjoining properties.

Site History

A portion of the area encompassed by the Highland Glen PUD was annexed into the City of Pearland in 1960 and the remainder in 2000. The PUD is divided by Pearland Parkway. The Highland Glen PUD was originally approved in 2002, under the Land Use and Urban Development Ordinance.

Conformance with the Comprehensive Plan

The Highland Glen PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for automobile related uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway is a Major Thoroughfare that was developed as per the Thoroughfare Plan. Major Thoroughfare are defined as having a minimum right-of-way of 120 feet. This Major Thoroughfare is in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portions of Highland Glen PUD is GB and will comply with the requirements of the GB zoning district in the Urban Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Highland Glen PUD will have a positive impact on existing and future development. The commercial property near Pearland Parkway is currently shown as five parcels. There is an additional commercial parcel fronting onto Old Alvin Road. The CUP process will allow greater oversight into the development and redevelopment of these commercial properties should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for amendment to the Highland Glen PD. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request to amend the PUD.

Exhibits

1. Map of Highland Glen PD
2. Map of affected properties

Exhibit 1

AERIAL MAP

ZONE 16-00007

Highland Glen PD Boundary

GB Base Zoning

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 = 1,124 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

N

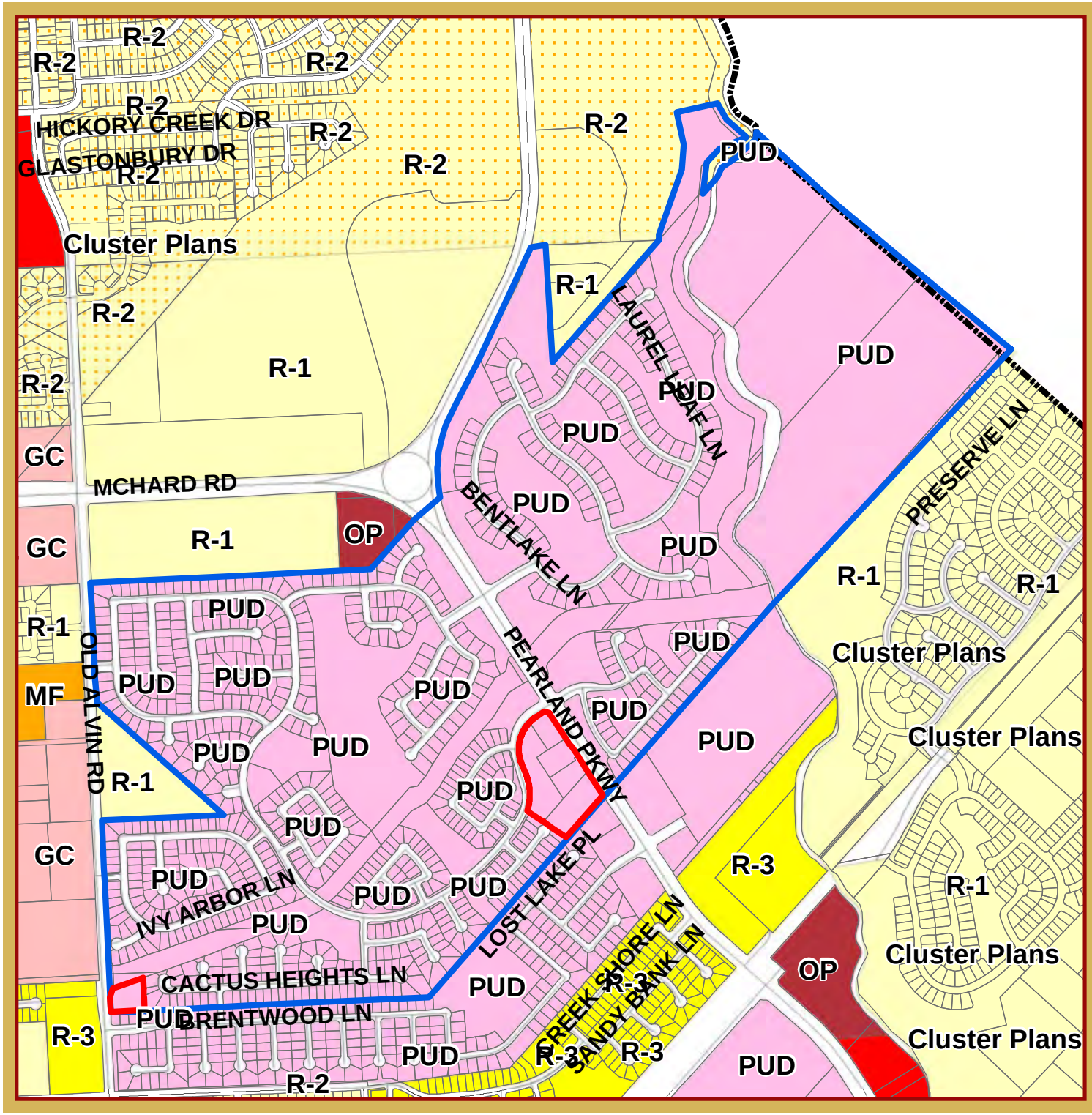


Exhibit 2

ZONING MAP

ZONE 16-00007

Highland Glen PD Boundary

GB Base Zoning

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 = 1,124 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

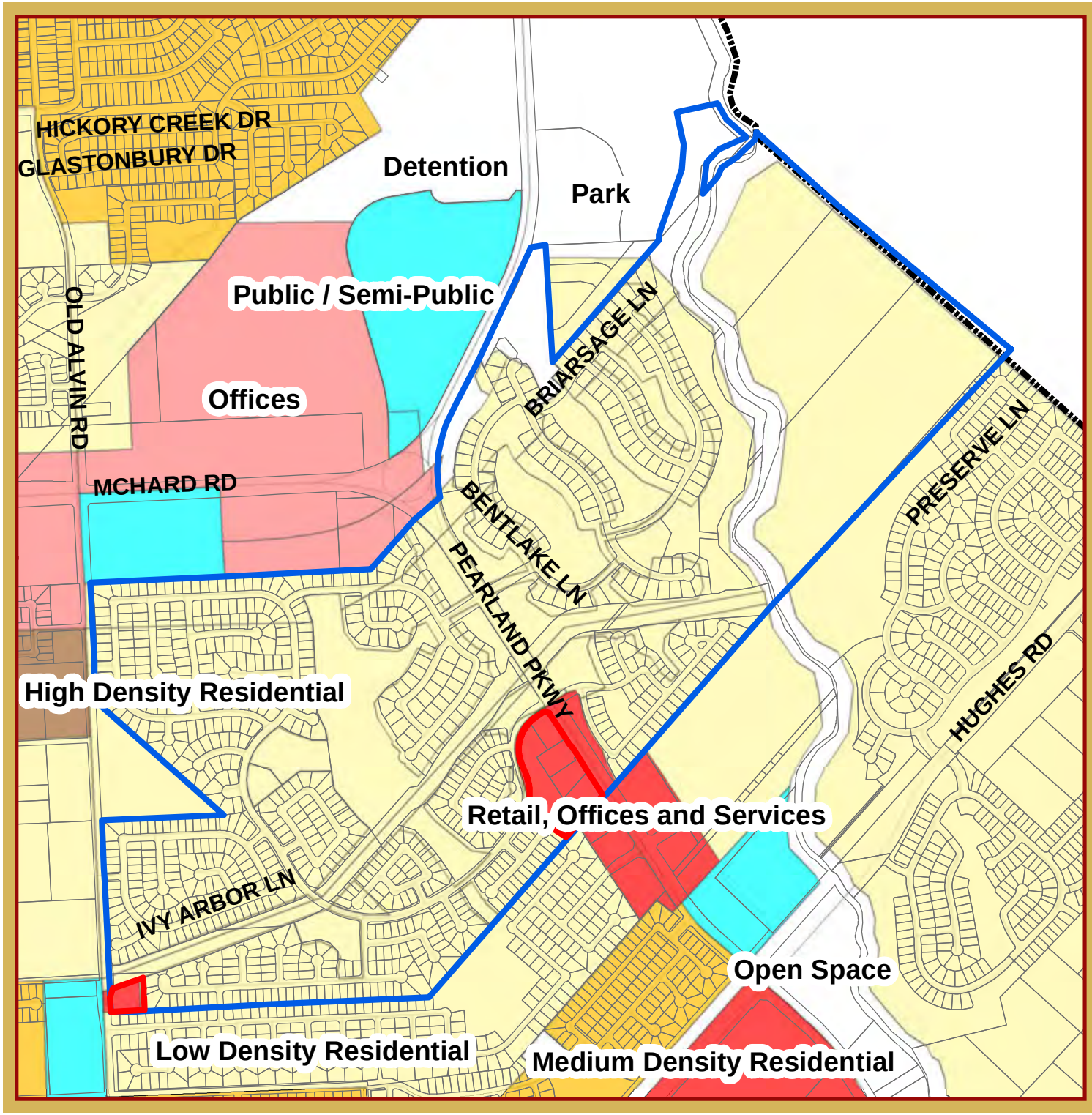


Exhibit 3

FLUP MAP

ZONE 16-00007

Highland Glen PD Boundary

GB Base Zoning

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 = 1,124 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

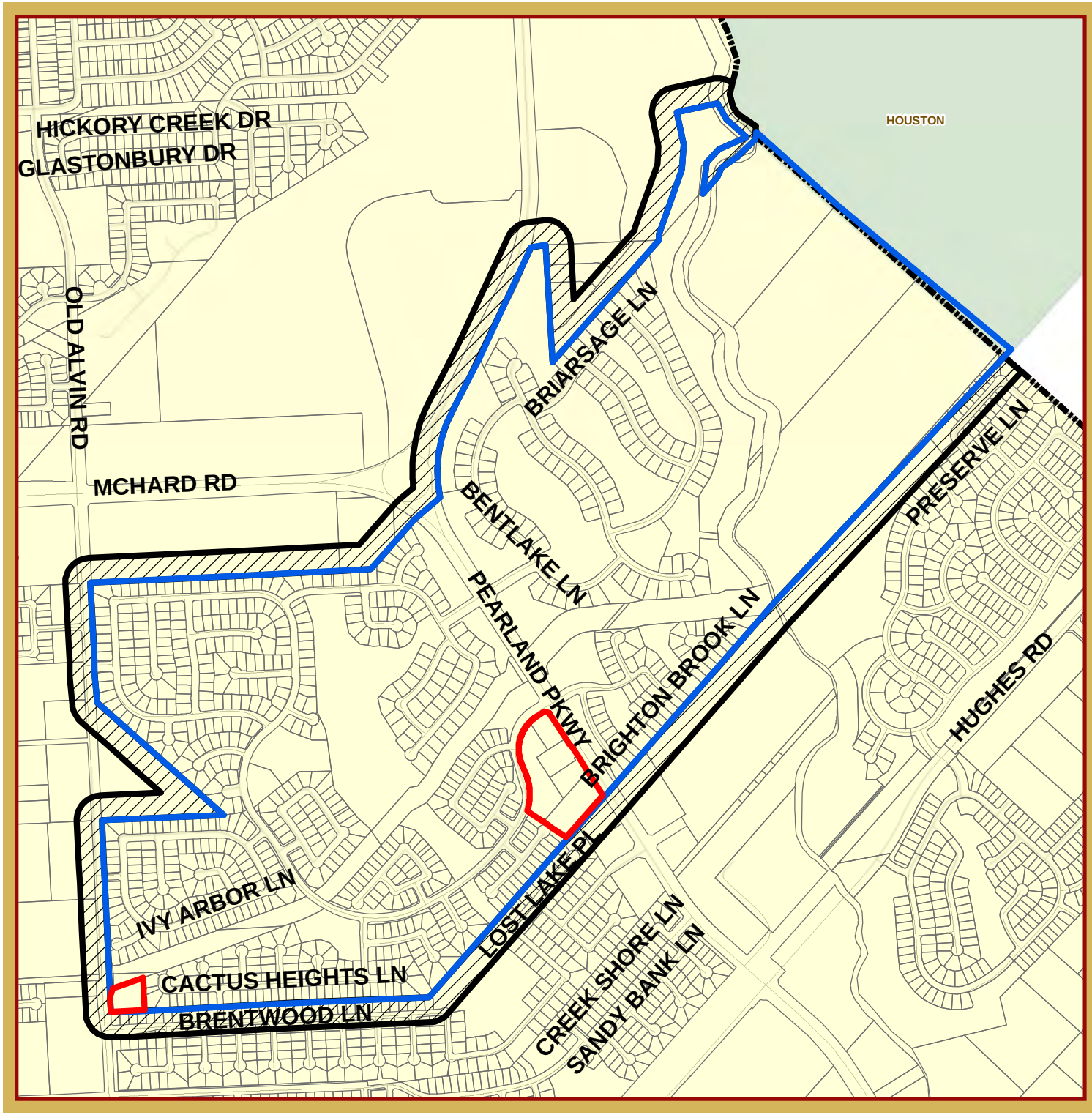


Exhibit 4

NOTIFICATION MAP

ZONE 16-00007

Highland Glen PD Boundary

GB Base Zoning

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 = 1,124 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

Exhibit 5
ZONE 16-00007

Property_Owner	Address	City	State	Zip_Code
A & G CREEKSIDE VENTURE	2411 PARK AVE	PEARLAND	TX	77581-4233
ABDELAZIZ MOHAMMAD & NAJWA ISMAIL	3403 CROSSBRANCH CT	PEARLAND	TX	77581
ABRAHAM JOHN T & SHINY	1612 GARDEN GLEN LN	PEARLAND	TX	77581
ABREU KEVIN MICHAEL & CINDY LEE	1305 GARDEN GLEN LN	PEARLAND	TX	77581
ACHKAR KATAFAN & SHURBAJE DIMA	1736 WALDEN CREEK CT	PEARLAND	TX	77581
ADAMS CYNTHIA	1908 EDEN GLEN LN	PEARLAND	TX	77581
ADAMS STEVEN C & SHANNON D	3410 CROSSBRANCH CT	PEARLAND	TX	77581
AGUILAR RAUL & MARIA B	1908 HOLLOW MIST LN	PEARLAND	TX	77581
ALANIZ LUPE & VIRGINIA	1413 BLAKELY GROVE LN	PEARLAND	TX	77581
ALDRIDGE MADELINE C & CARLA L NEWSON	1905 LAZY HOLLOW LN	PEARLAND	TX	77581
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
ALEXANDER KYLE & KRISTEN	3412 CROSSBRANCH CT	PEARLAND	TX	77581
ALEXANDER THOMAS P JR	2411 PARK AVE	PEARLAND	TX	77581
ALI SYED RASHID	13803 MARBLEDALE CT	HOUSTON	TX	77059
ALIGSAO MARIETTA & DICK	1614 GABLE PARK CT	PEARLAND	TX	77581
ALLEN FREDRICK S & REBECCA A	1509 BENTLAKE LN	PEARLAND	TX	77581
ALLEN ROBERT H & NELDA G	2004 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ALLUM ERIC B & JANINA M	1808 BRINTON SPRING LN	PEARLAND	TX	77581
ALMENDAREZ VICTOR M & YOLANDA G	2001 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ALPHONSE EARL JONATHAN	3209 WINDY BANK LN	PEARLAND	TX	77581
AMH ROMAN TWO TX LLC	30601 AGOURA ROAD SUITE 200	AGOURA HILLS	CA	91301
AMIN AMI & DIPAK PATEL	1920 HOLLOW MIST LN	PEARLAND	TX	77581
AMIN DILIP & GITA	1507 GARDEN GLEN LN	PEARLAND	TX	77581
AMLANI MANSOOR & YASMIN	3213 GABLE PARK LN	PEARLAND	TX	77581
ANDERSON PHILLIP & JOSEFINA	3429 IVY ARBOR LN	PEARLAND	TX	77581
ANG OLGA EMILIA	1422 BLAKELY GROVE LN	PEARLAND	TX	77581
ANGEL GIOVANNI J & LANDRY A	1918 HOLLOW MIST LN	PEARLAND	TX	77581
ANINO LEMUEL & MARY G	1705 BEACON GREEN LN	PEARLAND	TX	77581
ANKROM RAYMOND WIILIAM & CHRISTY T	1906 LOST LAKE PL	PEARLAND	TX	77581
ANSLUM BILLY	3308 ASPENBROOK CT	PEARLAND	TX	77581
ANWAR SADAF & MOHAMMAD ALAM	1304 LAUREL LEAF LN	PEARLAND	TX	77581
APEX LIVING CENTERS	3822 N VIRKUS CT	MISSOURI CITY	TX	77459
ARDOLINO ROBERT & MARY	1901 IVY ARBOR CT	PEARLAND	TX	77581
ARMENDARIZ AARON B & PAMELA A	1915 HIGHLAND POINT CT	PEARLAND	TX	77581
ARMSTRONG JEREMY & KELI	1802 GABLE STONE LN	PEARLAND	TX	77581
ARMSTRONG KRISTIAN J & BELINDA M	1707 SPRING GLEN LN	PEARLAND	TX	77581
ARNOLD BRENDA	1709 GLEN FALLS LN	PEARLAND	TX	77581
ARP 2014-1 BORROWER LLC	21001N TATUM BLVD STE 1630-630	PHOENIX	AZ	85050
ARREDONDO ANTONIO ZAVALA & CAROLINA RODRIGUEZ PEREZ	3021 BRIARSAGE LN	PEARLAND	TX	77581
ARRIETA JOSE G	1609 WHITE WILLOW LN	PEARLAND	TX	77581
ARVIZU LILIANA & GLADYS & MARY LOU	1803 BRINTON SPRING LN	PEARLAND	TX	77581
ASHFORD ROMAN & DANIELA BESINGER	3202 WINDY BANK LN	PEARLAND	TX	77581
AVALOS GILBERT A & JENNIFER K	1406 BLAKELY GROVE LN	PEARLAND	TX	77581
AVEIGA JOSE & BLANCA	1506 HICKORY BEND CT	PEARLAND	TX	77581
AVELAR DAVID & KARLA A	1502 PANORAMA VIEW LN	PEARLAND	TX	77581
AVILES ANGEL R & MYRNA S	3402 WALDEN CREEK LN	PEARLAND	TX	77581
AZARIAN MOHAMMAD & KATHRYN	3422 IVY ARBOR LN	PEARLAND	TX	77581
AZMAT ZEESHAN	2719 SKYVIEW COVE CT	HOUSTON	TX	77047
BABA MOHAMMAD J & NADA AL-SAWAF	1608 GARDEN GLEN LN	PEARLAND	TX	77581
BAEL GODFREY B & ELIZABETH C	1602 BENTLAKE LN	PEARLAND	TX	77581
BAIG SHAHZAD & FATIMA	1405 BLAKELY GROVE LN	PEARLAND	TX	77581
BAKER WILLIAM & DIANA PAMELA CANTRELL	3433 MONARCH MEADOW LN	PEARLAND	TX	77581
BALBUENA ELVIRA G	3431 HIGHLAND POINT LN	PEARLAND	TX	77581
BAMMES BENJAMIN EUGENE & STEPHANIE M	3217 BRENTWOOD LN	PEARLAND	TX	77581
BANKSON JAMES ANDREW	1307 LAUREL LEAF LN	PEARLAND	TX	77581
BAQDOUNES HAITHAN	1917 HOLLOW MIST LN	PEARLAND	TX	77581
BARNES BETTY A	1910 EDEN GLEN LN	PEARLAND	TX	77581
BARRERA VICTOR	1809 GABLE STONE LN	PEARLAND	TX	77581
BARRON ROBERTO JR & VIRIDIANA E	1906 BRINTON SPRING LN	PEARLAND	TX	77581
BARTHELMESS CARLOS VERA & JUDITH CAROLINA MARTINEZ	2007 FOXGLOVE OAKS CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

BARTLETT MARY A	124 GREENWAY DR	BRENHAM	TX	77833
BARTON DEBRA KAY & DAVID MICHAEL	3414 CROSSBRANCH COURT	PEARLAND	TX	77581
BATTLE BRIAN	3302 ASPENBROOK CT	PEARLAND	TX	77581
BAUER JONATHAN D	2006 PLANTAIN LILY CT	PEARLAND	TX	77581
BAYARENA JOSE JR & ROSALINDA M	1528 PRESERVE LN	HOUSTON	TX	77089-7059
BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RD STE 200	HOUSTON	TX	77040
BEAZER HOMES TEXAS LP ETAL	13636 BRETON RIDGE, SUITE D	HOUSTON	TX	77070
BELLINA JERRED & JESSICA	3404 MONARCH MEADOW LN	PEARLAND	TX	77581
BELTRAN LINDA GAY	3408 IVY ARBOR LANE	PEARLAND	TX	77581
BENNETT DOUGLAS T & MARTA M	1904 HIGHLAND POINT CT	PEARLAND	TX	77581
BENNETT JAMES	3410 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BENNETT RITA MICHELLE & MONICA BARRAGAN	1910 HOLLOW MIST LN	PEARLAND	TX	77581
BERGERON MICHAEL	3420 WALDEN CREEK LN	PEARLAND	TX	77581
BERKOWITZ LARRY E & EILEEN	3412 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BHAKTA NEELESH & ANJU	3416 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BHAYANI ASIF M & MOOSA	1601 SPRING GLEN LN	PEARLAND	TX	77581
BIDLACK MICHAEL KEITH & JENNIFER J	1610 DOVER MIST LN	PEARLAND	TX	77581
BIJOY SCARIA & SHEEJA	2003 CAMELIA CREST CT	PEARLAND	TX	77581
BILNOSKI NATHAN A & JESSICA	3415 CROSSBRANCH CT	PEARLAND	TX	77581
BISHOP CHARLES E JR & SONYA H	1407 BENTLAKE LN	PEARLAND	TX	77581
BLACK RANDALL C & PATRICIA	1610 CALICO CANYON LN	PEARLAND	TX	77581
BLACK RODNEY & JENNIFER	1407 BLAKELY GROVE LN	PEARLAND	TX	77581
BOBROVNYK SERHIY L & NATALIYA BOUKUN	3302 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOLLA TIMOTHY RAYMOND	3409 CROSSBRANCH CT	PEARLAND	TX	77581
BOND CAROLYN K & ANDREW L	2003 PLANTAIN LILY CT	PEARLAND	TX	77581
BONTEKOE GEERT	3418 CACTUS HEIGHTS LN	PEARLAND	TX	77581
BOOTHE GLENN & STEPHANIE	2008 LAZY HOLLOW CT	PEARLAND	TX	77581
BOULWARE CHRIS & MELISSA	1704 CALICO CANYON LN	PEARLAND	TX	77581
BOVY BRIAN T & SANDRA R	1820 HIGH FALLS LN	PEARLAND	TX	77581
BRACKNEY DAVID C & KIMBERLY S	3202 HAVEN BROOK LN	PEARLAND	TX	77581
BRAZORIA COUNTY DRAINAGE DISTRICT NO 4	4805 BROADWAY ST	PEARLAND	TX	77581
BRAZORIA COUNTY MUD #23 % ALLEN BOONE HUMPHRIES	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027
BRAZORIA COUNTY MUD NO 28	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027-7537
BREE MARY M	3900 PINE LAKE RD APT 318	LINCOLN	NE	68516
BRENNECKE STEVEN A & SUNDAY L	3201 WINDY BANK LN	PEARLAND	TX	77581
BREWER JEFFREY S & KIMBERLY	1601 HIGHLAND GLEN LN	PEARLAND	TX	77581
BROUGHTON WILLIAM S & STERLING B	3705 PABST RD	DICKINSON	TX	77539
BROUSSARD CHRISTOPHER J	1610 WHITE WILLOW LN	PEARLAND	TX	77581
BROUSSARD SHELTON P & DELICIA N	3417 IVY ARBOR LN	PEARLAND	TX	77581
BROWN BERT & BRANDI T	1801 BRIGHTON BROOK LN	PEARLAND	TX	77581
BROWN CHRISTINA M	3104 AVORY RIDGE LN	PEARLAND	TX	77581
BROWN JESSE & LINDA	1912 LOST LAKE PL	PEARLAND	TX	77581
BROWN KENNETH & ANNA	3428 IVY ARBOR LN	PEARLAND	TX	77581
BROWN KENNETH C	1910 LOST LAKE PL	PEARLAND	TX	77581
BROWN MELVA CLAY	1701 SPRING GLEN LN	PEARLAND	TX	77581
BROWN SHANTEL DENISE	3406 WALDEN CREEK LN	PEARLAND	TX	77581
BROWN WALTER S & LORI M	3411 CROSSBRANCH CT	PEARLAND	TX	77581
BUCHANAN HENRY H JR & DENICE	1701 GARDEN IVY LN	PEARLAND	TX	77581
BUCKMASTER CINDY A & CURTISS ANN L	1718 GLEN FALLS LN	PEARLAND	TX	77581
BUI JOHNNY S	1707 GLEN FALLS LN	PEARLAND	TX	77581
BURDICK DUANE JOE	1310 LAUREL LEAF LN	PEARLAND	TX	77581
BURLEY ECOMET	1419 BLAKELY GROVE LN	PEARLAND	TX	77581
BURNS NATHANIEL	2007 MYRTLE CREST CT	PEARLAND	TX	77581
BURSE JANELL LATRICE	2001 PLANTAIN LILY CT	PEARLAND	TX	77581
BUTLER RONNY JAMES & NATASHA N	2004 PEONIES CT	PEARLAND	TX	77581
CACIQUE FEDERICO & SONIA	1818 HIGH FALLS LN	PEARLAND	TX	77581
CAIN ALONZO & JENNIFER	2005 MYRTLE CREST CT	PEARLAND	TX	77581
CALBERT DANIELLE	3410 MONARCH MEADOW LN	PEARLAND	TX	77581
CALHOUN WILLIAM SCOTT & DIANNE	3310 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CALUB ERIC & VIKKI	3416 CROSSBRANCH CT	PEARLAND	TX	77581
CAMLIN THEODORE & VICKI	3311 CLAYMILL LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

CAMPBELL CEDRIC	1813 JASMINE HOLLOW LN	PEARLAND	TX	77581
CAMPOS ADRIAN & ROSANNA	1703 GLEN FALLS LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1602 DOVER MIST LN	PEARLAND	TX	77581
CANINO WILLIAM J & CYNTHIA K	1703 BRIGHTON BROOK LN	PEARLAND	TX	77581
CANO MIGUEL A & ROSA M	1712 CALICO CANYON LN	PEARLAND	TX	77581
CANTU AMANDA L	1719 BRIGHTON BROOK LN	PEARLAND	TX	77581
CANTU IRMA & JORGE	1603 HICKORY BEND LN	PEARLAND	TX	77581
CANTU JOSE JR & BELINDA N	1612 DOVER MIST LN	PEARLAND	TX	77581
CAO HUE TRONG & CHAM THI DINH	3207 BRENTWOOD LN	PEARLAND	TX	77581
CAPELO ISMAEL & YOLANDA	1516 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
CARMOUCHE RONALD W & CAROL D	1706 HIGHLAND GLEN LN	PEARLAND	TX	77581
CARNAHAN JASON & ERIKA	2101 ASBURY CT	PEARLAND	TX	77581
CARRILLO FRANCISCO & ERNESTINA	1911 LANTANA SPRING LN	PEARLAND	TX	77581
CARTER EMMA MARTINEZ	45 ROCK CREEK DR	CORPUS CHRISTI	TX	78412
CARTER JAMES & CHRISTINA	3306 HAZYSTONE LN	PEARLAND	TX	77581
CASEBOLT RYAN PHILLIP & CHRISTINE R	1608 CALICO CANYON LN	PEARLAND	TX	77581
CASH BRETT A & NICOLE M	3417 MONARCH MEADOW LN	PEARLAND	TX	77581
CASON JEAN & CLINT CASON	1610 GABLE PARK CT	PEARLAND	TX	77581
CASTILLO FELICIA & RICARDO RODRIGUEZ	1606 SPRING GLEN LN	PEARLAND	TX	77581
CASTILLO SHANNON M	3421 WALDEN CREEK LN	PEARLAND	TX	77581
CERVANTES ROBERTO M	3408 HIGHLAND POINT LN	PEARLAND	TX	77581
CHAKKALAYIL JUSTIN J & SONIYA	3503 BARRINGTON CT	PEARLAND	TX	77584
CHAMBERS ARMSTEAD J & LELA A	3321 BRENTWOOD LN	PEARLAND	TX	77581
CHAN SIMON W & LISA MA-CHAN	1704 GLEN FALLS LN	PEARLAND	TX	77581
CHANDLER AUDRA A	1715 BRIGHTON BROOK LN	PEARLAND	TX	77581
CHAPA JOSE & CINDY GARZA	1813 GABLE STONE LN	PEARLAND	TX	77581
CHAU KY V & THU N NINH	3219 GABLE PARK LN	PEARLAND	TX	77581
CHAU THI-TRINH	1901 HIGHLAND POINT CT	PEARLAND	TX	77581
CHAVIRA DEBRA	2002 MYRTLE CREST CT	PEARLAND	TX	77581
CHEN CHING WEN & HSIU LIEN C	3316 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHERIAN JACOB K & RAJAMMA JACOB	3205 WINDY BANK LN	PEARLAND	TX	77581
CHEVRON FEDERAL CREDIT UNION	500 12TH ST, STE # 200	OAKLAND	CA	94607
CHHAY JIMMY AN & METTA	3405 WELLBROOK CT	PEARLAND	TX	77581
CHIEN CHRISTINE SHUI LING	3324 CACTUS HEIGHTS LN	PEARLAND	TX	77581
CHUNARA KARIM U	1602 HICKORY BEND LN	PEARLAND	TX	77581
CHUONG DAI TRANG	1616 GABLE PARK CT	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLARK G W FAMILY LIMITED PARTNERSHIP	6640 MAYARD RD	HOUSTON	TX	77041
CLEM DAVID M & AMY A	2617 FARMERS BRANCH LN	DALLAS	TX	75234
CLENNEY GINA & DARRELL C	1909 LANTANA SPRING LN	PEARLAND	TX	77581
CLIMACOSA REYNALDO C	1915 LAZY HOLLOW LN	PEARLAND	TX	77581
COLELLO STEVEN & LAURA	2002 PLANTAIN LILY CT	PEARLAND	TX	77581
COLEMAN RANDY C & SANDRA M COLEMAN RYAN DAVID	1723 BRIGHTON BROOK LN	PEARLAND	TX	77581
COLLINS DORIS B	1420 BLAKELY GROVE LN	PEARLAND	TX	77581
COLLINS JAMES C & MARICELA LOREDO	3421 IVY ARBOR LN	PEARLAND	TX	77581
COLLINS REVOCABLE TRUST COLLINS KENNETH MARC & LISA A	3404 WALDEN CREEK LN	PEARLAND	TX	77581
COLMENARES STEPHANIA	3211 CACTUS HEIGHTS LN	PEARLAND	TX	77581
COMEAUX MATTHEW A	1902 IVY ARBOR CT	PEARLAND	TX	77581
CONNER CHAD & LAYNIE	1805 JASMINE HOLLOW LN	PEARLAND	TX	77581
CONOLEY DESTRY D & BRITTANI J	3204 WINDY BANK LN	PEARLAND	TX	77581
CONTRERAS CARLOS & SELENA	1407 LAUREL LEAF LN	PEARLAND	TX	77581
CONTRERAS HUMBERTO & MARTHA C SUAREZ	1714 GLEN FALLS LN	PEARLAND	TX	77581
COOK JOHN	3408 SNOWBLOSSOM CT	PEARLAND	TX	77581
COOK MICHAEL S & JODY M	1613 GARDEN GLEN LN	PEARLAND	TX	77581
CORDERO OSCAR A FEBRES & MARIA SOL	1731 WALDEN CREEK CT	PEARLAND	TX	77581
CORNWELL JOHN & PATRICIA	1706 GLEN FALLS LN	PEARLAND	TX	77581
CORPUZ RICHARD & MARICELA	1816 HIGH FALLS LN	PEARLAND	TX	77581
CORSON ROGER W & HAEWON LEE	1913 HOLLOW MIST LN	PEARLAND	TX	77581
CORTES GABRIEL & ISELA I	6015 SPANISH OAK DR	PASADENA	TX	77505
CORTINAS ABELARDO M & MONICA	2001 MYRTLE CREST CT	PEARLAND	TX	77581
COX GREGORY WAYNE	1416 BLAKELY GROVE LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

COX JAMES E & MICHELLE W	3423 WALDEN CREEK LN	PEARLAND	TX	77581
CRISP SHANE & JULIE	1719 GLEN FALLS LN	PEARLAND	TX	77581
CRUZ ERIC MICHAEL & PERLA MERCEDES	3205 MOSSY BEND LN	PEARLAND	TX	77581
CRUZ SONIA	3411 MONARCH MEADOW LN	PEARLAND	TX	77581
CULLEY JOSEPH & SALLY E	1707 WHITE WILLOW LN	PEARLAND	TX	77581
CUMMINGS MICHAEL R	1913 HIGHLAND POINT CT	PEARLAND	TX	77581
CURTISS ARTHUR M & JO ANNA	1811 JASMINE HOLLOW LN	PEARLAND	TX	77581
DAIGLE JUDY MEADOWS	3308 BARBERRY CT	PEARLAND	TX	77581
DANG DIANA L	3002 BRIARSAGE LN	PEARLAND	TX	77581
DANG VAN HUU & THUY TRAN PHAN	3106 AVORY RIDGE LN	PEARLAND	TX	77581
DANIELS STEPHANIE ELANE	1905 EDEN GLEN LANE	PEARLAND	TX	77581
DAVILA ANTONIO GREGORIO JR & AMANDA LYNN	1806 JASMINE HOLLOW LN	PEARLAND	TX	77581
DAVIS CORWIN & ALYSIA L	3301 BRENTWOOD LN	PEARLAND	TX	77581
DAVIS EDWIN & DANNETTE	1417 LAUREL LEAF LN	PEARLAND	TX	77581
DAVIS GARY R	3303 BARBERRY CT	PEARLAND	TX	77581
DAVIS JEFFERY WAYNE	3417 WALDEN CREEK LN	PEARLAND	TX	77581
DAVIS JEREMY & KAREN	1912 HIGHLAND POINT CT	PEARLAND	TX	77581
DAVIS ROBERT M & KELCEY L	1804 GABLE STONE LN	PEARLAND	TX	77581
DEAN ALAN H	1401 GARDEN GLEN LN	PEARLAND	TX	77581
DEATON JAMES & KADY	1802 HIGH FALLS LN	PEARLAND	TX	77581
DEGUZMAN JOEL M & ANALIZA	3413 HIGHLAND POINT LN	PEARLAND	TX	77581
DELAROSA JOHN JR	2008 PEONIES CT	PEARLAND	TX	77581
DELGADO CLAUDIA Y	3204 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DENMAN SKYLUR DEMOND	3402 IVY ARBOR LN	PEARLAND	TX	77581
DERISE TRENT & LANIE	1710 CALICO CANYON LN	PEARLAND	TX	77581
DESBIENS MICHAEL	1510 HICKORY BEND CT	PEARLAND	TX	77581
DEVLIN JOHN	1904 LANTANA SPRING LN	PEARLAND	TX	77581
DHANANI REAL ESTATE HOLDINGS	1310 MEADOW BAY CT	SUGARLAND	TX	77479
DIAZ DAVID & GABRIELA MENDOZA	1805 BRIGHTON BROOK LN	PEARLAND	TX	77581
DIEP TOM & YEN	3427 MONARCH MEADOW LN	PEARLAND	TX	77581
DIES JOHN	1703 HIGHLAND GLEN LN	PEARLAND	TX	77581
DINH ANTHONY HIEN & CHRISTINA TRAM DINH	1706 SPRING GLEN LN	PEARLAND	TX	77581
DO KHANH C & ANDREA NGUYEN	3215 WINDY BANK LN	PEARLAND	TX	77581
DOAN HAU HUU & BUI CUC THU	1503 BENTLAKE LN	PEARLAND	TX	77581
DOAN NGHIEM VAN	408 FOREST HILLS DR	LEAGUE CITY	TX	77573
DOAN TOM T			TX	0
DODGE CHARLES W III	3218 MOSSY BEND LN	PEARLAND	TX	77581
DOGGETT CHAD L & ALICE C	3322 CACTUS HEIGHTS LN	PEARLAND	TX	77581
DONG TONY & THUVAN	1515 BENTLAKE LN	PEARLAND	TX	77581
DORNHOEFER DARYL G & TAMMY M	1403 LAUREL LEAF LN	PEARLAND	TX	77581
DORTON BRIAN & KRISTEN GUERRERO	2005 LAVENDER HILL CT	PEARLAND	TX	77581
DOW DARNELL & REBECCA	1615 GARDEN GLEN LN	PEARLAND	TX	77581
DRISKILL HAROLD W & VANESSA FILLMAN	1701 GLEN FALLS LN	PEARLAND	TX	77581
DUNN WENDY D	1828 HIGH FALLS LN	PEARLAND	TX	77581
DUONG HAI-YEN & NAM NGUYEN	3206 MELODY PEAK LN	PEARLAND	TX	77581
DUONG HUNG M	1526 PRESERVE LN	HOUSTON	TX	77089-7059
DUSEK DONALD C & JULIE A	1804 BRINTON SPRING LN	PEARLAND	TX	77581
EAPEN JACOB & LEYAMMA	3206 GABLE PARK LN	PEARLAND	TX	77581
EARNEST CHADWICKE & KAREN WALESKA CANALES	1907 HIGHLAND POINT CT	PEARLAND	TX	77581
EBLE DANIEL & TANYA N	1707 BEACON GREEN LN	PEARLAND	TX	77581
EDMOND LADONNA	PO BOX 217	PEARLAND	TX	77588
EID RAYMOND & ODILE	3303 BRENTWOOD LN	PEARLAND	TX	77581
EJEKUTE-OBI CHARLES	1914 LOST LAKE PL	PEARLAND	TX	77581
ELIZONDO MANUEL L & NANCY B & SAN JUANA I ELIZONDO	3301 BARBERRY CT	PEARLAND	TX	77581
ELIZONDO ROBERT J & LOUISE	3411 BRENTWOOD LN	PEARLAND	TX	77581
ELLIOTT KATIE S & ADRIAN GONZALEZ	2008 FOXGLOVE OAKS CT	PEARLAND	TX	77581
ELLIS TIFFANY & JOEL NORMAN	2102 STONEHOLLOW CT	PEARLAND	TX	77581
ELLSWORTH STEPHEN & RACHEL	1504 GARDEN GLEN LN	PEARLAND	TX	77581
ELY ROBERT ALAN	3210 WINDY BANK LN	PEARLAND	TX	77581
ELZY BOBBIE J & ODELLA M	3415 HIGHLAND POINT LN	PEARLAND	TX	77581
EPLING WILLIAM	2010 MYRTLE CREST CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

ERIN STREET PROPERTY	2302 ERIN DR	PEARLAND	TX	77581
ESCOBAR CARLOS R & SHARLEEN	3414 WALDEN CREEK LN	PEARLAND	TX	77581
ESPINOZA RUBEN A	2809 SHAWOOD LN	HOUSTON	TX	77089-1451
EVANS BETTY K	3306 ASPENBROOK CT	PEARLAND	TX	77581
EVANS BRIAN	1732 WALDEN CREEK CT	PEARLAND	TX	77581
EVETT H LEE & LINDA N	3302 BARBERRY CT	PEARLAND	TX	77581
EZEA CHRISTIE	3015 BRIARSAGE LN	PEARLAND	TX	77581
FALCON ANTONIO G SR & NANCY ARREDONDO	1902 LANTANA SPRING LN	PEARLAND	TX	77581
FARIAS ELLISON LYLE & CAITLIN H	1606 GABLE PARK CT	PEARLAND	TX	77581
FARMER GLYEN JR	3431 IVY ARBOR LN	PEARLAND	TX	77581
FARRIS DWAYNE & NATILE M	3419 BRENTWOOD LN	PEARLAND	TX	77581
FELLOWS MARC J & LUZ I	3407 CROSSBRANCH CT	PEARLAND	TX	77581
FERGUSON EDWARD & BRANDY	1716 BRIGHTON BROOK LN	PEARLAND	TX	77581
FERNANDES MANUEL & REENA	3204 HAVEN BROOK LN	PEARLAND	TX	77581
FERNANDEZ ERIC & ANGELITA OLIVO	3225 MOSSY BEND LN	PEARLAND	TX	77581
FERRANTE ALISON DAWN	1923 HOLLOW MIST LN	PEARLAND	TX	77581
FERRANTE JOHN	3304 BARBERRY CT	PEARLAND	TX	77581
FERRINGTON GREGORY S & JEANNIE	2003 MYRTLE CREST CT	PEARLAND	TX	77581
FIGG JACQUELINE RENEE	1918 LOST LAKE PL	PEARLAND	TX	77581
FLORES ROBERT & ELIZABETH A	1611 SPRING GLEN LN	PEARLAND	TX	77581
FLYNN REGINA P & PAUL F	1503 GARDEN GLEN LN	PEARLAND	TX	77581
FONSECA CRESCENCIO & EVETTE	1601 YORKSHIRE CREEK CT	PEARLAND	TX	77581
FORD JEFFREY & KATHARINE FORD	3425 MONARCH MEADOW LN	PEARLAND	TX	77581
FORERO PAOLA L	1917 IVY ARBOR CT	PEARLAND	TX	77581
FOSDICK MIRANDA L	3419 HIGHLAND POINT LN	PEARLAND	TX	77581
FOSTER LINDSEY STERLING	2807 SHAWOOD LN	HOUSTON	TX	77089-1451
FOTORNY JONATHAN	3420 CACTUS HEIGHTS LN	PEARLAND	TX	77581
FOX MICHAEL & BRENDA TAYLOR	1706 WHITE WILLOW LN	PEARLAND	TX	77581
FRAILEY DARREN RICHARD	3001 SUMMIT SPRINGS LN	PEARLAND	TX	77581
FREDDIE TRACIE & CARY	3410 SNOWBLOSSOM CT	PEARLAND	TX	77581
FREEBORN PETER GERALD & MONIKA	1734 WALDEN CREEK CT	PEARLAND	TX	77581
FRENZEL SAMANTHA LYNN & JOSEPH VELA	3312 ASPENBROOK CT	PEARLAND	TX	77581
FRESS LEON G & CINDY				
FRIAS XUAN & CARLOS	1911 HIGHLAND POINT CT	PEARLAND	TX	77581
GADELRAB SHERRY A & MEDHAT ADBELMALAK	3405 CROSSBRANCH CT	PEARLAND	TX	77581
GAGE ANTHONY & CHARLENE	1614 GARDEN GLEN LN	PEARLAND	TX	77581
GAGE ANTHONY C & LATONIA	3409 HIGHLAND POINT LN	PEARLAND	TX	77581
GALLOWAY PRENTIS & AMY	1607 WHITE WILLOW LN	PEARLAND	TX	77581
GALVAN ROBERT CARLOS & BLANCANIEVES ESCANDON	MOVED NEW ADDRESS IS UNKNOWN			0
GANDHI DARREN	1902 EDEN GLEN LN	PEARLAND	TX	77581
GANUCHEAU KEITH HENRY	3319 BRENTWOOD LN	PEARLAND	TX	77581
GARCIA BOBBY LEE & LISA	3216 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARCIA JOSE	3301 MONARCH MEADOW LN	PEARLAND	TX	77581
GARCIA MAXWELL & KATHY	1801 BRINTON SPRING LN	PEARLAND	TX	77581
GARCIA MICHAEL	3416 IVY ARBOR LN	PEARLAND	TX	77581
GARCIA MIGUEL SALAZAR	2005 LAZY HOLLOW CT	PEARLAND	TX	77581
GARNER FREDERICK H JR & CHRISTINE P	1902 HIGHLAND POINT CT	PEARLAND	TX	77581
GARZA CHRISTOPHER J & JENIFER A	1906 IVY ARBOR CT	PEARLAND	TX	77581
GARZA HECTOR JR & AFTON NICHOLE ALBA	3408 CACTUS HEIGHTS LN	PEARLAND	TX	77581
GARZA JOHN E & RHONDA Q	3414 SNOWBLOSSOM CT	PEARLAND	TX	77581
GARZA ORLANDO & SYLVIA	1707 CALICO CANYON LN	PEARLAND	TX	77581
GARZA RICARDO A & PRISCILLA	1503 PANORAMA VIEW LN	PEARLAND	TX	77581
GARZA ROMAN JR & CLAUDIA MORONEZ	1901 HOLLOW MIST LN	PEARLAND	TX	77581
GASCON-BREWTON JACKELINE M	3221 GABLE PARK LN	PEARLAND	TX	77581
GEORGE BOBBY & ANCY	1407 GARDEN GLEN LN	PEARLAND	TX	77581
GEORGE JOSY V & JESSEY M	2007 CAMELIA CREST CT	PEARLAND	TX	77581
GEORGE KANNIAKONIL M & GRACY A	1710 SPRING GLEN LN	PEARLAND	TX	77581
GERICH ELIZABETH NICOLE	1913 LAZY HOLLOW LN	PEARLAND	TX	77581
GHUNEIM BILAL SHAFIC & MELISSA ARIAS	1907 LAZY HOLLOW LN	PEARLAND	TX	77581
GHUNEIM KHALED SHAFIC & RHEA HAZIM ABASS	1907 LANTANA SPRING LN	PEARLAND	TX	77581
GIBSON KRISTEN R	1403 GARDEN GLEN LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

GIBSON MICHAEL	35 RENAISSANCE DR	MAYS LANDING	NJ	8330
GIPSON JOHNNY L & LATOYA M	3009 BRIARSAGE LN	PEARLAND	TX	77581
GLENN DONALD R & DIONNE	1713 GLEN FALLS LN	PEARLAND	TX	77581
GOETCHIUS GAVIN L & ELIZABETH L	1607 HIGHLAND GLEN LN	PEARLAND	TX	77581
GOMEZ ERIKA	1713 SAWYER CROSSING LN	PEARLAND	TX	77581
GONZALES GABRIEL & ROCINA ARLETTE LAFFOON	1901 MELODY PEAK LN	PEARLAND	TX	77581
GONZALES MARK A & KIMBERLY A ALFORD	3414 BRENTWOOD LN	PEARLAND	TX	77581
GONZALES OLIVIA	3213 WINDY BANK LN	PEARLAND	TX	77581
GONZALEZ CARLOS & MARIA	2008 CAMELIA CREST CT	PEARLAND	TX	77581
GONZALEZ DAVID R & MONA L	3416 BRENTWOOD LN	PEARLAND	TX	77581
GONZALEZ RACIEL E & MATILDE A	3413 SNOWBLOSSOM CT	PEARLAND	TX	77581
GOTCHER JARED RAY	1906 EDEN GLEN LN	PEARLAND	TX	77581
GOVEA ALFREDO ENRIQUE	3301 ASPENBROOK CT	PEARLAND	TX	77581
GOWDER SCOTT F & KAREN R	1409 BLAKELY GROVE LN	PEARLAND	TX	77581
GRABLE JAMES R & LISA R	3419 MONARCH MEADOW LN	PEARLAND	TX	77581
GRACE BUSINESS CENTER LLC	3319 WILD RIVER DR	RICHMOND	TX	77406
GRANGER LANDRY JR & LISA	2102 WOODLAND CT	PEARLAND	TX	77581
GRANWEHR BRUNO P	3207 WINDY BANK LN	PEARLAND	TX	77581
GRAY CAROLYN JOY	2010 LAZY HOLLOW CT	PEARLAND	TX	77581
GRAY KARA A	1711 SAWYER CROSSING LN	PEARLAND	TX	77581
GRAY MARK H & NICOLE A	1812 JASMINE HOLLOW LN	PEARLAND	TX	77581
GREAVES LEONARD W	1714 BRIGHTON BROOK LN	PEARLAND	TX	77581
GREEN ELVIN R & JENNIFER D	3414 HIGHLAND POINT LN	PEARLAND	TX	77581
GREEN FREDRICK & MYTIA	1721 GLEN FALLS LN	PEARLAND	TX	77581
GREER STEVEN D & SARAH A	1605 BRIGHTON BROOK LN	PEARLAND	TX	77581
GRIFFIN BILL M & DORA A	18722 DOVEWOOD SPRINGS LN	TOMBALL	TX	77375
GRIFFIN MICHAEL J & STACI A	2003 FOXGLOVE OAKS CT	PEARLAND	TX	77581
GRINDLE GEORGE & LAGATHA	1704 HIGHLAND GLEN LN	PEARLAND	TX	77581
GROSS ROGER S & MARCI K	3404 WELLBROOK CT	PEARLAND	TX	77581
GUENTHER JASON & CHRISTY	1706 CALICO CANYON LN	PEARLAND	TX	77581
GUERRA STACEY R & REBECCA	3112 AVORY RIDGE LN	PEARLAND	TX	77581
GUERRERO JESSICA & RUDY F RAMIREZ	2010 PLANTAIN LILY CT	PEARLAND	TX	77581
GUERRERO SERGIO A & MYRTHALA	3417 BRENTWOOD LN	PEARLAND	TX	77581
GUILLORY ROLAND R & GLORIA J	1919 IVY ARBOR CT	PEARLAND	TX	77581
GUNTER ANNE M	1612 WHITE WILLOW LN	PEARLAND	TX	77581
GURNELL MORRIS V JR & KATHY SCOTT-GURNELL	1307 GARDEN GLEN LN	PEARLAND	TX	77581
GUTIERREZ JAMES A & CHRISTINE M	1609 HICKORY BEND LN	PEARLAND	TX	77581
GUZMAN CARLOS & CLAUDIA P	1504 BENTLAKE LN	PEARLAND	TX	77581
GUZMAN JOSE & MARICRUZ	1909 HIGHLAND POINT CT	PEARLAND	TX	77581
GUZMAN RODOLFO & SILVIA M	PO BOX 4704	HOUSTON	TX	77210
HAIR TED W & JUDITH	1702 YORKSHIRE CREEK CT	PEARLAND	TX	77581
HALEY JEFFREY S & POLLY D	1707 SAWYER CROSSING LN	PEARLAND	TX	77581
HALIK CARL V & PAULA A	PO BOX 1232	PEARLAND	TX	77588
HALL NANCY L & TOMMY R WOJCIK JR	3403 WALDEN CREEK LN	PEARLAND	TX	77581
HALPIN PAUL F & JOAN S	1810 GABLE STONE LN	PEARLAND	TX	77581
HAMILTON SCOTT & JAEL	1603 HIGHLAND GLEN LN	PEARLAND	TX	77581
HANISCH RAINER & SUSAN J	3104 MELODY PEAK LN	PEARLAND	TX	77581
HANNUSCH ROBERT EARL SR & HARRIETT	1927 HOLLOW MIST LN	PEARLAND	TX	77581
HANZON JEFF & ALYSSA	1501 GARDEN GLEN LN	PEARLAND	TX	77581
HARRIS BRANDY Y & JOHN M	1513 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
HARSON KATHRYN	1507 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
HARTSHORN JEANETTE	3304 MONARCH MEADOW LN	PEARLAND	TX	77581
HEALY MATTHEW & QIAN LU	3423 MONARCH MEADOW LN	PEARLAND	TX	77581
HEGGEN ROBERT D II & KIMBERLY S	3006 SUMMIT SPRINGS LN	PEARLAND	TX	77581
HEIMLICH ARMANDO	1702 CALICO CANYON LN	PEARLAND	TX	77581
HENNIGAN TREY & YAMELIS	1711 BRIGHTON BROOK LN	PEARLAND	TX	77581
HENRY DAMIAN M & ERICA	2007 PLANTAIN LILY CT	PEARLAND	TX	77581
HERITAGE BANK NA	1850 PEARLAND PKWY	PEARLAND	TX	77581
HERNANDEZ ELOY & MYRNA I	11502 SENNA LEDGE CT	HOUSTON	TX	77089
HERRERA RUBEN A JR & CLAUDIA O	1602 GABLE PARK CT	PEARLAND	TX	77581
HIGHLAND GLEN KRK TYKES LP	8202 HOMEWARD WAY	SUGAR LAND	TX	77479

Exhibit 5
ZONE 16-00007

HILL ALISTAIR	1709 SPRING GLEN LN	PEARLAND	TX	77581
HILL ERIC & CHRISTINA	2002 LAVENDER HILL CT	PEARLAND	TX	77581
HINOJOSA JULIO & CYNTHIA	1905 HIGHLAND POINT CT	PEARLAND	TX	77581
HINOJOSA MARINA & RAFAEL	1914 LAZY HOLLOW LN	PEARLAND	TX	77581
HOBBS GHADA	1603 YORKSHIRE CREEK CT	PEARLAND	TX	77581
HOBZA CHRISTOPHER & ANGELA	10812 N 157TH EAST AVE	OWASSO	OK	74055
HOCKETT SEAN	3415 IVY ARBOR LN	PEARLAND	TX	77581
HOLEMAN JAMES JR & GAYLE	1508 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
HOLLAND JOHNIE & KRISTINE	3404 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HORNE CURTIS D & LISA JAMIE	1702 GARDEN IVY LN	PEARLAND	TX	77581
HOSEK DIANNA L	1609 HIGHLAND GLEN LN	PEARLAND	TX	77581
HOSSAIN MIR MOHOSHIN & MOST B KHATUN	1717 SAWYER CROSSING LN	PEARLAND	TX	77581
HOUK LESLIE BRYAN & TAMMY J	3417 HIGHLAND POINT LN	PEARLAND	TX	77581
HOUSTON GYMKHANA LLC	1310 MEADOW BAY CT	SUGAR LAND	TX	77479
HOUSTON PETE N JR & HEATHER D	3413 MONARCH MEADOW LN	PEARLAND	TX	77581
HUANG ALVIN & TOMOKO GRAY HUANG	1911 IVY ARBOR CT	PEARLAND	TX	77581
HUERTA YADIRA IGLESIAS & ERICK	3208 CACTUS HEIGHTS LN	PEARLAND	TX	77581
HUFF MICHAEL & KIMIKO	3002 SUMMIT SPRING LN	PEARLAND	TX	77581
HUGHES JOHN & SYLVIA	1904 LOST LAKE PL	PEARLAND	TX	77581
HUNG SCOTT H & JULIE A	1402 BENTLAKE LN	PEARLAND	TX	77581
HUNTER KELLY JOSEPH	3403 BRENTWOOD LN	PEARLAND	TX	77581
HUTCHINS SEBASTIAN VAN	3412 BRENTWOOD LN	PEARLAND	TX	77581
IBE JUSTINA	1705 CALICO CANYON LN	PEARLAND	TX	77581
IRACHETA VICTOR & CYNTHIA	1610 SPRING GLEN LN	PEARLAND	TX	77581
IRWIN RANDY W	1915 IVY ARBOR CT	PEARLAND	TX	77581
JACKSON SCOTT MICHAEL & NICOLE	1807 BRINTON SPRING LN	PEARLAND	TX	77581
JACKSON WILLIAM A & ARWEN R	3401 CROSSBRANCH CT	PEARLAND	TX	77581
JACOB MARGIE N & ANGELA J JOUBERT	2002 LAZY HOLLOW CT	PEARLAND	TX	77581
JACOB STANLEY	3402 HIGHLAND POINT LN	PEARLAND	TX	77581
JAE LEE & ASSOCIATES	PO BOX 590266	HOUSTON	TX	77259
JAFFERY SYED & NAJEEBA FATIMA	1808 JASMINE HOLLOW LN	PEARLAND	TX	77581
JAMIL MUHAMMAD-HABIB	3207 MOSSY BEND LN	PEARLAND	TX	77581
JARAMILLO ROSA	PO BOX 266896	HOUSTON	TX	77207
JAVAID MOHAMMAD & RIFFAT KHAN	1408 BLAKELY GROVE LN	PEARLAND	TX	77581
JEFFERIES BRUCE F & PAULA M	1301 LAUREL LEAF LN	PEARLAND	TX	77581
JENKINS CARRIE C	1921 HOLLOW MIST LN	PEARLAND	TX	77581
JOE LARRY D	3307 ASPENBROOK CT	PEARLAND	TX	77581
JOHN ALEXANDER FAMILY LTD PARTNERSHIP	PO BOX 127	PEARLAND	TX	77588
JOHN JIBBIE & LISSY	1409 BENTLAKE LN	PEARLAND	TX	77581
JOHN LISDA J	2004 CAMELIA CREST CT	PEARLAND	TX	77581
JOHNIGAN FAMILY LIVING TRUST % JOHNIGAN RICHARD H III & BRIE	1303 LAUREL LEAF LN	PEARLAND	TX	77581
JOHNSON AUDIE L III & SARA B	1505 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
JOHNSON CURTIS I & LETICIA A	1302 GARDEN GLEN LN	PEARLAND	TX	77581
JOHNSON DIRK & KIMBRA	3313 ASPENBROOK CT	PEARLAND	TX	77581
JOHNSON JOHN A & KATHIE A	3407 SNOWBLOSSOM CT	PEARLAND	TX	77581
JOHNSON KEITH A & BRANDILYN A JINDRA	1701 CALICO CANYON LN	PEARLAND	TX	77581
JOHNSON RYAN ROBERT & AMANDA L	3202 CACTUS HEIGHTS LN	PEARLAND	TX	77581
JOHNSON TRAVIS W & MARILYN	1605 WHITE WILLOW LN	PEARLAND	TX	77581
JOHNSTON DEVIN L & CHRISTINE L	3203 WINDY BANK LN	PEARLAND	TX	77581
JONES DEBORAH J	1526 PARK HARBOR OAKS CT	HOUSTON	TX	77084
JONES JIMMY R & SHERRY	2004 LAZY HOLLOW CT	PEARLAND	TX	77581
JONES ROBERT B & EVELYN L	3411 SNOWBLOSSOM CT	PEARLAND	TX	77581
JOSEPH JIMY & SINY S VETTUKALLEL	1610 HIGHLAND GLEN LN	PEARLAND	TX	77581
JOSHI BINOD R	3427 HIGHLAND POINT LN	PEARLAND	TX	77581
JURICA CHARLES L & SONDRA K	3416 WALDEN CREEK LN	PEARLAND	TX	77581
KAJANI NIZAR A & MARRY A	3403 SNOWBLOSSOM CT	PEARLAND	TX	77581
KARNER ANTHONY J & JENNIFER A	3406 MONARCH MEADOW LN	PEARLAND	TX	77581
KASPER BENJAMIN M & JAMIE W	1701 BRIGHTON BROOK LN	PEARLAND	TX	77581
KAULEN MARK & DIANE	1922 HOLLOW MIST LN	PEARLAND	TX	77581
KAUNISTE VALLE & LORI	3004 SUMMIT SPRINGS LN	PEARLAND	TX	77581
KAUP KEITH A & STEPHANIE A	1735 WALDEN CREEK CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

KAWAS HENRY & LUCY MORA	2011 FOXGLOVE OAKS CT	PEARLAND	TX	77581
KEELING KEVIN A & LISA C	1808 HIGH FALLS LN	PEARLAND	TX	77581
KEHRES WILLIAM H & GINA	3412 WALDEN CREEK LN	PEARLAND	TX	77581
KELLER MATTHEW & MARLO	1411 GARDEN GLEN LN	PEARLAND	TX	77581
KELLEY AMANDA P	1807 GABLE STONE LN	FRIENDSWOOD	TX	77546
KELLY JOHN P & JANET K	1705 GLEN FALLS LN	PEARLAND	TX	77581
KERLEGAN HARRY J III & MELISSA GUERRERO	1505 GARDEN GLEN LN	PEARLAND	TX	77581
KERNEK GREGORY P & CATHERINE D	1618 GABLE PARK CT	PEARLAND	TX	77581
KHALEQ GHREISI A	3410 WALDEN CREEK LN	PEARLAND	TX	77581
KHELA JACK M & DIANA M SHOKRALLA	3217 GABLE PARK LN	PEARLAND	TX	77581
KHOJA ASHIQALI Z & KHATIJA	1410 GARDEN GLEN LN	PEARLAND	TX	77581
KHONSARI SEENA BABACK	1705 BRIGHTON BROOK LN	PEARLAND	TX	77581
KIEFER MICHELLE L	1603 BRIGHTON BROOK LN	PEARLAND	TX	77581
KIM PETER M	1702 SPRING GLEN LN	PEARLAND	TX	77581
KIRKPATRICK HARMON LEE & PATRICIA A	1509 GARDEN GLEN LN	PEARLAND	TX	77581
KLAYMAN MICHAEL L & JACQUELINE S	3418 IVY ARBOR LN	PEARLAND	TX	77581
KLEIN AARON LEWIS & BETH PADRNOS KLEIN	1413 LAUREL LEAF LN	PEARLAND	TX	77581
KLIESING KAREN S	3406 IVY ARBOR LN	PEARLAND	TX	77581
KNODEL JO ANNE	3403 WELLBROOK CT	PEARLAND	TX	77581
KONH THARITH & SAMNANG KONH SOEUN	2101 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
KOS DENNIS DAVID	1411 BENTLAKE LN	PEARLAND	TX	77581
KOZA INTERESTS LTD & ALVAREZ INTERESTS LTD & RICHARD ASHLEY	1603 N MAIN ST	PEARLAND	TX	77581
KOZAK MATTHEW & ADRIANA M	3412 MONARCH MEADOW LN	PEARLAND	TX	77581
KRAUS KENDALL & KELLY	3414 CACTUS HEIGHTS LN	PEARLAND	TX	77581
KRUSE RICHARD	3303 CLAYMILL LN	PEARLAND	TX	77581
KRUSZKA JEFFREY THOMAS	1909 LOST LAKE PL	PEARLAND	TX	77581
KUGLER JUSTIN & JENNIFER B COWART	3208 MELODY PEAK LN	PEARLAND	TX	77581
LABORDE BRAD & MELANIE TRUST	1712 GARDEN IVY LN	PEARLAND	TX	77581
LACOUR AUDREY & ROBERT	3017 BRIARSAGE LN	PEARLAND	TX	77581
LAI XIA & WILLIAM D SCHMIDL	3408 CROSSBRANCH CT	PEARLAND	TX	77581
LAKES AT HIGHLAND GLEN COMMUNITY ASSOC INC % MMC INC	PO BOX 218844	HOUSTON	TX	77218
LALONDE AARON J & JOY L	3433 HIGHLAND POINT LN	PEARLAND	TX	77581
LAMBERT GARNER & DEBRA	1824 HIGH FALLS LN	PEARLAND	TX	77581
LAMBERT NORMAN O & AMANDA G	1409 LAUREL LEAF LN	PEARLAND	TX	77581
LANDRY CARMALITA	3100 POST OAK BLVD APT 415	HOUSTON	TX	77056
LANDRY CHETONYA	3204 MELODY PEAK LN	PEARLAND	TX	77581
LANDRY JEREMY	4805 CAMPBELL DR	PEARLAND	TX	77584
LANEY AUSTIN CORY & FLOY CLAIRE	3407 HIGHLAND POINT LN	PEARLAND	TX	77581
LANGFORD NATALIE	1702 WHITE WILLOW LN	PEARLAND	TX	77581
LARMOND EARL & DENISE	1909 HOLLOW MIST LN	PEARLAND	TX	77581
LAVERELL JUSTIN & TIFFANI	1606 HICKORY BEND LN	PEARLAND	TX	77581
LE ANH TUAN	3206 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LE KHOI & QUANG V	1524 PRESERVE LN	HOUSTON	TX	77089-7059
LE NGOCDIEP N & THANG D	1417 BLAKELY GROVE LN	PEARLAND	TX	77581
LE QUANG M & CHAU	1711 GARDEN IVY LN	PEARLAND	TX	77581
LEBLANC CHRISTOPHER J & KRISTIN M	3429 MONARCH MEADOW LN	PEARLAND	TX	77581
LEDBETTER RONALD CHRISTOPHER	3211 BRENTWOOD LN	PEARLAND	TX	77581
LEDOUX THOMAS	3425 HIGHLAND POINT LN	PEARLAND	TX	77581
LEE HYE JUNG & HYEONG KI KIM	3307 CLAYMILL LN	PEARLAND	TX	77581
LEGE LYN C	2003 LAVENDER HILL CT	PEARLAND	TX	77581
LEGGETT STEVEN LEONARD & NANISIA CINDY HARROW	3320 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEMOND JAMES M & LORETTA J	1610 BENTLAKE LN	PEARLAND	TX	77581
LEVEILLE CHRISTINE & JASON	2101 DEERWOOD CT	PEARLAND	TX	77581
LEWIS EDWARD & LEISHA	3212 CACTUS HEIGHTS LN	PEARLAND	TX	77581
LEWIS MARY	3409 SNOWBLOSSOM CT	PEARLAND	TX	77581
LEWIS STEPHANY D	1608 BENTLAKE LN	PEARLAND	TX	77581
LEWIS STEVEN IRWIN & OLGA L	1803 BRIGHTON BROOK LN	PEARLAND	TX	77581
LI FENG & YAN F HUANG	15502 BAY FOREST DR	HOUSTON	TX	77062
LI LOK & QIU JUAN LIN	1308 GARDEN GLEN LN	PEARLAND	TX	77581
LI NA & ZONGTAN	1920 LOST LAKE PL	PEARLAND	TX	77581
LIGORI ANTHONY & MARY J	3402 CACTUS HEIGHTS LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

LINARES ANTONIO	1612 GABLE PARK CT	PEARLAND	TX	77581
LINDELOF WILLIAM C ETUX	3416 HIGHLAND POINT LN	PEARLAND	TX	77581
LITSHEIM JOHN & CARLA SCHWAB	1711 CALICO CANYON LN	PEARLAND	TX	77581
LITTLE JOSEPH RAY	1703 SPRING GLEN LN	PEARLAND	TX	77581
LONERO LAWRENCE & DORA	1710 GLEN FALLS LN	PEARLAND	TX	77581
LOPEZ EDWARD P & SUZANNE D	1601 BRIGHTON BROOK LN	PEARLAND	TX	77581
LOPEZ JOSE LUIS JR & VERONICA	2102 CLEARFIELD SPRINGS CT	PEARLAND	TX	77581
LOPEZ NICASIO & LAURA N	1811 GABLE STONE LN	PEARLAND	TX	77581
LOWERY JOHNNY	1701 WHITE WILLOW LN	PEARLAND	TX	77581
LOZADA HAZAEL & SANDRA L	1505 HICKORY BEND CT	PEARLAND	TX	77581
LOZANO ROBYN MICHAEL & ALIJA	2011 PLANTAIN LILY CT	PEARLAND	TX	77581
LY MICHAEL CHI	1903 MELODY PEAK LN	PEARLAND	TX	77581
LY NGUYEN VAN & JUDY	1705 SPRING GLEN LN	PEARLAND	TX	77581
LYTVYNCHUK OLEKSANDR & TETYANA	3003 BRIARSAGE LN	PEARLAND	TX	77581
MADDOX CHRISTOPHER A & STEPHANIE A	2009 PLANTAIN LILY CT	PEARLAND	TX	77581
MAGEE ANITA	3209 BRENTWOOD LN	PEARLAND	TX	77581
MAI FRED L	2102 HUBSTONE WAY	PEARLAND	TX	77581
MAIGNAUD W V & SHIRLEY M	3401 WALDEN CREEK LN	PEARLAND	TX	77581
MAKNOJIA MEHENDI	20830 WINDROSE BEND DR	SPRING	TX	77379
MANAGBANAG ISIDRO J & ALICE J	1703 CALICO CANYON LN	PEARLAND	TX	77581
MANDOLA SAMMY FRANK & OLGA D	1807 JASMINE HOLLOW LN	PEARLAND	TX	77581
MANN CLINT A	1913 EDEN GLEN LN	PEARLAND	TX	77581
MANNING ERNEST A & BARBARA J	1907 IVY ARBOR CT	PEARLAND	TX	77581
MANRAJ PRATIMA CAROL & JAGMOHAN	2010 FOXGLOVE OAKS CT	PEARLAND	TX	77581
MANSUKHANI MUKESH & CHRISTINA	1606 YORKSHIRE CREEK CT	PEARLAND	TX	77581
MARCUM TIMOTHY P	1504 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
MAREDIYA HAFIZ JAFAR	1506 BENTLAKE LN	PEARLAND	TX	77581
MARICI MICHAEL & TISHA TYLER	3304 HAZYSTONE LN	PEARLAND	TX	77581
MARQUARDT KATHLEEN	1803 JASMINE HOLLOW LN	PEARLAND	TX	77581
MARQUEZ JESUS & MELINDA ABAN	1905 IVY ARBOR CT	PEARLAND	TX	77581
MARROQUINN LEONEL & MANUELA	1603 SPRING GLEN LN	PEARLAND	TX	77581
MARSHALL DANIEL E & MEGAN D	3432 IVY ARBOR LN	PEARLAND	TX	77581
MARTIN MERLIN C & NAOMI B	425 SORRENTO RD	KISSIMMEE	FL	34759
MARTINEZ DAVID SR & ZULINA L	3421 BRENTWOOD LN	PEARLAND	TX	77581
MARTINEZ ESTEVAN	1717 BRIGHTON BROOK LN	PEARLAND	TX	77581
MARTINEZ FILBERTO & CLAUDIA	1815 JASMINE HOLLOW LN	PEARLAND	TX	77581
MARTINEZ JUAN	2006 CAMELIA CREST CT	PEARLAND	TX	77581
MARTINEZ NAYELI M	2101 TALL TIMBERS LN	PEARLAND	TX	77581
MARZULLO MATTHEW & LINDSEY N	2009 PEONIES CT	PEARLAND	TX	77581
MASON JENKINS III & MERIEM	1901 LANTANA SPRING LN	PEARLAND	TX	77581
MASON TONYA	1906 HIGHLAND POINT CT	PEARLAND	TX	77581
MASSEY PENNY	1916 LOST LAKE PL	PEARLAND	TX	77581
MATHAI PRIYA E & SABU K	1604 SPRING GLEN LN	PEARLAND	TX	77581
MATHEW BINU	3402 SNOWBLOSSOM CT	PEARLAND	TX	77581
MATHEW CHERIYAN THUNDIYIL & JOLLYKUTTY	1308 LAUREL LEAF LN	PEARLAND	TX	77581
MATHEW MANJURANI V & TEDDY JOHN	3431 MONARCH MEADOW LN	PEARLAND	TX	77581
MATHEW SAMUEL & SINDHU	3411 WALDEN CREEK LN	PEARLAND	TX	77581
MATHIS HERBERT ALLAN	1910 HIGHLAND POINT CT	PEARLAND	TX	77581
MAYEAUX BLANE	3215 MOSSY BEND LN	PEARLAND	TX	77581
MCALLISTER SUSAN & MICHAEL	1901 BRINTON SPRING LN	PEARLAND	TX	77581
MCCABE PATRICK W & MARY E MCCLELLAN	2005 CAMELIA CREST CT	PEARLAND	TX	77581
MCCAULEY KRISTOPHER & NATALIE	1604 DOVER MIST LN	PEARLAND	TX	77581
MCCORMACK WILLIAM G & CATHY S	1602 YORKSHIRE CREEK CT	PEARLAND	TX	77581
MCILVEEN BRIAN W & MELINDA L	3003 SUMMIT SPRINGS	PEARLAND	TX	77581
MCLANE KAREN E & DONNA M HAWKINS	3211 WINDY BANK LN	PEARLAND	TX	77581
MCLAUGHLIN KYLE & LISA	1703 BEACON GREEN LN	PEARLAND	TX	77581
MCLEAN MELISSA SPRADLEY	1604 CALICO CANYON LN	PEARLAND	TX	77581
MCMAHON CHRISTOPHER	1809 JASMINE HOLLOW LN	PEARLAND	TX	77581
MCMULLEN KYLE P & CARRIE A	1510 GARDEN GLEN LN	PEARLAND	TX	77581
MCNEER BLAKE & MEGAN	3308 CACTUS HEIGHTS LN	PEARLAND	TX	77581
MCNEVIN ROSS C & MARISSA V	3413 BRENTWOOD LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

MEJIA JOSE & LAURA GARCIA	1708 GLEN FALLS LN	PEARLAND	TX	77581
MEJIA OSCAR & MONICA	1810 HIGH FALLS LN	PEARLAND	TX	77581
MELENDEZ ERNESTO & ANA	2102 DEERWOOD CT	PEARLAND	TX	77581
MELENDEZ RICHARD J	1911 LAZY HOLLOW LN	PEARLAND	TX	77581
MELLEN GEORGE	1607 BRIGHTON BROOK LN	PEARLAND	TX	77581
MENDEZ AMADO O III & GLORIA E	3314 ASPENBROOK CT	PEARLAND	TX	77581
MENKE MATTHEW V	2101 WOODLAND CT	PEARLAND	TX	77581
MERCHANT CHARLENE	1522 PRESERVE LN	HOUSTON	TX	77089-7059
METZ DREW	1513 BENTLAKE LN	PEARLAND	TX	77581
MEYER BRANDON O & DELMA	3203 CACTUS HEIGHTS LN	PEARLAND	TX	77581
MEYER DUSTIN PAUL & LAURA ELAINE	3411 HIGHLAND POINT LN	PEARLAND	TX	77581
MEZA OMAR & AVELINA	1909 EDEN GLEN LN	PEARLAND	TX	77581
MIKHAIL PATRICK & KRISTEN	1608 HICKORY BEND LN	PEARLAND	TX	77581
MILES MICHAEL ET UX	1903 EDEN GLEN LN	PEARLAND	TX	77581
MILLER AMBER A	3213 MOSSY BEND LANE	PEARLAND	TX	77581
MILLER CLINT MATTHEW & JANE E	1147 OXFORD DR	PEARLAND	TX	77584
MILLER DAVID A & CHERRY	1601 WHITE WILLOW LN	PEARLAND	TX	77581
MILLER JULIE A	14522 WESTFALL RD	TUSTIN	CA	92780
MILLER NICHOLAS J & SUMMER SCOTT	1703 GARDEN IVY LN	PEARLAND	TX	77581
MILLER WILLIAM R & DONNA M	1908 IVY ARBOR CT	PEARLAND	TX	77581
MIRINGU DAVID K	1916 LAZY HOLLOW LN	PEARLAND	TX	77581
MITCHELL MEREDITH LYNN (SCHROEDER)	1602 GARDEN GLEN LN	PEARLAND	TX	77581
MIXSON LORAN D	1906 LAZY HOLLOW LN	PEARLAND	TX	77581
MOHAMMAD SHAUKAT & SALMA KHATOON AKBAR	1903 LOST LAKE PL	PEARLAND	TX	77581
MOLINA MARIA C	3306 MONARCH MEADOW LN	PEARLAND	TX	77581
MONROE JUSTIN LANCE & DANEL	1920 LAZY HOLLOW LN	PEARLAND	TX	77581
MONTEMAYOR SIMON	3209 GABLE PARK LN	PEARLAND	TX	77581
MONTENEGRO BANY VILGAY & MAXIMILIANO	3201 BRENTWOOD LN	PEARLAND	TX	77581
MONTOYA MAURICIO & MARIA G	1713 BRIGHTON BROOK LN	PEARLAND	TX	77581
MORALEZ ALFRED & MARIA	1311 LAUREL LEAF LN	PEARLAND	TX	77581
MORENO GERARDO M	1806 HIGH FALLS LN	PEARLAND	TX	77581
MORLEY DONALD T SR	1608 SPRING GLEN LN	PEARLAND	TX	77581
MORNEAU BRENTON T & WHITNEY M	1819 HIGH FALLS LN	PEARLAND	TX	77581
MORRIS NELSON & ALICIA	1917 LAZY HOLLOW LN	PEARLAND	TX	77581
MORSE JASON C & AMANDA C	3404 CROSSBRANCH CT	PEARLAND	TX	77581
MORTELL PATRICK MARTIN & CORAL N	3223 BRENTWOOD LN	PEARLAND	TX	77581
MOSIER DARREN N & KIM LOU TRAN	1310 GARDEN GLEN LN	PEARLAND	TX	77581
MOSS TEREK LANDON & AMY N	3415 BRENTWOOD LN	PEARLAND	TX	77581
MOUTON RYAN K	3402 MONARCH MEADOW LN	PEARLAND	TX	77581
MUELLER ALAN R & THERESA GHIDONI MUELLER	1408 BENTLAKE LN	PEARLAND	TX	77581
MUIRHEAD CRAIG & BARBARA M	1423 BLAKELY GROVE LN	PEARLAND	TX	77581
MUNIZ SERGIO C & ROSA	2008 MYRTLE CREST CT	PEARLAND	TX	77581
MUNOZ STEVEN BERNARD & ERIN N	3421 HIGHLAND POINT LN	PEARLAND	TX	77581
MURAS JAMES F JR & JENNIFER A	1612 BENTLAKE LN	PEARLAND	TX	77581
MURPHY DANIELLE WRIGHT	3414 IVY ARBOR LN	PEARLAND	TX	77581
MUSGRAVE-GROHMAN VENTURES LTD	PO BOX 1743	ABILENE	TX	79604
MUSQUIZ GILBERT	1901 LAZY HOLLOW LN	PEARLAND	TX	77581
MUSTAFA ASIF	1517 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
NANCE DAVID L	3215 GABLE PARK LN	PEARLAND	TX	77581
NASIM MOHAMMED	1913 IVY ARBOR CT	PEARLAND	TX	77581
NETH PAUL PHALLA	3210 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NEUGEBAUR MICHAEL STEVEN & JAMIE M	2001 PEONIES CT	PEARLAND	TX	77581
NEWCOMB STEPHEN	2806 TREMONT SPRINGS LN	PEARLAND	TX	77581
NG BERNARD & ADRIENNE	1805 HIGH FALLS LN	PEARLAND	TX	77581
NGO BICH CHAU	3218 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NGO TRAN N & VAN KHUC	1309 LAUREL LEAF LN	PEARLAND	TX	77581
NGUYEN CHUONG DINH & TRINH TUYET DAO	1810 JASMINE HOLLOW LN	PEARLAND	TX	77581
NGUYEN CORY & LIEN	3409 WALDEN CREEK LN	PEARLAND	TX	77581
NGUYEN DAI & HUYEN	1723 GLEN FALLS LN	PEARLAND	TX	77581
NGUYEN DIANE MAI & DENNIS	3305 ASPENBROOK CT	PEARLAND	TX	77581
NGUYEN HAI T & LIEN N DUONG	1602 CALICO CANYON LN	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

NGUYEN HIEN & HOANG TRAN	1907 EDEN GLEN LN	PEARLAND	TX	77581
NGUYEN HOWARD & SANDY	1402 GARDEN GLEN LN	PEARLAND	TX	77581
NGUYEN HUNG-HOANG JOSEPH	3005 BRIARSAGE LN	PEARLAND	TX	77581
NGUYEN HUONG T & HUNG D BUI PHAM ANDREW H & HAI T	3430 IVY ARBOR LN	PEARLAND	TX	77581
NGUYEN JOSEPH Q & MARY B	1611 GARDEN GLEN LN	PEARLAND	TX	77581
NGUYEN KEVIN HOAI & HELLEN TRAN	1704 YORKSHIRE CREEK CT	PEARLAND	TX	77581
NGUYEN KHOA DANG & PHUONG NGOC TRAN	2009 MYRTLE CREST CT	PEARLAND	TX	77581
NGUYEN LONG THANH & TRAM TRAN MAI	1826 HIGH FALLS LN	PEARLAND	TX	77581
NGUYEN LUU T	1605 HICKORY BEND LN	PEARLAND	TX	77581
NGUYEN MICHAEL & HOANG TUYET	1918 LAZY HOLLOW LN	PEARLAND	TX	77581
NGUYEN MONIQUE TUONG	3303 MONARCH MEADOW LN	PEARLAND	TX	77581
NGUYEN NGUYEN TRI	3221 BRENTWOOD LN	PEARLAND	TX	77581
NGUYEN THANH & FRANCES	3309 CLAYMILL LN	PEARLAND	TX	77581
NGUYEN TIEN	3214 MOSSY BEND LN	PEARLAND	TX	77581
NGUYEN TRI H & HONG-HOA T	1816 GABLE STONE LN	PEARLAND	TX	77581
NGUYEN TRINH KIM & TAMIE TINH HOANG	1415 LAUREL LEAF LN	PEARLAND	TX	77581
NGUYEN VI THUY	3302 MONARCH MEADOW LN	PEARLAND	TX	77581
NICKERSON BRANDON M & CASSANDRA L	2101 HUBSTONE WAY	PEARLAND	TX	77581
NISANKARO HANUMANTHA & VISALAKSHI	1404 BENTLAKE LN	PEARLAND	TX	77581
NIX JASON BLAINE & SANDRA LIANNE LIMERICK	1904 IVY ARBOR CT	PEARLAND	TX	77581
NJUS ALLEN & SARAH	3225 GABLE PARK LN	PEARLAND	TX	77581
NOLAN TAMMY J	3311 ASPENBROOK CT	PEARLAND	TX	77581
NOLEN ROBERT R JR & ANNE E	3215 BRENTWOOD LN	PEARLAND	TX	77581
NORDIN JASON DON & KIMBERLY S	3215 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NUNEZ JULIO C & JOANN	3304 CACTUS HEIGHTS LN	PEARLAND	TX	77581
NUNEZ RODOLFO MOISES	3312 HAZYSTONE LN	PEARLAND	TX	77581
NUTT MICHAEL O'NEAL & KRISTAL DAWN SCOTT	3404 SNOWBLOSSOM CT	PEARLAND	TX	77581
O GRADY KRISTINE J	1515 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
OAKBRIDGE 1710 LLC	4007 MCCULLOUGH AVE, STE 625	SAN ANTONIO	TX	78212
OGUNSOLA SAMUEL A & ABIDEMI	1814 GABLE STONE LN	PEARLAND	TX	77581
OJENIYI OLADAPO ABAYOMI & ELIZABETH O	3221 MOSSY BEND LN	PEARLAND	TX	77581
OKOLOVITCH MICHELE & MATTHEW	3413 WALDEN CREEK LN	PEARLAND	TX	77581
OLIVIER PRISCILLA ORTIZ	1908 HIGHLAND POINT CT	PEARLAND	TX	77581
OLVEDA ROBERTO & GLORIA	3412 HIGHLAND POINT LN	PEARLAND	TX	77581
ONTIVEROS FRANCISCO J	1606 DOVER MIST LN	PEARLAND	TX	77581
OPIELA JOHN N & MANYSAK S	3402 CROSSBRANCH CT	PEARLAND	TX	77581
ORTIZ CHARLES & SHARLA	1616 GARDEN GLEN LN	PEARLAND	TX	77581
OUAZZANI-CHAHDI ANWAR & LISA	14525 SW MILLIKAN WAY	BEAVERTON	OR	97005
OWENS KEVIN D & JACKQUELINE	1607 SPRING GLEN LN	PEARLAND	TX	77581
OYEWOLE ABIODUN S & ANDREA	3405 BRENTWOOD LN	PEARLAND	TX	77581
PALMER KIMBERLY & CARLTON H	3318 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PANNELL DEBORAH A	2008 PLANTAIN LILY CT	PEARLAND	TX	77581
PARHAM CHRISTOPHER M & RACHEAL K	3016 KESWICK DR	PEARLAND	TX	77581
PARKS RICHARD W	1514 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
PARNELL KEVIN W	3307 MONARCH MEADOW LN	PEARLAND	TX	77581
PARRA THELMA	1613 GABLE PARK CT	PEARLAND	TX	77581
PATCHE RAYMOND & LETANYA	1306 GARDEN GLEN LN	PEARLAND	TX	77581
PATEL CHIRAG	1604 GABLE PARK CT	PEARLAND	TX	77581
PATEL MANISHKUMAR & SONAL M	1404 GARDEN GLEN LN	PEARLAND	TX	77581
PATEL ROHIT S & PRUTHA R	1733 WALDEN CREEK CT	PEARLAND	TX	77581
PATRICK KYLE S & EMILY E	1812 HIGH FALLS LN	PEARLAND	TX	77581
PATRICK YOLANDA B & LABARRY L	1712 GLEN FALLS LN	PEARLAND	TX	77581
PATTERSON BARBARA E	3406 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PATTERSON MICHAEL CODY & CAROL L	3422 CACTUS HEIGHTS LN	PEARLAND	TX	77581
PEARLAND CAR WASH SERVICES LLC	17322 SPRING CREEK ROAD	CYPRESS	TX	77429
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
PENA ENRIQUE JR	1604 HICKORY BEND LN	PEARLAND	TX	77581
PENA RAMIRO R & MARIA Y	3403 HIGHLAND POINT LN	PEARLAND	TX	77581
PERALES MIGUEL A & DENG QI	3201 MOSSY BEND LN	PEARLAND	TX	77581
PEREZ JAVIER & NATALIE C	1615 GABLE PARK CT	PEARLAND	TX	77581
PEREZ JOSE J & MARIA C	2002 CAMELIA CREST CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

PEREZ MARCO ANTONIO	1806 BRINTON SPRING LN	PEARLAND	TX	77581
PEREZ OSVALDO JR	1901 LOST LAKE PL	PEARLAND	TX	77581
PEREZ TRENT ALAN & TALLY R	1902 LAZY HOLLOW LN	PEARLAND	TX	77581
PERRY ANDREW CORNELIUS & ELKE GRAFTON	1806 GABLE STONE LN	PEARLAND	TX	77581
PESEK SHANNON & WILTON	3410 IVY ARBOR LN	PEARLAND	TX	77581
PETERSON BARRY O & NEFIA S	2101 STONESTHROW LN	PEARLAND	TX	77581
PETERSON ROBERT M & JULIA F	1421 BLAKELY GROVE LN	PEARLAND	TX	77581
PETTIT CHRISTOPHER M & NATALIE A WILLIAMS	1804 JASMINE HOLLOW LN	PEARLAND	TX	77581
PHAM TUAN QUOC & NULAN THI PHAM	1411 LAUREL LEAF LN	PEARLAND	TX	77581
PHAM VU & LOAN TRAN	3409 BRENTWOOD LN	PEARLAND	TX	77581
PHAM VUONG & NGUYET	1705 HIGHLAND GLEN LN	PEARLAND	TX	77581
PHAN THOMAS & TAMMY	1913 LOST LAKE PL	PEARLAND	TX	77581
PHAN TUAN ANH & LE	1609 SPRING GLEN LN	PEARLAND	TX	77581
PIERCE TOLLIE E	3407 WALDEN CREEK LN	PEARLAND	TX	77581
PIPPIN BOBBY R JR	1418 BLAKELY GROVE LN	PEARLAND	TX	77581
PISIMISIS GEORGE	1406 GARDEN GLEN LN	PEARLAND	TX	77581
PITRE MARCUS	3208 WINDY BANK LN	PEARLAND	TX	77581
PLEMONS KELLI D	3406 SNOWBLOSSOM CT	PEARLAND	TX	77581
POLLARD SCARLET				
POMBROL ROGELIO R & AIDA R	1309 GARDEN GLEN LN	PEARLAND	TX	77581
POMBROL ROGELIO R JR & VILLALBOS CAROLINA B	1902 HOLLOW MIST LN	PEARLAND	TX	77581
PORCHE MICHAEL DALE & KAYLA ANN	1706 YORKSHIRE CREEK CT	PEARLAND	TX	77581
POTTER LINDA S	1807 BRIGHTON BROOK LN	PEARLAND	TX	77581
POWELL CHRISTOPHER M	411 FIELDCREEK DR	FRIENDSWOOD	TX	77546
POWELL STEVEN R & ELIZABETH A VELOZ-POWELL	1409 GARDEN GLEN LN	ALVIN	TX	77511
PRESERVE AT HIGHLAND GLEN COMMUNITY	3880 GREENHOUSE RD STE 10	HOUSTON	TX	77084-6793
PRESTON FRANK E & DEBRA C	1617 GABLE PARK CT	PEARLAND	TX	77581
PRICE ERIC M & PAMELA L	1408 GARDEN GLEN LN	PEARLAND	TX	77581
PROPERTIES BY POWELL	411 FIELDCREEK DR	FRIENDSWOOD	TX	77546
PURDOM JAMES D & MICHELLE A	3405 SNOWBLOSSOM CT	PEARLAND	TX	77581
PYE THEO H JR & MELISSA M ROMELL	3421 MONARCH MEADOW LN	PEARLAND	TX	77581
QUANDAHL CLARK & NHU DZUONG	5019 HASTINGWOOD DR	HOUSTON	TX	77084
QUASSA JACKIE D & CHERYL A	3310 ASPENBROOK CT	PEARLAND	TX	77581
QUINTAL JOSEPH & LETICIA S	3405 MONARCH MEADOW LN	PEARLAND	TX	77581
QUIROGA RICARDO & PATRICIA A	1611 WHITE WILLOW LN	PEARLAND	TX	77581
RAFFUCCI LUIS & OLIVIA	2012 FOXGOVE OAKS CT	PEARLAND	TX	77581
RAJ MARIAMMA K TRUST	5312 SHENADO LN	SAN JOSE	CA	95136
RALLS TROY EARL & MELISSA LYNN LABELLO	1907 LOST LAKE PL	PEARLAND	TX	77581
RAMACHANDRAN CHITTOOR & PANKAJAM	1608 GABLE PARK CT	PEARLAND	TX	77581
RAMOS BRIAN C & LESLIE A	3213 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RAMOS GILBERT & MARY M	1405 LAUREL LEAF LN	PEARLAND	TX	77581
RAND TAMEKA M	3423 IVY ARBOR LN	PEARLAND	TX	77581
RANGEL JESUS & CRISTINA	1604 YORKSHIRE CREEK CT	PEARLAND	TX	77581
RANSFER TERRANCE D & FELICIA	1610 GARDEN GLEN LN	PEARLAND	TX	77581
RASHEED ILYAS AHMED & SHAWAR	1410 BENTLAKE	PEARLAND	TX	77581
RASHEED SHAMA & ILYAS A RASHEED	1507 BENTLAKE LN	PEARLAND	TX	77581
RATLIFF JAMES & JOYCE E WATERS	1415 BLAKELY GROVE LN	PEARLAND	TX	77581
REED SAMUEL FRANKLIN JR & SAMANTHA CHISOLMAN	3426 IVY ARBOR LN	PEARLAND	TX	77581
RENAUD COURTNEY & DAVID RENAUD	1503 HICKORY BEND CT	PEARLAND	TX	77581
RESENDEZ SERGIO ALBERT & SANDRA	1607 HICKORY BEND LN	PEARLAND	TX	77581
REVERSE MORTGAGE SOLUTIONS	14405 WALTERS RD, SUITE 200	HOUSTON	TX	77014
REX RICHARD E JR	1511 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
REYES ABRAHAM & YADHIRA D	1612 SPRING GLEN LN	PEARLAND	TX	77581
REYNA MARIO J & JOYCE A	1611 HICKORY BEND LN	PEARLAND	TX	77581
RIAZ MUHAMMAD AMIR	3406 HIGHLAND POINT LN	PEARLAND	TX	77581
RICHARDSON GEORGE GRANT	1611 HIGHLAND GLEN LN	PEARLAND	TX	77581
RICHARDSON TEMECA L	1510 PANORAMA VIEW LN	PEARLAND	TX	77581
RICHTER WILLIAM R & TINA M	1608 DOVER MIST LN	PEARLAND	TX	77581
RIDLEY RYAN & TRICIA	3312 CACTUS HEIGHTS LN	PEARLAND	TX	77581
RINCON GREGORY ET UX	1702 GLEN FALLS LN	PEARLAND	TX	77581
RIOS SERGIO & MARIA	10027 STONEMONT RD	LA PORTE	TX	77571

Exhibit 5
ZONE 16-00007

RIVETTE ROLAND C JR & JEANNE R	3301 CLAYMILL LN	PEARLAND	TX	77581
ROBB WARREN D & KIMBERLY	3412 IVY ARBOR LN	PEARLAND	TX	77581
ROBERTS TRAVIS JAMES	1605 SPRING GLEN LN	PEARLAND	TX	77581
ROBINSON MARSHA	3401 HIGHLAND POINT LN	PEARLAND	TX	77581
ROCHA JOSE A & JUANITA	1914 HOLLOW MIST LN	PEARLAND	TX	77581
RODRIGUES DAVID M	1715 GLEN FALLS LN	PEARLAND	TX	77581
RODRIGUEZ ESTEBAN JR	1606 GARDEN GLEN LN	PEARLAND	TX	77581
RODRIGUEZ FRANCISCO J	1908 BRINTON SPRING LN	PEARLAND	TX	77581
RODRIGUEZ JORGE H & MYRTHALA	1815 GABLE STONE LN	PEARLAND	TX	77581
RODRIGUEZ SAN JUANITA P & RAYMON GARZA	1306 LAUREL LEAF LN	PEARLAND	TX	77581
ROECKER MORRIS DWAYNE & STEPHANIE	1911 HOLLOW MIST LN	PEARLAND	TX	77581
ROESLER MARK K & JENNIFER	1916 HIGHLAND POINT CT	PEARLAND	TX	77581
ROJAS CHRISTOPHER M & KACEY D	3102 MELODY PEAK LN	PEARLAND	TX	77581
ROJAS JUAN A & GUERRA MYRNA	1910 LAZY HOLLOW LN	PEARLAND	TX	77581
ROLAND THOMAS	3424 IVY ARBOR LN	PEARLAND	TX	77581
ROOPWAH KINNATH & JOSLYN	1717 GLEN FALLS LN	PEARLAND	TX	77581
ROSALES JOSE SANTOS & GUILDA ELENA	742 COLUMBIA LN	DEER PARK	TX	77536
ROSENHAGEN RICK B & REBECCA	3401 SNOWBLOSSOM CT	PEARLAND	TX	77581
ROSS CLARENCE L JR	1502 HICKORY BEND CT	PEARLAND	TX	77581
ROUNDTREE JAYCE CHARLES & APRIL M	3225 BRENTWOOD LN	PEARLAND	TX	77581
ROYER WENDY & GILES JESSE	1912 HOLLOW MIST LN	PEARLAND	TX	77581
RUSHING ARTHUR G & LYNDA L	2004 LAVENDER HILL CT	PEARLAND	TX	77581
RUSSELL ANDREA A	3407 MONARCH MEADOW LN	PEARLAND	TX	77581
RUSSELL ANTOINE GLEN & KAMEELAH R	3412 SNOWBLOSSOM CT	PEARLAND	TX	77581
RUST MICHAEL & SOLEDAD	1506 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
SABAT SUSANT	1919 LAZY HOLLOW LN	PEARLAND	TX	77581
SAENZ GREGG A & VERONICA S	3313 BRENTWOOD LN	PEARLAND	TX	77581
SAEZ GEORGE L JR	3209 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SALAZAR JOE & ELVIRA HUERTA	3203 MOSSY BEND LN	PEARLAND	TX	77581
SALAZAR OTONIEL & DIANA A	1606 BENTLAKE LN	PEARLAND	TX	77581
SALEM KAUKAB	2004 MYRTLE CREST CT	PEARLAND	TX	77581
SAMUEL ALFRED I & QAMAR Z	1614 SPRING GLEN LN	PEARLAND	TX	77581
SANCHEZ HECTOR & VIRGINIA Q	1703 WHITE WILLOW LN	PEARLAND	TX	77581
SANCHEZ LUIS & THERESE	1903 LANTANA SPRING LN	PEARLAND	TX	77581
SANCHEZ MARITZA LOPEZ	3108 AVORY RIDGE LN	PEARLAND	TX	77581
SANCHEZ OMAR & MONICA CARDENAS	20311 LOUETTA REACH DR	SPRING	TX	77388
SANDOVAL ESTEBAN & ANA I	3222 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SANKEY VICKIE WANG & ALAN	3419 WALDEN CREEK LN	PEARLAND	TX	77581
SANTA MARIA DAMON & DIANE	2102 STONEWOOD HEIGHTS CT	PEARLAND	TX	77581
SAQIB MALIK	1707 HIGHLAND GLEN LN	PEARLAND	TX	77581
SAVANT JENIFER D	1808 GABLE STONE LN	PEARLAND	TX	77581
SAWAN JEAN	1611 GABLE PARK CT	PEARLAND	TX	77581
SCARBOROUGH RICHARD W & ANNY Y	1908 LAZY HOLLOW LN	PEARLAND	TX	77581
SCHEETZ RAYMOND P SR & LINDA	1914 HIGHLAND POINT CT	PEARLAND	TX	77581
SCHEPP BRIAN DAVID & ELIZABETH	1911 EDEN GLEN LN	PEARLAND	TX	77581
SCHILHAB RICHARD B	3408 WALDEN CREEK LN	PEARLAND	TX	77581
SCHMIDL WILLIAM D & XIA LAI	3408 CROSSBRANCH CT	PEARLAND	TX	77581
SCHOLL FRANKLIN STEVEN & YULIA M	1414 BLAKELY GROVE LN	PEARLAND	TX	77581
SCHROCK STACEY & JO ANNE SHERIFF	3011 BRIARSAGE LN	PEARLAND	TX	77581
SCHUESSLER MARK & JANE H	2101 STONEHOLLOW CT	PEARLAND	TX	77581
SCHULZE TAMMY & VINCENT VALDEZ	3206 WINDY BANK LN	PEARLAND	TX	77581
SCHUMAN BILLY	3309 ASPENBROOK CT	PEARLAND	TX	77581
SCHWARTZ STEVEN & KIMBERLY	3306 BARBERRY CT	PEARLAND	TX	77581
SCHWIBINGER ROBERT E & GAYLE	3311 BRENTWOOD LN	PEARLAND	TX	77581
SCIONEAUX NED JOSEPH JR & LESLYE D	1803 HIGH FALLS LN	PEARLAND	TX	77581
SCOGGINS SANDY GAIL	1508 HICKORY BEND CT	PEARLAND	TX	77581
SCOTT G D III & VIVIAN	703 HILLCREST DR	RICHMOND	TX	77469
SECREST RUSSELL G & TANIA M	1609 GABLE PARK CT	PEARLAND	TX	77581
SEEKER BRADY K & FREDI N	3406 WELLBROOK CT	PEARLAND	TX	77581
SEIFERT RONALD J	3415 MONARCH MEADOW LN	PEARLAND	TX	77581
SELLMAN MILTON III & LYDIA D	4510 AZTEC	PASADENA	TX	77504

Exhibit 5
ZONE 16-00007

SENA DAKOTA C & MARIA J	3201 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SENSKE CRYSTAL DOAN & ANDREW M	1501 BENTLAKE LN	PEARLAND	TX	77581
SERNA IRMA CHRISTINA	3405 HIGHLAND POINT LN	PEARLAND	TX	77581
SERRINO CHRISTINE	2001 LAZY HOLLOW CT	PEARLAND	TX	77581
SHAH DHARMISTHA	1403 BLAKELY GROVE LN	PEARLAND	TX	77581
SHAHEN FATOLLA & ALALAH A ASHTARI	1702 HIGHLAND GLEN LN	PEARLAND	TX	77581
SHANNON MARIKA JOHNSON	1604 HIGHLAND GLEN LN	PEARLAND	TX	77581
SHARP BRENT L	3309 BRENTWOOD LN	PEARLAND	TX	77581
SHELBY JACQUELINE M	3404 IVY ARBOR LN	PEARLAND	TX	77581
SHOLES ROBERT G	1804 HIGH FALLS LN	PEARLAND	TX	77581
SHOWS DEVON & KATRINA R	2001 LAVENDER HILL CT	PEARLAND	TX	77581
SIGGINS WILLIAM C & GABRIELA V	3418 CROSSBRANCH CT	PEARLAND	TX	77581
SILLS JEFFREY DWAYNE & KARISSA B	3427 IVY ARBOR LN	PEARLAND	TX	77581
SIMMONS KEVIN A	1604 GARDEN GLEN LN	PEARLAND	TX	77581
SIMPSON CHARLES B III & SHELLEY A	1901 EDEN GLEN LN	PEARLAND	TX	77581
SIMPSON CHESTER	3206 HAVEN BROOK LN	PEARLAND	TX	77581
SMITH CHAD A	3610 ALVARADO LN N	PLYMOUTH	MN	55446
SMITH GARRIE W & NATASHA Y	3207 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SMITH JACQUELYN I	365 N JEFFERSON ST #3505	CHICAGO	IL	60661
SMITH JOE GLENN	1801 HIGH FALLS LN	PEARLAND	TX	77581
SMITH MICHELLE ANN	2013 FOXGLOVE OAKS CT	PEARLAND	TX	77581
SONNIER NATHAN	3224 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SOTO JAVIER	2084 ARTISTIC FLAIR WALK	HENDERSON	NV	89044
SOTO NANCY PENA	1916 HOLLOW MIST LN	PEARLAND	TX	77581
SOUMAN ASEM & HUDA AISISSI	1304 GARDEN GLEN LN	PEARLAND	TX	77581
SPEARS CHRISTOPHER & MONICA	3202 MELODY PEAK LN	PEARLAND	TX	77581
SPENCER ALLAN J	1903 LAZY HOLLOW LN	PEARLAND	TX	77581
SPENCER STEVE O & CHARLOTTE C	3007 BRIARSAGE LN	PEARLAND	TX	77581
SPRIGGS TERRENCE A & GIA	1805 BRINTON SPRING LN	PEARLAND	TX	77581
STAHA KENNETH F & KAREN F	3413 CROSSBRANCH CT	PEARLAND	TX	77581
STALL CHARLES T	PO BOX 2309	PEARLAND	TX	77588
STANFORD JOSHUA	1709 SAWYER CROSSING LN	PEARLAND	TX	77581
STANILLA KYLE & HONG	1919 HOLLOW MIST LN	PEARLAND	TX	77581
STAVINOHA STEPHEN A & CARRIE R	3409 MONARCH MEADOW LN	PEARLAND	TX	77581
STEEL DOUGLAS J & MARIA G	1302 LAUREL LEAF LN	PEARLAND	TX	77581
STELMACH MICHAEL T & TRACY A	2002 PEONIES CT	PEARLAND	TX	77581
STILES KURT D	1711 GLEN FALLS LN	PEARLAND	TX	77581
STOKES CARRIE & LEBARIAN	1709 CALICO CANYON LN	PEARLAND	TX	77581
STONEBRIDGE HOMEOWNERS ASSN				
STOWERS GEORGE D & APRIL D	1707 GARDEN IVY LN	PEARLAND	TX	77581
STREET JOHN REID & PAM S	1512 HICKORY BEND CT	PEARLAND	TX	77581
STROH KRISTA	3110 AVORY RIDGE LN	PEARLAND	TX	77581
STROSS KATHLEEN & MARK	1404 BLAKELY GROVE LN	PEARLAND	TX	77581
SUAREZ JOHN WESLEY & BRITTANY M	2108 HUBSTONE WAY	PEARLAND	TX	77581
SUAREZ REBECCA	1603 WHITE WILLOW LN	PEARLAND	TX	77581
SUBRAMANIAN THENMOZHI & CHEZHIAN VELUMANI	3220 CACTUS HEIGHTS LN	PEARLAND	TX	77581
SUMRULD ALICIA V	1807 HIGH FALLS LN	PEARLAND	TX	77581
SUTER STEPHEN & GINGER	1701 BEACON GREEN LN	PEARLAND	TX	77581
SWANSON LARRY	3219 MOSSY BEND LN	PEARLAND	TX	77581
SWINBANK TAMARA S	1508 GARDEN GLEN LN	PEARLAND	TX	77581
TA HOA	1809 HIGH FALLS LN	PEARLAND	TX	77581
TAMEZ CHRISTI	1706 GARDEN IVY LN	PEARLAND	TX	77581
TANG LE H	3410 HIGHLAND POINT LN	PEARLAND	TX	77581
TANG NGOC KHANH	2002 ROCKY MEADOW LN	PEARLAND	TX	77581
TAYLOR JOSEPH A	1908 LOST LAKE PL	PEARLAND	TX	77581
TAYLOR MARLON E & KRISTIAN M	3401 WELLBROOK CT	PEARLAND	TX	77581
TAYLOR RICHARD LYNN & RHONDA	1911 LOST LAKE PL	PEARLAND	TX	77581
TERRASAS ROBERT E & JENNIFER A	1720 BRIGHTON BROOK LN	PEARLAND	TX	77581
THANG MINH KIEN & KIEU THI PHAM	2007 PEONIES CT	PEARLAND	TX	77581
THANG TIFFANY & TRINH DAI	1912 LAZY HOLLOW LN	PEARLAND	TX	77581
THOLSTRUP BRITTANY P & SEAN M	2006 PEONIES CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

THOMAS CLIFFORD R & ROUCHYRY	1512 PANORAMA VIEW LN	HOUSTON	TX	77089-1448
THOMAS JASON & SUSAN	3310 HAZYSTONE LN	PEARLAND	TX	77581
THOMAS JASON K & JESSICA A	3202 GABLE PARK LN	PEARLAND	TX	77581
THOMAS MARY M & MALIYIL N	1606 CALICO CANYON LN	PEARLAND	TX	77581
THOMAS SUSAN & ZACHARIAH	3406 CROSSBRANCH CT	PEARLAND	TX	77581
THOMPSON ERIC & RHONDA	3004 BRIARSAGE LN	PEARLAND	TX	77581
THORNTON ADAM	1915 HOLLOW MIST LN	PEARLAND	TX	77581
THOTA CHANDRALATHA	1708 GARDEN IVY LN	PEARLAND	TX	77581
TILLIS JESSE E & SANDRA J	1909 LAZY HOLLOW LN	PEARLAND	TX	77581
TISSUE STEVE	1801 JASMINE HOLLOW	PEARLAND	TX	77581
TORRES MARLON DAVID & CYNTHIA ANN	3211 MOSSY BEND LN	PEARLAND	TX	77581
TOWNSEND DAVID & CYNTHIA	3402 WELLBROOK CT	PEARLAND	TX	77581
TRAHAN ANGELA & ANDY	1508 BENTLAKE LN	PEARLAND	TX	77581
TRAN ALAN & KELLY	1705 GARDEN IVY LN	PEARLAND	TX	77581
TRAN ALAN VUONG & KELLY N	1405 GARDEN GLEN LN	PEARLAND	TX	77581
TRAN BAO Q	3308 HAZYSTONE LN	PEARLAND	TX	77581
TRAN CHAU & JENNA DIEP DINH	2102 ASBURY CT	PEARLAND	TX	77581
TRAN LAN N	3019 BRIARSAGE LN	PEARLAND	TX	77581
TRAN MICHAEL	2009 FOXGLOVE OAKS CT	PEARLAND	TX	77581
TRAN MICHELLE L	1412 BENTLAKE LN	PEARLAND	TX	77581
TRAN NGUYEN & CUONG	1412 BLAKELY GROVE LN	PEARLAND	TX	77581
TRAUGER ROBERT S & MARY ELLEN	21844 KINGS CROSSING TER	ASHBURN	VA	20147
TREVINO ROBERTO G JR	1701 HIGHLAND GLEN LN	PEARLAND	TX	77581
TRUJILLO LUIS A & SILVIA WHEELER SAAVEDRA	3307 BRENTWOOD LN	PEARLAND	TX	77581
TRUONG ANH K	1613 HICKORY BEND LN	PEARLAND	TX	77581
TRUONG KHAM & NGUYEN NGUYET	1618 RAYBURN LN	PEARLAND	TX	77581
TRUONG LIEN & DENNIS	3315 BRENTWOOD LN	PEARLAND	TX	77581
TURNER RAYMOND K & YVONNE S	1411 BLAKELY GROVE LN	PEARLAND	TX	77581
TURNER WESLEY & CARLY	1718 BRIGHTON BROOK LN	PEARLAND	TX	77581
UCEDA JOSE C & DAWN R	3424 WALDEN CREEK LN	PEARLAND	TX	77581
UCEDA OLGA	1905 HOLLOW MIST LN	PEARLAND	TX	77581
UKWUACHU ROSELINE L	1608 HIGHLAND GLEN LN	PEARLAND	TX	77581
ULLOA APRILE	1902 BRINTON SPRING LN	PEARLAND	TX	77581
URIBE HUMBERTO JR	1512 CALICO CANYON LN	PEARLAND	TX	77581
VALLEJO JAVIER & CONNIE M	5205 BROADWAY ST #121	PEARLAND	TX	77581
VAN WAGENEN CHRISTOPHER M & KATHLEEN A	2006 LAZY HOLLOW CT	PEARLAND	TX	77581
VANEGAS CESAR A	3214 CACTUS HEIGHTS LN	PEARLAND	TX	77581
VARELA JOE JR & CAROLYN P	3304 ASPENBROOK CT	PEARLAND	TX	77581
VARESIC TONY ERIC & DOROTHY MARIA VIVONA	1708 SPRING GLEN LN	PEARLAND	TX	77581
VARGAS CHRISTOPHER LUKE	1715 SAWYER CROSSING LN	PEARLAND	TX	77581
VARGHESE GEORGE K & LALITA	1424 BLAKELY GROVE LN	PEARLAND	TX	77581
VARGHESE KOSHY & MARIAMMA	3405 WALDEN CREEK LN	PEARLAND	TX	77581
VARNES ROBERT A & MAUREEN W	1511 BENTLAKE LN	PEARLAND	TX	77581
VASQUEZ SABAS OLIVARES & NYDIA P	1904 EDEN GLEN LN	PEARLAND	TX	77581
VAZQUEZ ALDO & THERESA	3407 BRENTWOOD LN	PEARLAND	TX	77581
VEULEMAN MICHAEL WAYNE & JENNIFER ELIZABETH	3001 BRIARSAGE LN	PEARLAND	TX	77581
VHI PROPERTIES LP	4230 GREENBRIAR DR	STAFFORD	TX	77477
VILLA ENRIQUE JR & ADRIANA U	1509 PANORAMA VIEW LN	HOUSTON	TX	77089-1449
VILLARREAL EDGAR GERARDO & NADIA M	3305 BRENTWOOD LN	PEARLAND	TX	77581
VILLEGAS ARMANDO W & ARLINA H	1903 BRINTON SPRING LN	PEARLAND	TX	77581
VO CUONG & MARIA	1505 BENTLAKE LN	PEARLAND	TX	77581
VO THAO DONG & TIFFANY	3317 BRENTWOOD LN	PEARLAND	TX	77581
VO TUAN & JIAO	1905 LOST LAKE PL	PEARLAND	TX	77581
VO VIVIAN ANHTHU	1502 BENTLAKE LN	PEARLAND	TX	77581
VU LIEN HONG	3413 IVY ARBOR LN	PEARLAND	TX	77581
VUONG ANNIS & CUC	1815 HIGH FALLS LN	PEARLAND	TX	77581
VUONG TAN A	1903 KESWICK CT	PEARLAND	TX	77581
VYAS NILESH	1410 BLAKELY GROVE LN	PEARLAND	TX	77581
WAHLSTROM GEORGE MARK & SCOTTIE J	1602 WHITE WILLOW LN	PEARLAND	TX	77581
WALKER RICHARD E II & JAMIE K MCCRIGHT	1802 JASMINE HOLLOW LN	PEARLAND	TX	77581
WALLISER MATTHEW PAUL	2006 FOXGLOVE OAKS CT	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00007

WALLS MARLON & CANDACE	3223 MOSSY BEND LN	PEARLAND	TX	77581
WANG WEI	3219 BRENTWOOD LN	PEARLAND	TX	77581
WASHINGTON CHARLOTTE J & BRENDA A	1406 BENTLAKE LN	PEARLAND	TX	77581
WATSON MONICA & DONNIE	1501 HICKORY BEND CT	PEARLAND	TX	77581
WATSON SHEILA ANNE	3422 WALDEN CREEK LN	PEARLAND	TX	77581
WEAVER MARK C	1606 WHITE WILLOW LN	PEARLAND	TX	77581
WEDGMAN TRAVIS & MORGAN N PIERCE	1925 HOLLOW MIST LN	PEARLAND	TX	77581
WELLS STEPHEN & BRANDY	1608 WHITE WILLOW LN	PEARLAND	TX	77581
WENDT PAUL D & STACEY	1401 LAUREL LEAF LN	PEARLAND	TX	77581
WHITE TRAVIS & KRISTI	1305 LAUREL LEAF LN	PEARLAND	TX	77581
WHITFIELD DWIGHT	1601 HICKORY BEND LN	PEARLAND	TX	77581
WIGGINS ERIC L & PHYLLIS	3223 GABLE PARK LN	PEARLAND	TX	77581
WILFRED MATHEW & IRENE	1716 GLEN FALLS LN	PEARLAND	TX	77581
WILLIAMS GERARD T	1604 BENTLAKE LN	PEARLAND	TX	77581
WILLIAMS HAROLD JR & JEWELL W	1604 WHITE WILLOW LN	PEARLAND	TX	77581
WILLIAMS LEON M & JENNIFER J SCOTT WILLIAMS	3425 IVY ARBOR LN	PEARLAND	TX	77581
WILLIAMS NIGEL & FERNANDA CAROLINA PARRA CABRERA	1606 HIGHLAND GLEN LN	PEARLAND	TX	77581
WILLIS MICHAEL H & SHARI L	1709 GARDEN IVY LN	PEARLAND	TX	77581
WILMER SONYA R	2003 PEONIES CT	PEARLAND	TX	77581
WOOD CARL W & THRESIA A	3408 MONARCH MEADOW LN	PEARLAND	TX	77581
WYATT JUSTIN BRADLEY	1721 BRIGHTON BROOK LN	PEARLAND	TX	77581
WYATT WALLACE WAYNE JR & TAMRA M	3306 CACTUS HEIGHTS LN	PEARLAND	TX	77581
YANG AIWEI	2811 SHAWOOD LN	HOUSTON	TX	77089-1451
YANGA JESUS & SHERYL	2005 FOXGLOVE OAKS CT	PEARLAND	TX	77581
YEARWOOD ANSIL	2001 CAMELIA CREST CT	PEARLAND	TX	77581
YORK CHARLES L & PENNY L	1602 SPRING GLEN LN	PEARLAND	TX	77581
YOUNG CONNIE G	1710 GARDEN IVY LN	PEARLAND	TX	77581
ZEITLER DANNY E & SHEILA M	1906 LANTANA SPRING LN	PEARLAND	TX	77581
ZIEGLER STANLEY R & KATHRYN	3213 BRENTWOOD LN	PEARLAND	TX	77581

Approved Copy

Exhibit A

548.9 ACRES

Planned Unit Development

Pearland, Texas

Prepared For
Beazer Homes

Kerry R. Gilbert & Associates, Inc.
August 13, 2002

ERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultan

15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340
Fax (281) 579-8212

JT WKSHP 5/6/02

May 1, 2002

Honorable Mayor and City Council Members
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Dear Mayor and City Council Members,

Attached for your review is a revised master plan for the 548.9 acre tract of land located east of Old Alvin Road and currently being developed by Beazer Homes. The revised master plan illustrates several significant changes from the plan originally approved by the City of Pearland in conjunction with a planned unit development (PUD) district. It is our understanding that the revisions to the master plan will necessitate an amendment to the PUD document. A summary of the significant changes to the plan are as follows:

- Elimination of the golf course
- Increase in the size of and number of detention lakes
- Increase in the amount of developable property allocated to single-family residential uses and overall number of lots
- Changes to the single family lot distribution resulting in an increase in the number of larger lots and a decrease in the number of smaller lots
- Increase in the number of private recreation facilities
- Increase in the amount of public park space

The proposed revisions are illustrated on the attached exhibit and quantified in the tables below.

Obviously, the elimination of the golf course is the primary factor prompting the revised plan. All efforts to attract a golf course developer have been unsuccessful. With development underway, it is imperative that a revised plan be adopted that allows for the reasonable use of the property. At the same time, the developer recognizes that the new plan must preserve the overall quality and intent of the original plan. We believe that you will agree that while a golf course would have made an attractive amenity to the community, the amended plan possesses a number of positive attributes that in many ways is superior to the original plan.

In general, most of the land originally allocated for golf course (±266 acres) has been converted to lakes, parks and open space. Only 50 acres, or less than 20%, of the golf course acreage has been recovered for the development of single-family residential lots. Even with the addition of 50 acres, only 65 lots were added to the plan, a density of 1.3 lots per acre for the increased residential property. This is primarily due to the change in the overall lot distribution program which significantly increases the number of larger lots while decreasing the number of smaller lots. Also, it should be noted that while the total number of lots in the revised plan (835) is 65 more than the previous plan (770), it is only 35 more than the 800 maximum allowed within the original PUD document. The tables below illustrate the density comparison and the lot distribution for the original and revised master plan.

DENSITY COMPARISON

	ORIGINAL PLAN	REVISED PLAN
OVERALL ACREAGE	800 / 548.9 = 1.45 Lots / acre	835 / 548.9 = 1.52 Lots / acre
NET RESIDENTIAL	800 / 203.8 = 3.93 Lots / acre	835 / 254.1 = 3.3 Lots / acre

LOT DISTRIBUTION

LOT SIZE	ORIGINAL MASTER PLAN		REVISED MASTER PLAN	
	# OF LOTS	%	# OF LOTS	%
55' X 115'	89	11.5%	67	8.0%
60' X 120' 62' X 115' 65' X 115'	503	65.3%	40 222 40	36.2%
70' X 120'	126	16.4%	341	40.8%
80' X 120'	52	6.8%	125	15.0%
TOTALS	**770***	**100.0%**	**835**	**100.0%**

*800 maximum allowed in PUD

Another major difference in the two plans is the amount of space allocated for public parks. In the original master plan and PUD document, a total of 11.9 acres was proposed for public parks. This consisted of 3.7 acres along "Town Ditch" above the high bank, as well as, another 8.8 acres comprised of several parcels along proposed Pearland Parkway, both of which would contain a pedestrian pathway. The revised master plan proposes more than 22 acres in public park space, almost double the amount allocated in the original plan. The acres allocated for public park space includes the following:

- 4.3 acres above the high bank along "Town Ditch". This pedestrian pathway corridor is well over a mile long.
- A 1.6 acre parcel located adjacent to "Town Ditch" in the internal portion of the residential area which well serve as a neighborhood park.
- A 3.1 acre parcel located directly across the street from the 1.6 acre parcel and also adjoining "Town Ditch". A lake will be one of the main features of this neighborhood park.
- A 5.7 acre parcel located along proposed McHard Road. This parcel is part of a 15 acre parcel be purchased from the City of Pearland. Therefore, the City will receive payment for the property and then receive the 5.7 acre parcel back as a public park.
- A 25 foot wide pedestrian corridor, approximately 4000 feet in length (±2.3 acres) along the east and south right-of-ways for Pearland Parkway and McHard Roads, respectively. This pedestrian pathway corridor provides a connection between the 5.7 acre parcel and the "Town Ditch" pathway.
- A ±2.8 acre parcel and a ±2.2 acre parcel located along the west side of Pearland Parkway. Each of these parcels will contain detention lakes, further enhancing the aesthetics along the frontage of Pearland Parkway.

A comparison of the acres allocated for the land uses within the original master plan (PUD) and the revised master is shown in the table below.

LAND USE CATEGORY	ORIGINAL MASTER PLAN		REVISED MASTER PLAN	
	ACREAGE	%	ACREAGE	%
General Business	9.3	1.7%	10.3	1.9%
Major / Collector Streets	14.3	2.6%	18.4	3.3%
Existing Drainage Ditches	24.1 [illegible]	4.4%	37.6 [illegible]	6.9%
Golf Course	266.6 [illegible]	49.2%	0	0
Landscape Reserves / Open Space	15.3 [illegible]	1.7%	122.6 [illegible]	22.3%
Public Parks	8.2	1.5%	22.0	4.0%
Recreation Center	1.6	0.3%	5.2	1.0%
Detention Lakes	5.7	1.0%	78.5 [illegible]	14.3%
Single Family Residential	203.8	37.6%	254.1	46.3%
TOTALS	548.9	100.0%	548.9	100.0%

1 – Includes Clear Creek & Detention Lakes in Golf Course
2 – Includes 6.0 acre Drill Site owned by City of Pearland
3 - Based upon proposed right-of-way width of 170'
4 – Includes 3.7 acres of public park
5 – Excludes detention / lakes in Public Parks
6 – Excludes 3.7 acres in "Town Ditch" for Public Park. Includes Clear Creek

In our opinion, the revised master plan for the 548.9 acre tract represents a highly amenitized, quality development. Over 45% of the property will remain in open space, landscape reserves, lakes, parks and recreation facilities. The significant increase in the number of larger lots will without doubt add to the home values, increasing the ad valorem revenues to the City of Pearland.

We sincerely hope you will concur with our assessment of the revised master plan and support the amendment to the PUD when presented. Thank you for your cooperation. Should you need additional information, please do not hesitate to contact me.

Sincerely,

Kerry R. Gilbert
President

835 TOTAL LOTS

a development master plan for

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 10, 2002
KGA #0410

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

548.9 ACRES
Planned Unit Development
Pearland, Texas

TABLE OF CONTENTS

I. INTRODUCTION

This planned unit development application was prepared on behalf of Beazer Homes pursuant to the City of Pearland Zoning Ordinance related to Planned Unit Developments (PUD). The purpose of the planned unit development is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards, coordinated with the provision of necessary public services and facilities.

The 548.9 Acre Planned Unit Development (PUD) is a mixed use project located within the City of Pearland, Texas. The property is physically located south of the Sam Houston Tollway (Beltway 8 South), east of Old Alvin Road, north of Broadway (F.M. 518). Clear Creek traverses the eastern portion of the tract in a north-south direction. The aerial photo on the next page illustrates the location of the subject property.

The City of Pearland owns two tracts of land totaling approximately 21.8 acres within the 548.9 Acre PUD. These tracts consists of a 15.8 acre parcel located adjacent to the proposed Pearland Parkway on the northwest boundary of the property and a 6.0 acre drill site located at the extreme northern boundary of the overall property. The City of Pearland is a co-applicant to this application in order to include these parcels within the PUD.

The 548.9 Acre PUD will consist of a variety of housing products and price ranges, integrated with over 75 acres of lakes and other community amenities.

II. EXISTING CONDITIONS

SITE DESCRIPTION

Consistent with property in the region, the subject tract is generally flat with elevations ranging from a high of 46.9 feet in the extreme southwest corner to a low of 37.3 in the northern part of the tract near Clear Creek. For the most part, elevations across the tract are within the 40' to 43' range. The property possesses a few pockets of vegetation indigenous to the region, some very dense. The aerial photo on the next page illustrates the vegetation on the site. Physical constraints affecting development of the property include the following:

- Clear Creek and its attendant floodway and flood plain traverse the subject tract severing approximately 92 acres from the main body of the tract.
- A series of seven faults have been identified in a study conducted by Professional Service Industries, Inc. The faults, which occupy the middle two-thirds of the tract, cross the property in a northwest/southeast direction, generally paralleling Clear Creek, and are separated from one another by distances ranging from 300' to 1100'.
- A drainage ditch enters the property at the extreme southwest corner and traverses the property, generally paralleling the southeastern property line until it turns easterly, connecting with Clear Creek along the southeastern property line. The ditch will occupy an ultimate easement width of approximately 170'.
- A triangular shaped out-tract consisting of approximately 10.8 acres is located along Old Alvin Road and the western property line of the subject property.
- A proposed thoroughfare, Pearland Parkway, is planned across the middle portion of the subject tract, further constraining the development of the property.

SURROUNDING LAND USE

For the most part, the property immediately surrounding the subject tract is currently undeveloped acreage. The lone exception is the City of Pearland's public works maintenance facility located on Old Alvin Road at the extreme southwest corner of the subject property.

Other existing land uses in the vicinity of the subject tract include:

- Linnwood Subdivision, a single-family residential development located approximately 700 feet south of the southern property line of the subject tract near Old Alvin Road.
- The Barry Rose Wastewater Treatment Plant located approximately 1,100 feet south of the southeast property line of the subject tract adjacent to Clear Creek.

The land immediately north of the subject tract is owned by the City of Pearland. The property consists of several hundred acres and was purchased for the purpose of providing regional drainage detention and expansion of the arterial transportation system, including the extension of McHard Road and Pearland Parkway to the Sam Houston

N

area location map

548.9 ACRES

PLANNED UNIT DEVELOPMENT

prepared for

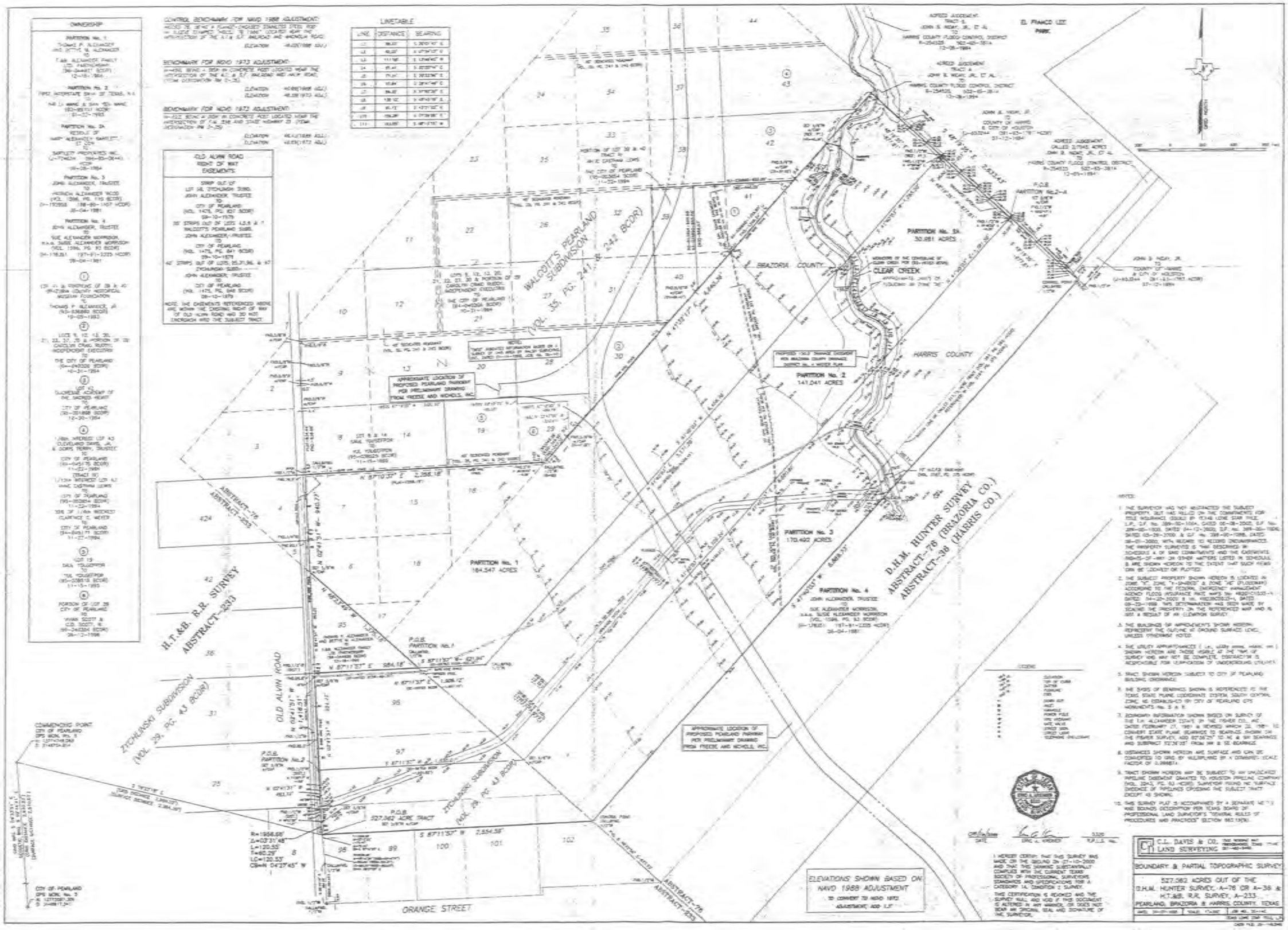
BEAZER HOMES, U.S.A.

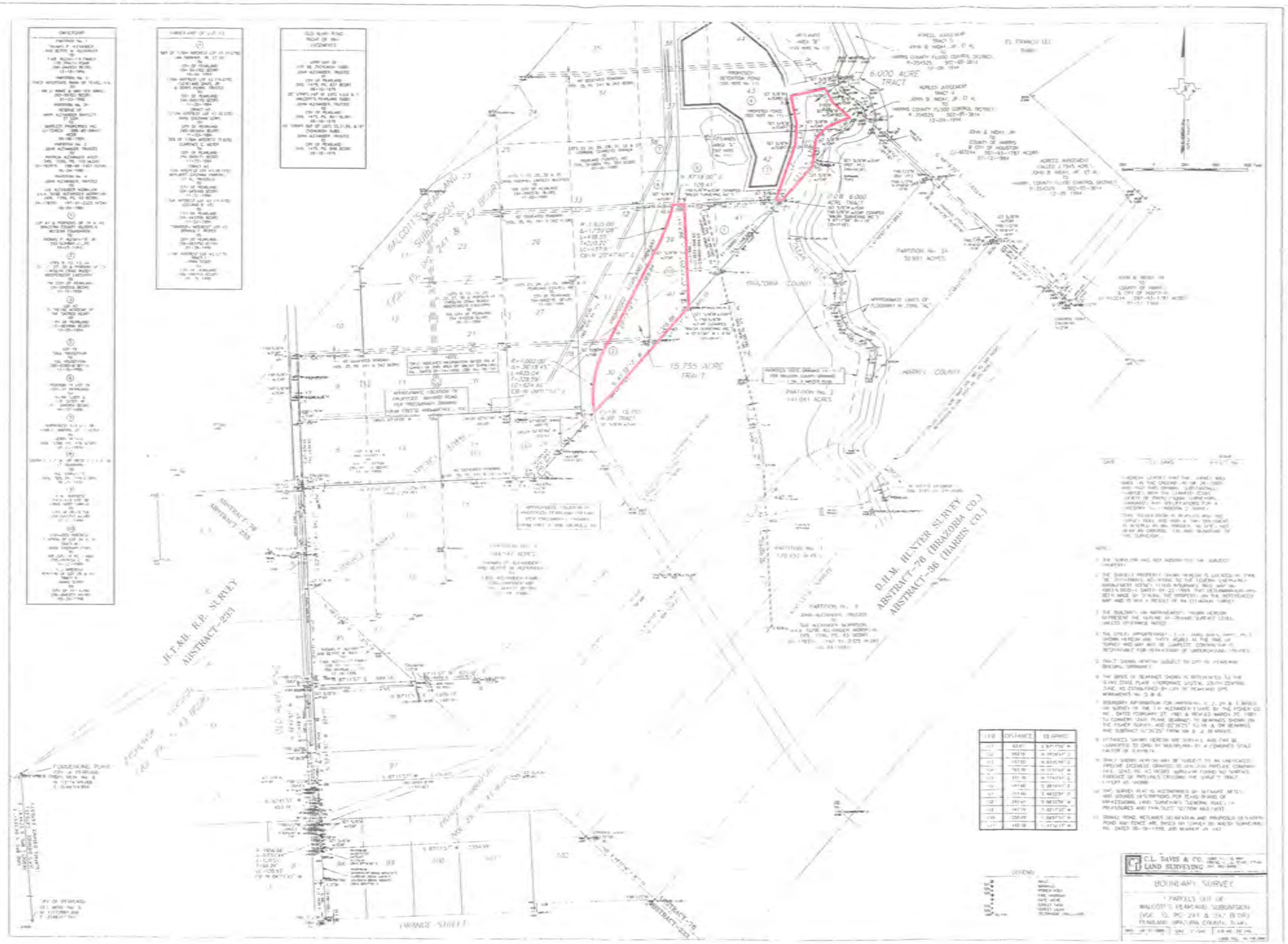
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 10, 2002
KGA #0410

KERRY R. GILBERT & ASSOCIATES, INC.


OWNERSHIP
CONTROL BENCHMARK FOR NAVD 1988 ADJUSTMENT
BENCHMARK FOR NGVD 1973 ADJUSTMENT
BENCHMARK FOR NGVD 1973 ADJUSTMENT
LINE TABLE
OLD ALVIN ROAD
RIGHT OF WAY
EASEMENTS
WALCOTT'S PEARLAND SUBDIVISION
(VOL. 35, PG. 241 & 242 BCDR)
BRAZORIA COUNTY
CLEAR CREEK
HARRIS COUNTY
PARTITION No. 3A
30.881 ACRES
PARTITION No. 2
141.041 ACRES
PARTITION No. 3
170.492 ACRES
PARTITION No. 1
184.547 ACRES
PARTITION No. 4
D.H.M. HUNTER SURVEY
ABSTRACT-76 (BRAZORIA CO.)
ABSTRACT-38 (HARRIS CO.)
H.T.&B. R.R. SURVEY
ABSTRACT-233
ZYCHLINSKI SUBDIVISION
(VOL. 29, PG. 43 BCDR)
OLD ALVIN ROAD
ORANGE STREET
APPROXIMATE LOCATION OF PROPOSED PEARLAND PARKWAY PER PRELIMINARY DRAWING FROM FREESE AND NICHOLS, INC.
ELEVATIONS SHOWN BASED ON NAVD 1988 ADJUSTMENT
EL FRANCO LEE PARK
COMMENCING POINT
P.O.B. PARTITION No. 1
P.O.B. PARTITION No. 2
P.O.B. 527.082 ACRE TRACT
NOTES:
1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, BUT HAS RELIED ON THE COMMITMENTS FOR TITLE INSURANCE ISSUED BY TEXAS LONE STAR TITLE, L.P., G.F. No. 399-00-1004, DATED 05-08-2002; G.F. No. 399-00-1005, DATED 04-17-2002; G.F. No. 399-00-1006, DATED 05-29-2002; & G.F. No. 399-00-1008, DATED 06-03-2002, WITH REGARD TO RECORD ENCUMBRANCES. THE PROPERTY SURVEYED IS THAT DESCRIBED IN SCHEDULE A OF SAID COMMITMENTS AND THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS LISTED IN SCHEDULE B ARE SHOWN HEREON TO THE EXTENT THEY SUCH ITEMS CAN BE LOCATED OR PLOTTED.
2. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (ZONE "X-SHADED" & ZONE "AE" (FLOODWAY) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS No. 48201C0125-H DATED: 04-02-2003 & No. 48201C0127-J, DATED 08-02-1998. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT A RESULT OF AN ELEVATION SURVEY.
3. THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL UNLESS OTHERWISE NOTED.
4. THE UTILITY APPURTENANCES (i.e. VALVES, POLES, HYDRANTS, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES.
5. TRACT SHOWN HEREON SUBJECT TO CITY OF PEARLAND BUILDING ORDINANCE.
6. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY CITY OF PEARLAND CPS MONUMENTS No. 5 & 6.
7. BOUNDARY INFORMATION SHOWN BASED ON SURVEY OF THE I.H. ALEXANDER TRACT BY THE FISHER CO., INC. DATED FEBRUARY 27, 1991 & REVISED MARCH 28, 1991. TO CONVERT STATE PLANE BEARINGS TO BEARINGS SHOWN ON THE FISHER SURVEY, ADD 02°36'25" TO NE & SW BEARINGS AND SUBTRACT 02°36'25" FROM NW & SE BEARINGS.
8. DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99987.
9. TRACT SHOWN HEREON MAY BE SUBJECT TO AN UNLOCATED PIPELINE EASEMENT GRANTED TO HOUSTON PIPELINE COMPANY (VOL. 2843, PG. 63 HCDR). SURVEYOR FOUND NO SURFACE EVIDENCE OF PIPELINES CROSSING THE SUBJECT TRACT EXCEPT AS SHOWN.
10. 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(b).
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 07-10-2003 AND THAT THIS DRAWING SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 2 SURVEY.
THIS CERTIFICATION IS REVOKED AND THE SURVEY NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
DATE
ERIC J. KINDNEY
R.P.L.S. No.
C.L. DAVIS & CO.
LAND SURVEYING
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
527.082 ACRES OUT OF THE
D.H.M. HUNTER SURVEY, A-76 OR A-38 &
H.T.&B. R.R. SURVEY, A-233
PEARLAND, BRAZORIA & HARRIS COUNTY, TEXAS

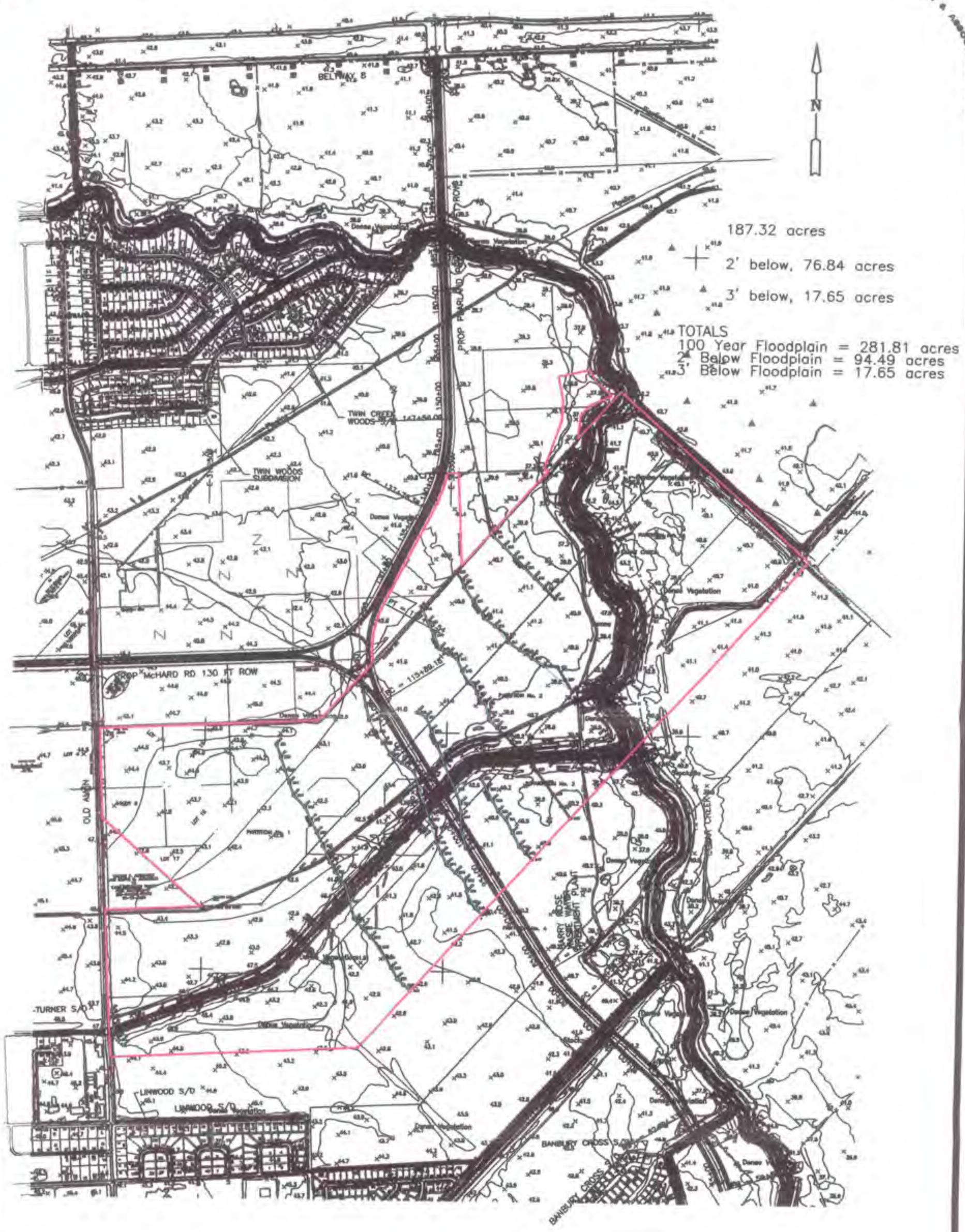


LINE	DISTANCE	BEARING
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

C.L. DAVIS & CO.
LAND SURVEYING

BOUNDARY SURVEY

PARCELS OUT OF
WALCOTT'S PEARLAND SUBDIVISION
(VOL. 15, PG. 241 & 242 B.C.R.)
PEARLAND, BRAZORIA COUNTY, TEXAS



topography map

HIGHLAND GLEN
±548.9 ACRES of LAND
P.U.D.

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281)579-0340

SCALE:

JUNE 10, 2008
10AP 0458

METES AND BOUNDS DESCRIPTION
527.062 ACRES OUT OF
THE D. H. M. HUNTER SURVEY, ABSTRACT No. 76, BRAZORIA COUNTY,
ABSTRACT No. 36, HARRIS COUNTY
AND THE H. T. & B. R. R. SURVEY, ABSTRACT No. 233
PEARLAND, BRAZORIA AND HARRIS COUNTY, TEXAS

All that certain 527.062 acres out of the D. H. M. Hunter Survey, Abstract No. 76, Brazoria County, and Abstract No. 36, Harris County, and the H. T. & B. R. R. Survey, Abstract No. 233 and including all or a portion of Lots 6, 7, and 15 – 18 out of Walcott's Pearland Subdivision according to the plat thereof filed in Volume 35, Page 241- 242 Brazoria County Deed Records and a portion of Lots 96 – 102 out of the Zychlinski Subdivision according to the plat thereof filed in Volume 29, Page 43 Brazoria County Deed Records and being those same tracts described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044931 and in a deed dated 01-23-1992 from First Interstate Bank of Texas, N. A., to Nai Li Wang and Ban Yen Wang as filed in Volume (92)997, Page 03 Brazoria County Official Records and in a deed dated 06-04-1981 from John Alexander, trustee to Patricia Alexander Wood as filed in Volume 1596, Page 110 Brazoria County Deed Records and being a residue of that certain tract described in a deed dated 09-06-1984 from Mary Alexander, et con, to Bartlett Properties, Inc. as filed in Official Records of Real Property of Harris County at Clerk's File Number J-724634 Film Code Number 096-85-0644 and being more particularly described by metes and bound as follows, with all bearings expressed as grid and being generated from the Texas State Plane Coordinate System, South Central Zone with distances expressed in surface feet;

Commencing at a found brass disc in concrete stamped "City of Pearland GPS Monu 6 1995" (N:13,774,749.068', E:3,148,704.854') from which a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" bears S 04° 33' 51" E – 2,670.57'; Thence S 76° 33' 18" E – 2,964.39' to a set 5/8" iron rod with cap on the east right-of-way line of Old Alvin Road and marking the southwest corner of said Patricia Alexander Wood tract, and said point marking a point on a curve to the right having a radius of 1,956.66' and a central angle of 03° 31' 48", and said point marking the POINT OF BEGINNING of herein described tract;

Thence with said curve and the east right-of-way line of Old Alvin Road an arc distance of 120.55' and a chord bearing and distance of N 04° 27' 45" W – 120.53' to a set 5/8" iron rod with cap for corner from which a found 1/2" iron rod (disturbed) bears N 69° 52' 05" W – 1.31';

Thence N 02° 41' 51" W continuing with the east right-of-way line of Old Alvin Road, passing the northwest corner of said Patricia Alexander Wood tract at 493.74' and continuing a total distance of 1,418.51' to a set 5/8" iron rod with cap marking the northwest corner of said Wang tract;

Thence N 87° 11' 57" E – 984.18' (deed 984.74') with the north line of said Wang tract to a call and found 1/2" iron rod marking the east corner of that certain tract described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander

Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044928;

Thence N 48° 23′ 49″ W – 1,375.16′ with the common northeast line of the H. T. & B. R. R. Survey, Abstract No. 233 and the southwest line of said D. H. M. Hunter Survey, Abstract No. 76, and the north line of said T. & B. Alexander Family Limited Partnership tract (Clerk's File Number 96-044928) to a set 5/8″ iron rod with cap for corner on the east right-of-way line of Old Alvin Road;

Thence N 02° 41′ 51 W – 940.77′ with the east right-of-way line of Old Alvin Road to a call and found 1/2″ iron rod for corner on the south line of Lot 8 of said Walcott's Pearland Subdivision, said point marking the northwest corner of said T. & B. Alexander Family Limited Partnership tract (Clerk's File Number 96-044931);

Thence N 87° 10′ 37″ E – 2,256.18′ (plat 2,258.18′) with the south line of Lots 8, 14, 19, and 29 of said Walcott's Pearland Subdivision to a call and found 1/2″ iron rod for corner, from which a found 2″ iron pipe bears N 38° 35′ 03″ W – 0.35′;

Thence N 41° 32′ 17″ E with the east line of Lots 29, 30, 40, 41, 42, and 43 of said Walcott's Pearland Subdivision, passing at 4,040.36′ a set 5/8″ iron rod with cap for reference point and continuing a total distance of 4,640.36′ to a point for corner;

Thence S 48° 19′ 35″ E with the southwest line of those certain tracts described in an Agreed Judgment dated 12-09-1994 from John B. Niday, Jr., et al to Harris County Flood Control District as filed in Official Records of Real Property of Harris County at Clerk's File Number R-254525 Film Code Number 502-65-3814 and that certain tract described in a deed dated 07-12-1984 from John B. Niday, Jr. to County of Harris and City of Houston as filed in Official Records of Real Property of Harris County at Clerk's File Number J-653244 Film Code Number 091-93-1787, passing a found 1/2″ iron rod marking the east corner of said T. & B. Alexander Family Limited Partnership tract (Clerk's File Number 96-044931) at 877.81′, passing a set 5/8″ iron rod with cap marking the east corner of said Bartlett Properties, Inc. tract at 1,755.62′, and continuing a total distance of 2,633.43′ to a call and found 1/2″ iron rod for corner marking the east corner of said Patricia Alexander Wood tract;

Thence S 41° 40′ 03″ W with the northwest line of that certain tract described in a deed dated 06-04-1981 from John Alexander, trustee to Sue Alexander Morrison as filed in Volume 1596, Page 93 Brazoria County Deed Records, passing the centerline of Clear Creek at 2,675.00′ and continuing a total distance of 6,889.73′ to a call and found 1/2″ iron rod for corner in the common northeast line of said H. T. & B. R. R. Survey, Abstract No. 233 and the southwest line of said D. H. M. Hunter Survey, Abstract No. 76;

Thence S 87° 11′ 57″ W – 2,554.59′ with the north line of said Sue Alexander Morrison tract to the POINT OF BEGINNING and containing 527.062 acres of land more or less.

Compiled by:
C.L. Davis & Company
Job Number: 20-14-1E, 07/13/2000

20-14-1E MBb.doc

STATE OF TEXAS
REGISTERED
ERIC A. KREINER
5320
PROFESSIONAL
LAND SURVEYOR

METES AND BOUNDS DESCRIPTION
15.755 ACRES OUT OF
LOTS 30, 31, 32, 39 AND 40
WALCOTT'S PEARLAND SUBDIVISION
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 15.755 acres out of Lots 30, 31, 32, 39 and 40, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D. H. M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas and being more particularly described by metes and bounds as follows, with all bearings expressed as grid and being generated from the Texas State Plane Coordinate System, South Central Zone with distances expressed in surface feet;

Commencing at a found brass disc in concrete stamped "City of Pearland GPS Monu 6 1995" (N:13,774,749.068', E:3,148,704.854') from which a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" bears S 04° 33' 51" E – 2,670.57'; Thence N 57° 45' 44" E – 6,528.53' to a set 5/8" iron rod with cap marking the intersection of the proposed east right-of-way line of Pearland Parkway and the northwest line of that certain tract described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044931 and marking the POINT OF BEGINNING of herein described tract, said point being on a curve to the right having a radius of 1,002.00' and a central angle of 36° 18' 45";

Thence with said curve and the proposed easterly right-of-way line of said Pearland Parkway an arc distance of 635.04' and a chord bearing and distance of N 09° 07' 51" E – 624.46' to a set 5/8" iron rod with cap for corner;

Thence N 27° 17' 14" E – 1,069.84' continuing with the proposed easterly right-of-way line of said Pearland Parkway to a set 5/8" iron rod with cap marking the beginning of a curve to the left having a radius of 1,935.00' and a central angle of 12° 59' 08";

Thence with said curve and continuing with the proposed east right-of-way line of said Pearland Parkway an arc distance of 438.55' and a chord bearing and distance of N 20° 47' 40" E – 437.61' to a set 5/8" iron rod with cap for corner;

Thence N 87° 18' 00" E – 109.41' to a found 5/8" iron rod with cap stamped Walsh Surveying, Inc. for corner marking the northwest corner of that certain tract described in a deed dated 10-05-1993 from Brazoria County Historical Museum Foundation to Thomas P. Alexander, Jr. as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 93-036860;

Thence S 02° 42' 00" E with the west line of said Thomas P. Alexander, Jr. tract, passing at 966.07' a found 5/8" iron rod with cap stamped Walsh Surveying, Inc. and continuing a total distance of 967.03' to a set 5/8" iron rod with cap for corner;

Thence S 41° 32' 17" W 1,356.88' with the northwest line of said T. & B. Alexander Family Limited Partnership tract to the POINT OF BEGINNING and containing 15.755 acres of land more or less

Compiled by:
C.L. Davis & Company
Job Number: 20-14-15 Acres
08/29/2000
Revised 8/30/2000

METES AND BOUNDS DESCRIPTION
6.000 ACRES OUT OF
LOTS 42 and 43
WALCOTT'S PEARLAND SUBDIVISION
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 6.000 acres out of Lots 42 and 43, Walcott's Pearland Subdivision, according to the plat thereof filed in Volume 35, Page 241 & 242, Brazoria County Deed Records, D. H. M. Hunter Survey, Abstract Number 76, Pearland, Brazoria County, Texas and being more particularly described by metes and bounds as follows, with all bearings expressed as grid and being generated from the Texas State Plane Coordinate System, South Central Zone with distances expressed in surface feet;

Commencing at a found brass disc in concrete stamped "City of Pearland GPS Monu 6 1995" (N:13,774,749.068', E:3,148,704.854') from which a found brass disc in concrete stamped "City of Pearland GPS Monu 5 1995" bears S 04° 33' 51" E – 2,670.57'; Thence N 53° 01' 33" E – 9,158.65' to a set 5/8" iron rod with cap marking a point on the northwest line of that certain tract described in a deed dated 12-18-1996 from Thomas P. Alexander and Bettye M. Alexander to T. & B. Alexander Family Limited Partnership as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 96-044931 and marking the POINT OF BEGINNING of herein described tract;

Thence S 87° 17' 59" W, passing at 1.10' a found 5/8" iron rod with cap stamped Walsh Surveying, Inc. and continuing with the north line of that certain tract described in a deed dated 10-05-1993 from Brazoria County Historical Museum Foundation to Thomas P. Alexander, Jr. as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 93-036860 a total distance of 63.61' to a set 5/8" iron rod with cap for corner;

Thence N 19° 28' 47" E – 553.56' to a set 5/8" iron rod with cap for corner;

Thence N 03° 25' 50" E – 197.55' to a set 5/8" iron rod with cap for corner;

Thence N 11° 37' 04" W – 263.70' to a set 5/8" iron rod with cap for corner;

Thence N 77° 43' 43" E – 331.76' to a set 5/8" iron rod with cap for corner;

Thence S 29° 10' 03" E – 147.69' to a set 5/8" iron rod with cap for corner;

Thence S 48° 22' 01" E – 213.46' to a set 5/8" iron rod with cap for corner;

Thence S 66° 33' 56" W – 242.01' to a set 5/8" iron rod with cap for corner;

Thence S 42° 17' 33" W – 143.55' to a set 5/8" iron rod with cap for corner;

Thence S 06° 57′ 31″ W – 250.09′ to a set 5/8″ iron rod with cap for corner;

Thence S 41° 32′ 17″ W – 432.10′ with the northwest line of said T. & B. Alexander Family Limited Partnership tract to the POINT OF BEGINNING and containing 6.000 acres of land more or less.

Compiled by:
C.L. Davis & Company
Job Number: 20-14-1H
08/31/2000

Tollway. These planned roadways will serve as the primary access to the subject property. This property will also serve to enhance the City of Pearland's park system.

III. GOALS AND OBJECTIVES

The goals of the 548.9 Acre Planned Unit Development are to provide guidelines for the creation of a quality development that provides community cohesiveness, variety of choice, quality, uniformity in building construction, orderly growth, and desired visual results. Further, the goals reflect the flexibility to achieve a high quality mixed-use development in a coordinated suburban setting. The goals and objectives for the 548.9 Acre PUD are outlined below.

Goal	Objective
Community Cohesiveness	Provide compatible and functional land uses for employment, shopping, living, education and recreation activities.
Multiple Housing Options	Provide a variety of housing options, lifestyles and price ranges in identifiable neighborhoods, each with their own character and market appeal.
Quality and Character of Community	Provide high quality planning and architecture with implementation of creative designs and building standards.
Orderly Growth	Provide community integrity through experienced development team and careful application of flexible regulations and architectural controls.

The goals and objectives for the 548.9 Acre PUD will be achieved through the implementation of a series of planning strategies. Variety and choice will be achieved by creating a community of mixed land uses that offer a wide range of choices. The variety offered for single-family detached residential units is intended to appeal to a broad spectrum of buyers and lifestyles by providing employment centers, shopping and other commercial sites, recreational uses, aesthetic open space, lakes, trails, and other community and neighborhood amenities.

The community's strong character will be ensured through deed restrictions, guidelines and controls for architectural and design aesthetics, open space and landscaping, perimeter treatments, and neighborhood amenities such as sidewalks and neighborhood recreation spaces.

Long-term sustainability will be provided for the community through the adoption of a land use plan and ordinances that provide maximum flexibility, while also protecting residents and property owners by mitigating and buffering incompatible land uses through open space, landscaping or fencing between land uses.

A cohesive community will be accomplished by mixing compatible and functional land uses that provide employment, shopping, living, and recreational activities.

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

In summary, the planning strategies that will be implemented in the 548.9 Acre PUD will ensure the future success of the community and its neighborhoods, providing flexible land use controls, high quality planning, thoughtful architectural and aesthetic guidelines, and meaningful neighborhood recreation spaces.

IV. PROJECT / PLAN DESCRIPTION

LAND USE

The 548.9 Acre PUD is a predominantly single-family development containing only a few commercial parcels. A commercial tract containing approximately 9.0 acres is planned along Pearland Parkway and the southwestern property line of the subject tract. A smaller 1.2 acre commercial parcel is planned on Old Alvin Road across from the City of Pearland's maintenance facilities.

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal
Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

The remaining non-residential parcels within the 548.9 Acre PUD are all amenity oriented uses including lakes, recreation facilities, open spaces and landscape reserves. The development of these parcels is discussed in the Amenities/Open Space segment below.

The residential portion of the 548.9 Acre PUD consists of ten cells arranged in identifiable neighborhoods. These cells are planned to allow for maximum flexibility in phasing and marketing various housing products and price ranges. All lot sizes will conform to the City of Pearland regulations unless a specific variance is requested and granted by the Zoning Board of Adjustment.

The table below lists the various land uses illustrated on the Conceptual Master Plan, along with their respective acreages and percentage of gross land area.

548.9 Acre PUD
Acreage Per Land Use Summary

LAND USE CATEGORY	REVISED MASTER PLAN	
	ACREAGE	%
General Business	10.3	1.9%
Major / Collector Streets	18.4	3.3%
Existing Drainage Ditches	37.8 [3]	6.9%
Landscape Reserves / Open Space	120.7 [1]	21.9%
Public Parks	23.9	4.4%
Recreation Center	3.6	.7%
Detention Lakes	78.4 [2]	14.3%
Single Family Residential	255.8	46.6%
TOTALS	**548.9**	**100.0%**

[1]Includes 6.0 acre Drill Site owned by City of Pearland
[2]Excludes detention / lakes in Public Parks
[3]Excludes 4.3 acres in "Town Ditch" for Public Park, Includes Clear Creek

REGULATORY COMPLIANCE / LAND USE CHANGES

The 548.9 Acre PUD contains four basic land use categories: General Business, Open Space / Landscape, and Single-Family Residential. The Open Space / Landscape category includes all neighborhood recreation facilities, lakes, ditches and playgrounds. The total acreages for each of the proposed land use categories is as follows:

Land Use / Acreage		Land Use Category / Acres
General Business	10.3 Ac.	
Total for General Business		**10.3 Acres**
Recreation / Playgrounds	3.6 Ac.	
Open Space / Landscape Reserves	120.7 Ac.	
Detention Lakes	78.4 Ac.	
Public Park	23.9 Ac.[1]	
Drainage Ditches	37.8 Ac.	
Total for Open Space / Landscape		**264.4 Acres**
R-1 PUD R-2 PUD R-3 PUD		
Total For Single-Family Residential		**255.8 Acres**

[1] Includes 4.3 Acres located inside easement for "Town Ditch"

The land uses for each parcel within the 548.9 Acre PUD are illustrated on the Land Use Plan exhibit included within this document.

Except as otherwise provided for in this document, each land use and parcel development shall comply with the City of Pearland Zoning Ordinance, Subdivision Ordinance, building code and other applicable development regulations, including the Pearland Parkway overlay district.

Land use shall be regulated on a total acreage basis. Each land use category may be increased in acreage by up to 15%. The percentage land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This will allow the

project to remain competitive in the real estate market over the life of the project and will provide the ability to make adjustments, as necessary, to accommodate specific end users in a timely manner.

Land uses may be interchanged within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the City of Pearland regulations for such uses. In the event a proposed land use exceeds the established acreage by more than 15%, an amendment to the PUD must be requested and approved by the City of Pearland Planning and Zoning Commission and City Council.

Lot sizes may be interchanged within the boundary of the PUD so long as they comply with the provisions of the subdivision and zoning requirements established for zoning categories R-1 PUD, R-2 PUD and R-3 PUD and the total number of lots does not exceed 835.

STREET CIRCULATION

The 548.9 Acre PUD will enjoy superior access and internal circulation with the implementation of the planned street circulation system.

As previously mentioned, the City of Pearland planned extension of Pearland Parkway north to the Sam Houston Tollway (Beltway 8) and McHard Road west to Old Alvin Road will provide the primary access to the site. Pearland Parkway will be extended through the subject property by the developer, providing direct access to the 548.9 Acre PUD.

Coordinated entrances into the development from Pearland Parkway will provide access to the individual residential cells. Secondary access will be provided to the development and the planned residential areas in the southwest quadrant of the tract via Old Alvin Road.

The street circulation exhibit included within this document illustrates the proposed roadway discussed above. All streets within the 548.9 Acre PUD will be designed and constructed in conformance with City of Pearland standards.

It is the intent of the developer to develop private, gated streets for the portion of the project northeast of Pearland Parkway. However, the streets will be constructed to public street standards.

UTILITIES

Conceptual plans for the proposed trunk utilities for water and wastewater have been prepared for the development of the 548.9 Acre PUD by LJA, Inc. Civil Engineers and Surveyors, Houston, Texas. These plans are illustrated on the utilities exhibit contained within this document.

More than 78 acres of surface area have been set aside for drainage detention on the property. Also, additional right-of-way (170') has been provided for the existing drainage facility which outfalls into Clear Creek. The overall drainage plan for the project is being prepared by LJA Engineering and Surveying, Inc.

AMENITIES / OPEN SPACE

The primary amenity within the 548.9 Acre PUD is the proliferation of lakes throughout the community. More than a dozen lakes ranging in size from two acres to over twenty acres are strategically located throughout various neighborhoods. The lakes, which also serve as drainage detention for the project, occupy a total of 78.4 acres. Careful coordination of the design of the lakes and residential neighborhoods has resulted in a plan which exposes the lakes to the community, as a whole, creating view corridors and premium lots.

Other key elements in the overall amenity package for the 548.9 Acre PUD are the recreation and open spaces located throughout the development. Specific areas have been strategically located for the development of playgrounds and parks in the residential areas. Additionally, the multiple faults that traverse the property have been buffered (50' on the "up-side", 75' on the "down-side") providing a generous 125' wide green belt. When coupled with the land that is rendered unusable due to the inefficient location of the faults, a significant amount of property (over 20 acres) will be available for landscaping and pedestrian pathways.

A significant amount of space has been allocated for public parks within the project. The master plan calls for approximately 24 acres in public park space and includes the following:

- 4.3 acres above the high bank along "Town Ditch". This pedestrian pathway corridor is well over a mile long.

- A 1.6 acre parcel located adjacent to "Town Ditch" in the internal portion of the residential area which well serve as a neighborhood park.

- A 3.1 acre parcel located directly across the street from the 1.6 acre parcel and also adjoining "Town Ditch". A lake will be one of the main features of this neighborhood park.

- A 5.7 acre parcel located along proposed Pearland Parkway. This parcel is part of a 15 acre parcel be purchased from the City of Pearland. Therefore, the City will receive payment for the property and then receive the 5.7 acre parcel back as a public park.

- A 30 foot wide pedestrian corridor, approximately 4000 feet in length (±2.3 acres) along the east and south right-of-ways for Pearland Parkway and McHard Roads, respectively. This pedestrian pathway corridor provides a connection between the 5.7 acre parcel and the "Town Ditch" pathway.

- A ±2.8 acre parcel and a ±2.2 acre parcel located along the west side of Pearland Parkway. Each of these parcels will contain detention lakes, further enhancing the aesthetics along the frontage of Pearland Parkway.

- A ±1.9 acre parcel located adjacent to the southwest intersection of "Town Ditch" and Pearland Parkway.

The pedestrian pathway corridor (linear park) shall contain, at a minimum, an eight foot wide concrete trail along "Town Ditch" and an eight foot wide concrete trail in those areas where it is adjacent to a public roadway. The parks shall be dedicated to the City of Pearland and open to the public but shall be maintained by the homeowners association (or master maintenance association) for the development. Appropriate signage, installed by the developer and approved by the City, shall be installed along the linear park to communicate that the park is open and available to the general public.

The total amount of area designated for amenities/open space is approximately 264.4 acres or 48% of the gross area of the development. All of the amenities except the public parks within the 548.9 Acre PUD will be owned and maintained by a homeowners maintenance association to be established. The public parks will be owned by the city but maintained by the homeowners association.

The open space and amenities planned for the 548.9 Acre PUD are illustrated on the Amenities / Open Space Plan included within this document.

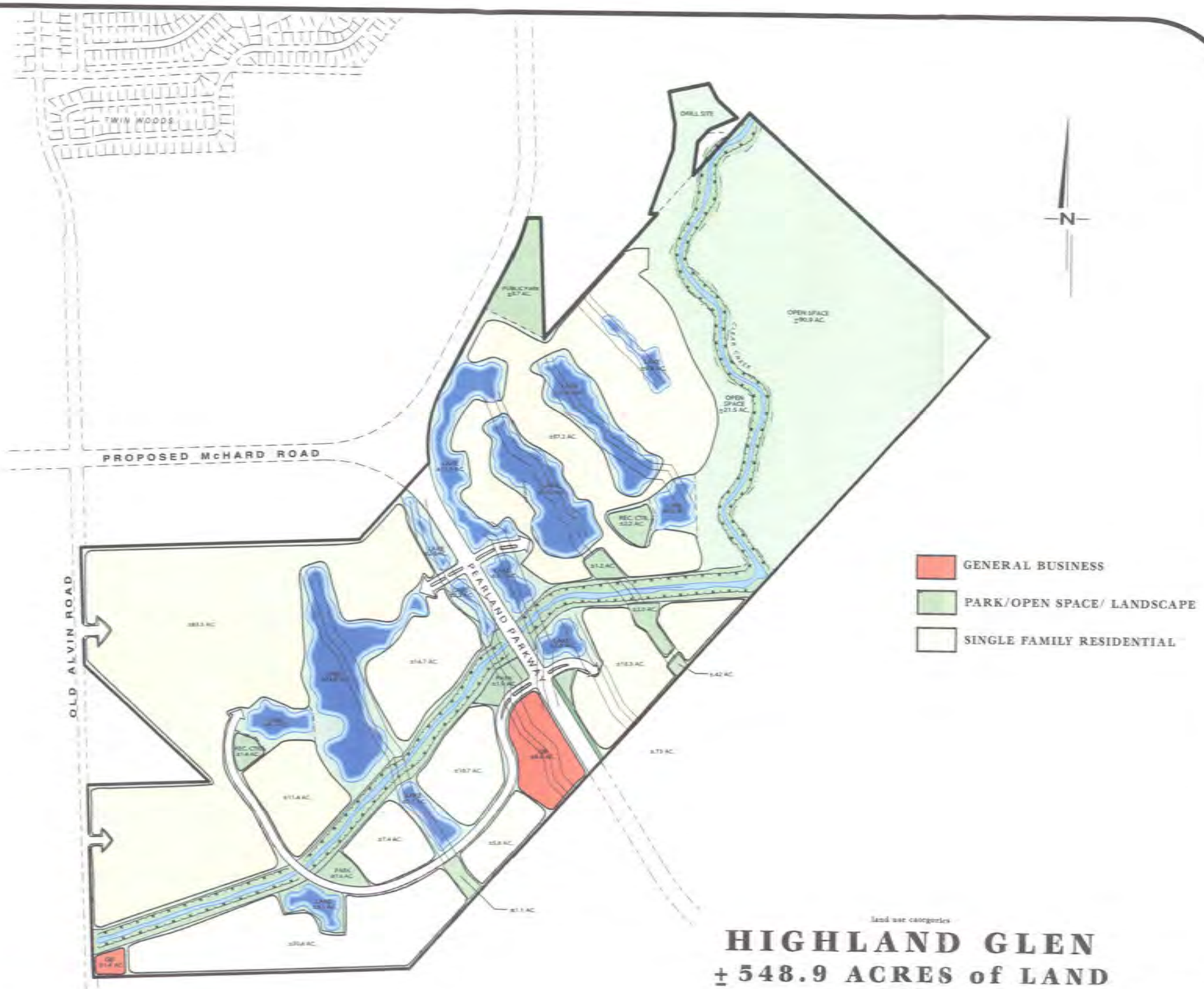
PHASING / DEVELOPMENT SCHEDULE

The first phase of the 548.9 Acre PUD residential development contains approximately 200 lots in two sections. Six additional sections are planned and are illustrated on the Phasing exhibit included within this document.

It is anticipated that it will take approximately four years to fully develop and complete the entire project. The size and timing of future phases are dependent upon market conditions.

SIGNAGE

Except as otherwise provided for in this document, the signage within the 548.9 Acre PUD will comply with the City of Pearland signage regulations, including the Pearland Parkway overlay district. Exhibits illustrating the proposed entry monuments for the development and their locations are included within this document. Additionally, samples of temporary informational and directional signage for the project are included with the exhibits.



land use categories

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 10, 2002
KGA #0410

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY, NO WARRANTIES, OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R.GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

street circulation map

548.9 ACRES

P.U.D.

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

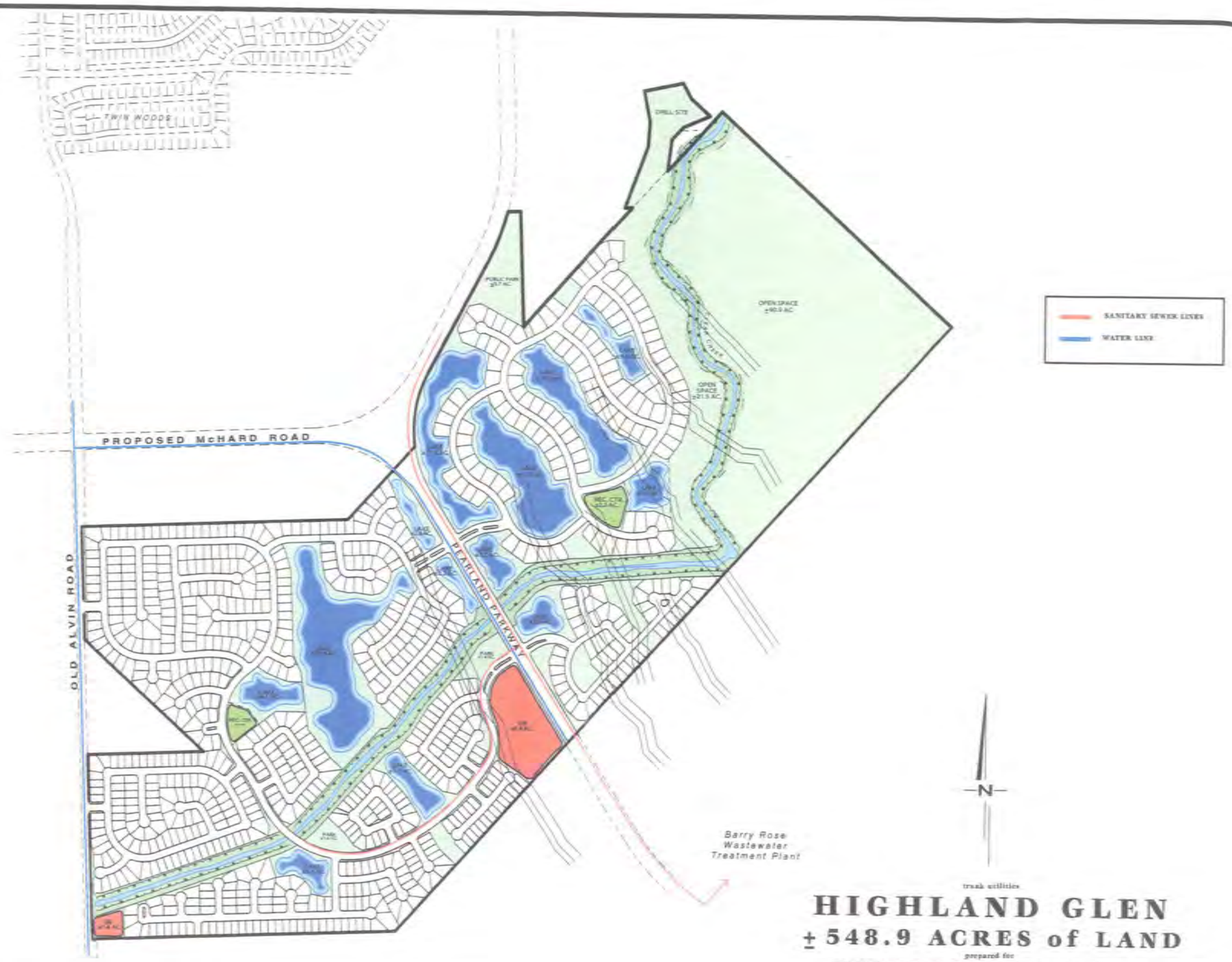
Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 10, 2002
KGA #0410

THIS MAP IS FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. NO WARRANTIES OR REPRESENTATIONS EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP IS INTENDED.

KERRY R. GILBERT & ASSOCIATES, INC.



trunk utilities

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 180
Houston, Texas 77084
(281) 579-0340

SCALE:

JUNE 19, 2002
KGA #0410

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY, NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

ALLOCATED PUBLIC PARK SPACE
± 22.0 ACRES

an amenities/open space plan

HIGHLAND GLEN
± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 10, 2002
KGA #0410

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

TWIN WOODS

PROPOSED McHARD ROAD

OLD ALVIN ROAD

PEARLAND PARKWAY

DRILL SITE

SECTION THREE
125 LOTS
(TYP: 85' X125')

PUBLIC PARK
±5.7 AC.

OPEN SPACE
±90.0 AC.

CLEAR CREEK

OPEN SPACE
±21.5 AC.

SECTION ONE
93 LOTS
(TYP: 70' X120')

SECTION FOUR
70 LOTS
(TYP: 70' X120')

SECTION TWO
107 LOTS
(TYP: 70' X120')

SECTION FIVE
59 LOTS
(TYP: 70' X120')

SECTION EIGHT
160 LOTS
(TYP: 62/68' X115')

SECTION SEVEN
102 LOTS
(TYP: 62' X115')

SECTION SIX
107 LOTS
(TYP: 55' X115')

PHASE I
± 466 LOTS

PHASE II
± 369 LOTS

N

a phasing development plan for

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 18, 2002
KGA #0410

THIS MAP IS A SCANNED DRAWING ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A PICTORIAL REPRESENTATION ONLY AND IS SUBJECT TO CHANGE. ADDITIONALLY NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. THIS PRESENTATION GRAPHIC REPRESENTS A COMPILATION OF DATUM OBTAINED FROM MAPS, SURVEYS AND OTHER DOCUMENTS PROVIDED TO KERRY R GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

entry features location plan

HIGHLAND GLEN

± 548.9 ACRES of LAND

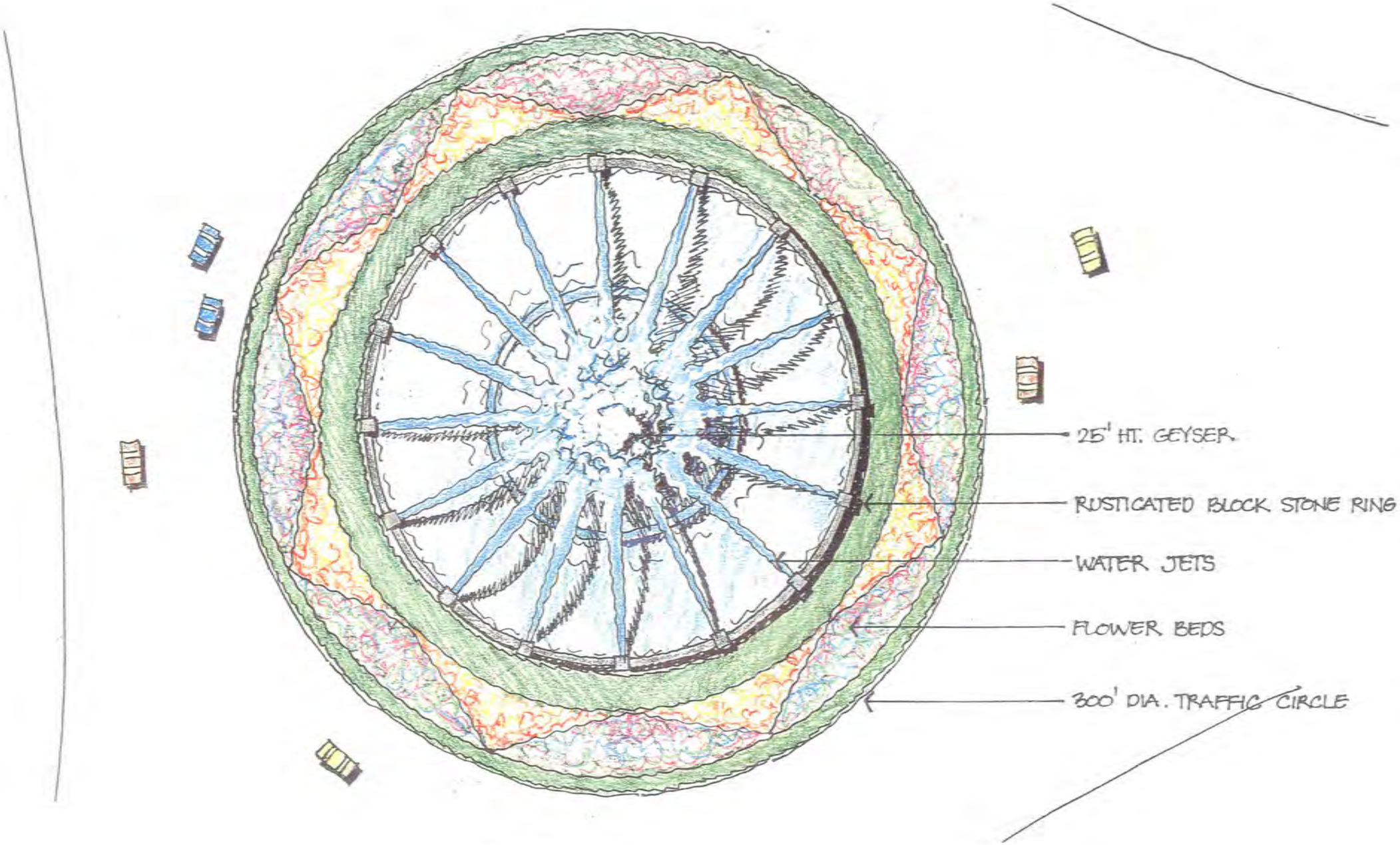
prepared for

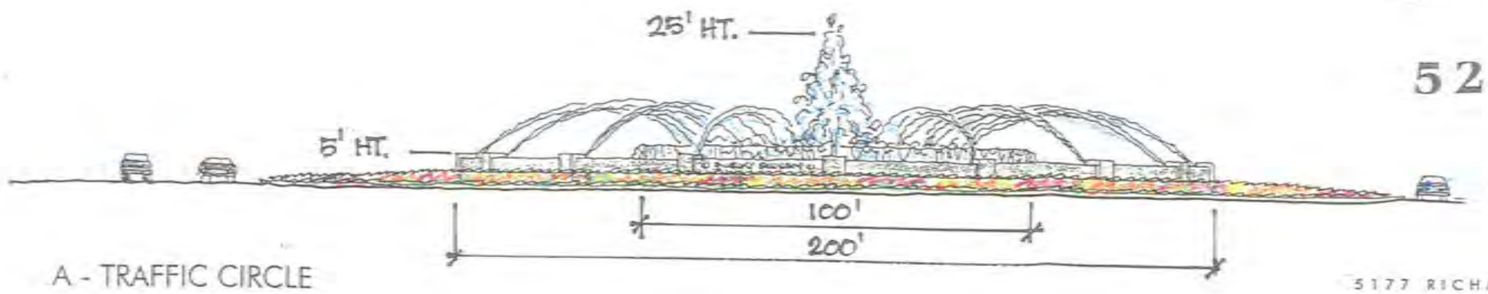
BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 18, 2002
KGA 99419





A - TRAFFIC CIRCLE

a phasing development plan for

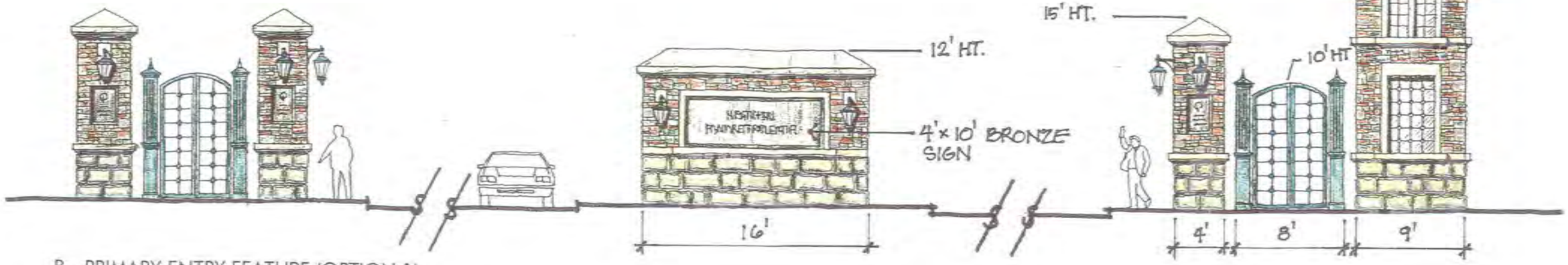
527.1 ACRES P.U.D.

PEARLAND, TEXAS

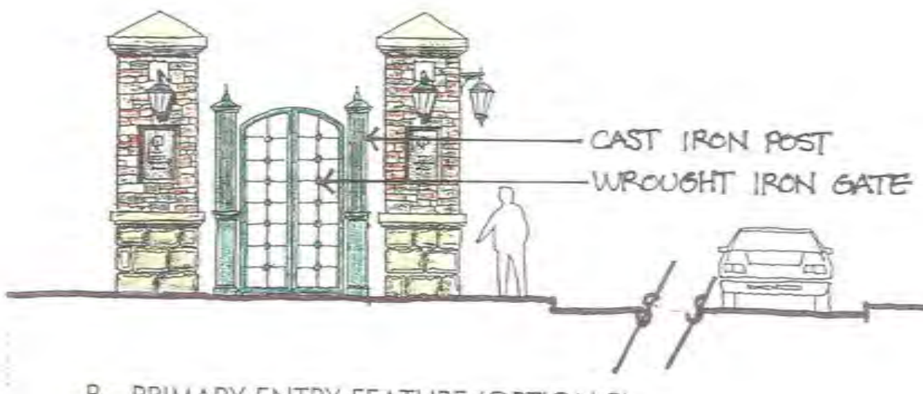
prepared for

BEAZER HOMES, U.S.A.

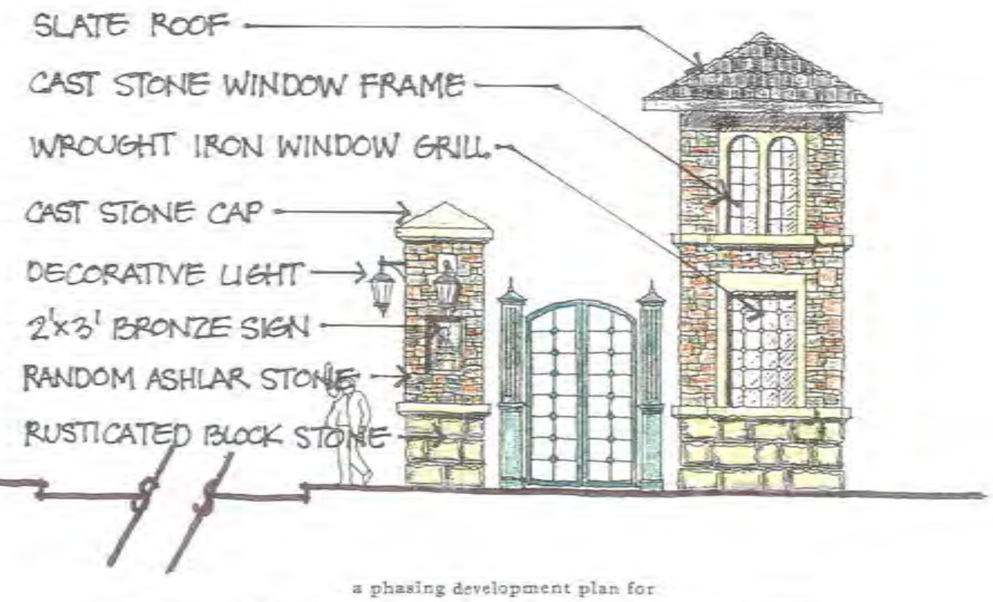
clark condon associates
LANDSCAPE ARCHITECTS
5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



B - PRIMARY ENTRY FEATURE (OPTION 1)



B - PRIMARY ENTRY FEATURE (OPTION 2)



a phasing development plan for

527.1 ACRES P.U.D.

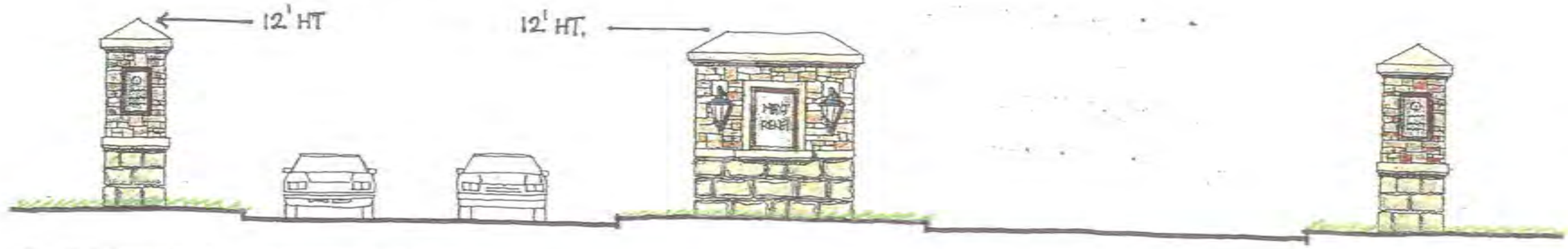
PEARLAND, TEXAS

prepared for

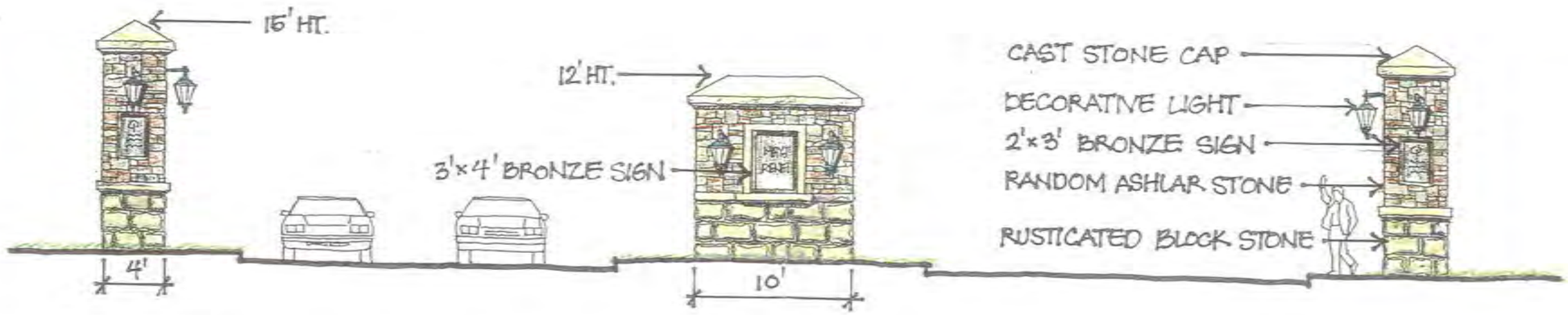
BEAZER HOMES, U.S.A.

clark condon associates
LANDSCAPE ARCHITECTS

5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



C - SECONDARY ENTRY FEATURE (OPTION 1)



C - SECONDARY ENTRY FEATURE (OPTION 2)

a phasing development plan for

527.1 ACRES P.U.D.

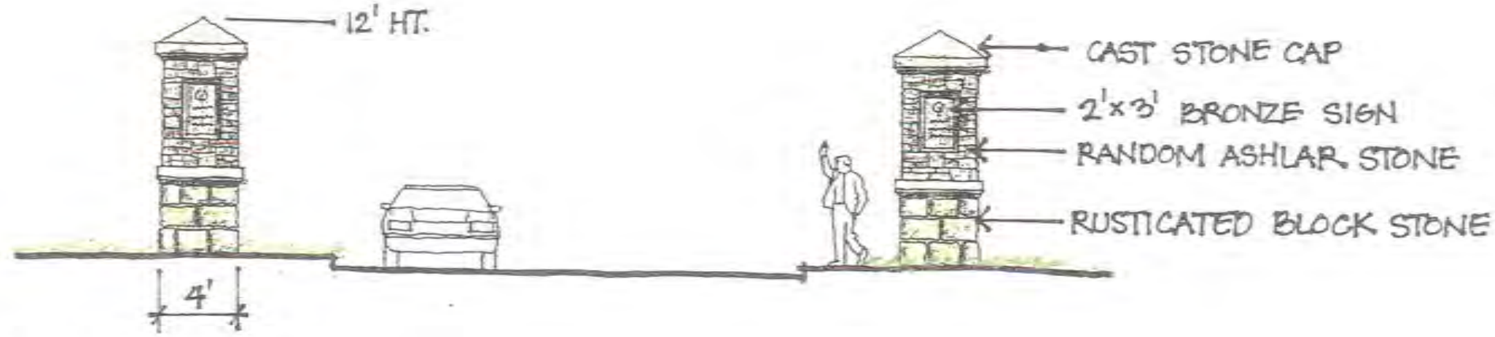
PEARLAND, TEXAS

prepared for

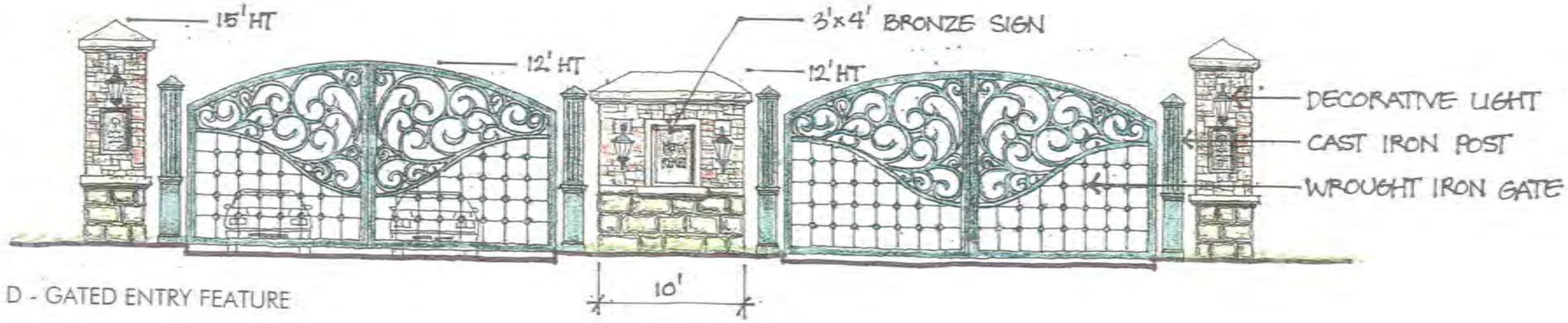
BEAZER HOMES, U.S.A.

clark condon associates
LANDSCAPE ARCHITECTS

5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com



E - VILLAGE ENTRY FEATURE



D - GATED ENTRY FEATURE

a phasing development plan for

527.1 ACRES P.U.D.

PEARLAND, TEXAS

prepared for

BEAZER HOMES, U.S.A.

clark condon associates
LANDSCAPE ARCHITECTS

5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com

F - DIRECTIONAL SIGNAGE

a phasing development plan for

527.1 ACRES P.U.D.

PEARLAND, TEXAS

prepared for

BEAZER HOMES, U.S.A.

clark condon associates
LANDSCAPE ARCHITECTS

5177 RICHMOND AVENUE SUITE 1075 HOUSTON TEXAS 77056
PHONE: 713.871.1414 FAX: 713.871.0888 www.clarkcondon.com

N

117 LOTS (55' X 115')	
52 LOTS (60'X115')	
224 LOTS (62' X115')	
40 LOTS (65' X 115')	
238 LOTS (70' X 120')	
164 LOTS (85' X 120'/125')	
835 TOTAL LOTS	

a conceptual development plan for

LAKES AT HIGHLAND GLEN
± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
15810 Park Ten Place
Suite 180
Houston, Texas 77084
(281) 579-0340

SCALE

REVISED: JUNE 16, 2004
AUGUST 2, 2002
KGA #0410

835 TOTAL LOTS

a development master plan for

HIGHLAND GLEN

± 548.9 ACRES of LAND

prepared for

BEAZER HOMES, U.S.A.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE

JUNE 10, 2002
KGA #0410

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, AUGUST 1, 2016, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. ZONE 16-00008

A request of the City for approval of a change in zoning to amend the Oakbrook Estates Planned Unit Development to allow auto related uses by a Conditional Use Permit on properties designated General Business (GB); on approximately 548.817 acres of land.

Legal Description: A 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang Subdivision, Volume 1, Page 92 & also parts of Lots 1 & 2, George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Map Records (Oakbrook Estates)

General Location: East side of Pearland Parkway, North of Dixie Farm Road – Oakbrook Estates Planned Unit Development.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: August 1, 2016

Re: Zoning Change Application No. ZONE 16-00008

At the request of the City for approval of an amendment to the Oakbrook Estates Planned Unit Development to require approval of a Conditional Use Permit for auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges on properties designated General Business (GB); on approximately 120.417 acres of land.

General Location: East side of Pearland Parkway, North of Dixie Farm Road – Oakbrook Estates Planned Development.

Summary of Request

In August 2015, the City Council approved an amendment to the Unified Development Code which required automobile related uses including gas stations, auto parts stores, pawn shop, pay day loan centers, (including title loans and check cashing) & gold exchange uses to be approvable by Conditional Use Permit (CUP) in General Business and General Commercial Zoning districts City wide. A CUP allows the Planning and Zoning Commission and the City Council the opportunity to review the suitability of the use in the zoning district. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district. These uses require individual review of their proposed location, design, configuration, and possible imposition of conditions to ensure appropriateness of the use at a particular location within a given district.

The Oakbrook Estates PUD was approved in March, 2000 (Ordinance 509-416). The Oakbrook Estates PUD still uses the previous land development code and permits these now conditioned uses by right. The staff proposes the first amendment as it relates to permitted uses from the underlying GB base zoning classification. This amendment will not change the zoning classification of those tracts of land and no uses which are currently allowed in any of the zones will be eliminated. In recent years, there has been an increase of properties zoned GB or GC that have been developed with intense commercial uses such as auto repair, pawn shops, or fuel stations and now abut residential developments. The Oakbrook PD has one commercial tract and this pattern of development raises adjacency concerns. Currently, the City has no ability to consider how this site may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

The amendment to the UDC does not affect PUD's which were approved prior to the by the previous land development code. Specifically, the amendment proposes to add Section C(1)(e) and add the following text:

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone.

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

Recommendation

Staff recommends approval of the amendment to the Oakbrook Estates PUD, to require all auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges that are currently permitted by right in the underlying GB zone to require approval of a Conditional Use Permit, prior to opening up operations, for the following reasons:

1. This amendment brings the PD into conformance with amendment T-18 of the UDC passed in 2015.
2. Since then, the surrounding area has developed with denser residential subdivisions with smaller lots, thereby raising adjacency concerns. Currently, the City has no ability to consider how these sites may affect the abutting residential neighborhood. The proposed changes will help mitigate any negative impacts that may affect adjoining properties.

Site History

A portion of the area encompassed by the Oakbrook Estates PUD was annexed into the City of Pearland in 1972 and the remainder in 1983. The Oakbrook Estates PUD was originally approved in 2000, under the Land Use and Urban Development Ordinance. The primary result of the Oakbrook Estates PUD was for the residential subdivision. The commercial tract is one of the last remaining tracts to be developed within the PUD.

Conformance with the Comprehensive Plan

The Oakbrook Estates PUD was approved with the Land Use and Urban Development Ordinance which had a broad land use matrix. Auto related uses and Pawn Shops, Payday Loans, and Gold Exchanges are permitted in the GB designated areas. This amendment to the PUD is another tool to help protect the health, safety, and general welfare of the surrounding neighborhood development by allowing greater oversight into the permitting process for automobile related uses.

Conformance with the Thoroughfare Plan

According to City records, Pearland Parkway and Dixie Farm Road are Major Thoroughfares that have been developed as per the thoroughfare plan. Major Thoroughfares are defined as having a minimum right-of-way of 120 feet. These Major Thoroughfares are in the Corridor Overlay District which allows the city to exercise greater control in supplementing development through enhanced aesthetic, functional, and safety requirements.

Conformance with the Unified Development Code

The base zoning district for the commercial portion of Oakbrook Estates PUD is GB and will comply with the requirements of the GB zoning district in the Urban Land Use and Development Ordinance. The district will continue to follow the provisions provided within the previous code, applicable to the GB PUD. Under the CUP review, additional requirements and possible conformance with today's UDC regulations may be required.

Impact on Existing and Future Development

It is anticipated that the proposed amendment to the Oakbrook Estates PUD will have a positive impact on existing or future developments. The CUP process will allow greater oversight into the development of the remaining undeveloped the GB property should its use fall into one of the restricted categories by ensuring that additional measures are undertaken to protect adjacent residential properties from negative impacts of these restricted land uses.

Additional Comments

The request has been reviewed by the Development Review Committee (DRC), and there are no further comments.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for amendment to the Oakbrook Estates PUD. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request to amend the PUD.

Exhibits

1. Map of Oakbrook Estates PUD and GB base zoned areas
2. PD document showing redlined text showing modified sections of the PUD.

Exhibit 1

AERIAL MAP

ZONE 16-00008

Oakbrook Estates PD Boundary

GB Base Zoning

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 = 626 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

N

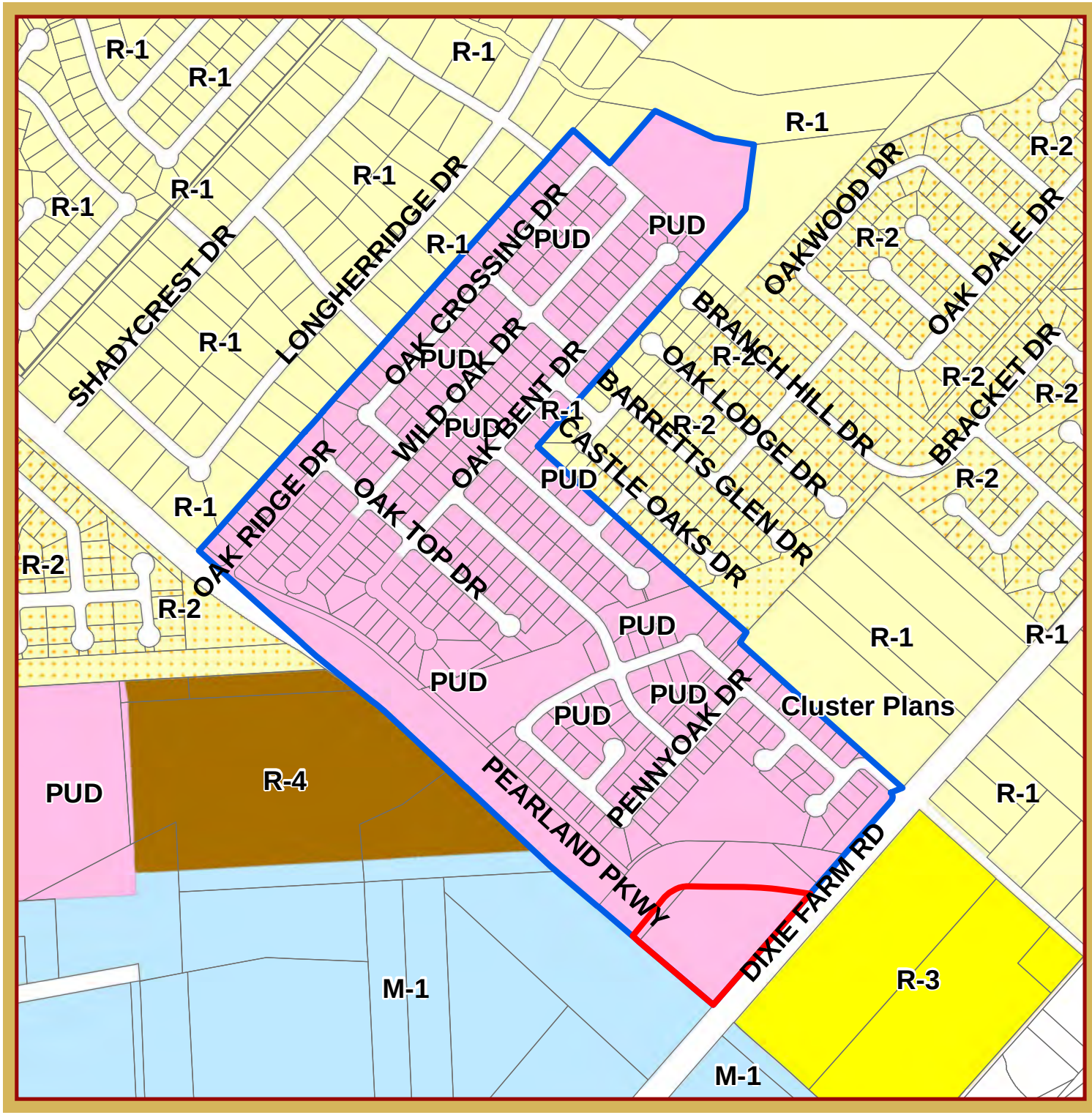


Exhibit 2

ZONING MAP

ZONE 16-00008

Oakbrook Estates PD Boundary

GB Base Zoning

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 = 626 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

Exhibit 3

FLUP MAP

ZONE 16-00008

Oakbrook Estates PD Boundary

GB Base Zoning

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 = 626 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

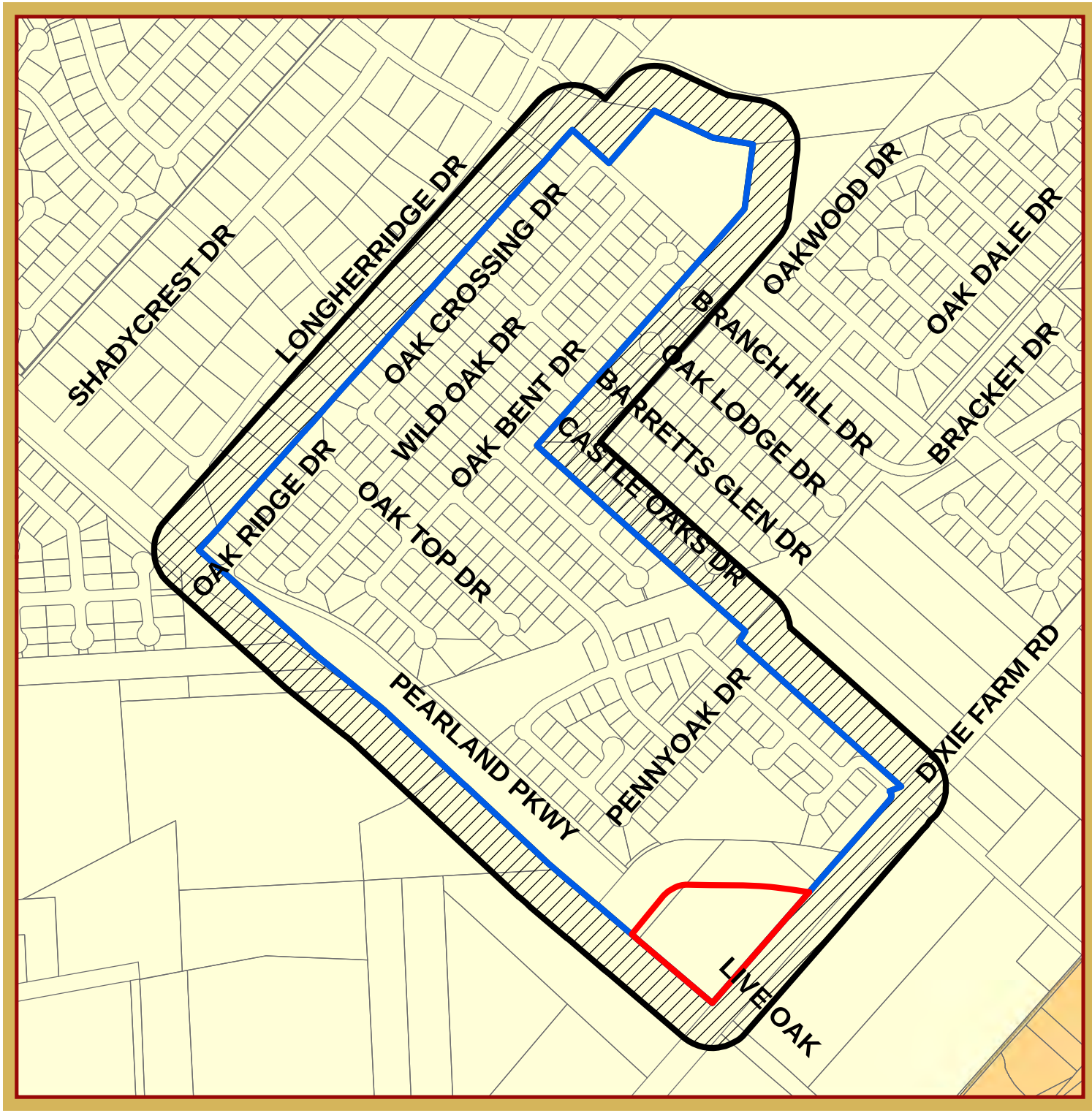


Exhibit 4

NOTIFICATION MAP

ZONE 16-00008

Oakbrook Estates PD Boundary

GB Base Zoning

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 = 626 feet

UPDATED JULY 2016
PLANNING DEPARTMENT

Exhibit 5
ZONE 16-00008

Property_Owner	Address	City	State	Zip_Code
ABATE PENNY BUCKLEY	3910 PENNYOAK DR	PEARLAND	TX	77581
ABU-ELHIGA ISSAM & ENAS ABUELHIJA	2724 SCARLET OAK DR	PEARLAND	TX	77581
ADAMEK MATTHEW	1804 OAKBRANCH DR	PEARLAND	TX	77581
ADAMS JEFFREY H	3610 OAK BENT DR	PEARLAND	TX	77581
ALLBRITTON JERRY & ELAINE M	1902 OAK SHIRE DR	PEARLAND	TX	77581
ALTMAIER WILLIAM JOHN & AMPARO B	1830 BRANCH HILL DR	PEARLAND	TX	77581
ALVAREZ CAMERON MARTIN & EMILY C	1813 OAKBRANCH DR	PEARLAND	TX	77581
ANAYA MARIO A	3704 OAK BENT DR	PEARLAND	TX	77581
ANDERSON JEFFREY THOMAS & JACQUELYN N	2716 SCARLET OAK DR	PEARLAND	TX	77581
ANDREWS JASON DEREK & SUZANNE K	1903 OAK TOP DR	PEARLAND	TX	77581
ANDREWS LIBBY & LIONEL SIMMONS R	1916 OAK SHIRE DR	PEARLAND	TX	77581
ARMBRUSTER BRIAN & DENISE	4009 LONGHERRIDGE DR	PEARLAND	TX	77581
ARNOLD MICHAEL CHRISTOPHER & HOLLY N	1808 CASTLE OAKS DR	PEARLAND	TX	77581
AUBUCHON JAMES DENNIS & KRISTI KAY	3706 WILD OAK DR	PEARLAND	TX	77581
AVILA ROBERT	1901 OAK SHIRE DR	PEARLAND	TX	77581
BABINEAUX PAULA D	1804 CASTLE OAKS DR	PEARLAND	TX	77581
BAILEY KALEN AND DOUGLAS	7289 COUNTY ROAD 684C	SWEENY	TX	77480
BAKER BRITT A & BEVERLY	1560 HASTINGS FRIENDSWOOD RD	PEARLAND	TX	77581
BANIYA SANJEEB & BARSHA LAUDARI	12510 SOUTH GREEN DR	HOUSTON	TX	77034
BARNES ROBIN R & JULIE A	3808 OAK BEND DR	PEARLAND	TX	77581
BEELER JONATHAN PAUL & AMY C	3921 PENNYOAK DR	PEARLAND	TX	77581
BEHNE THOMAS & TRINA	3727 WILD OAK DR	PEARLAND	TX	77581
BENEDEK JEFFREY J & ANATASIA M	3619 OAK BENT DR	PEARLAND	TX	77581
BENNETT STEVEN F & RUDDELL BRITTNEY L	3706 OAK CROSSING DR	PEARLAND	TX	77581
BENTON CHRISTOPHER ROY & AMY DIANE	4002 MAPLE WOOD DR	PEARLAND	TX	77581
BERNACKI CHRISTOPHER	767 MAYHILL RIDGE LANE	LEAGUE CITY	TX	77573
BIRD DAVID M & SHERRY R	2608 ELM HOLLOW ST	PEARLAND	TX	77581
BIRJIS BUSHRA	1916 OAK TOP DR	PEARLAND	TX	77581
BLANCO GERARDO RODRIGUEZ	1910 GRAND OAK DR	PEARLAND	TX	77581
BLANKINSHIP TAWANA S	1904 OAK SHIRE DR	PEARLAND	TX	77581
BLOSSOM DAVID WILSON & DONIA MICHELLE SCHROEDER	1824 CASTLE OAKS DR	PEARLAND	TX	77581
BOLLMAN CHARLIE A	3718 WILD OAK DR	PEARLAND	TX	77581
BOLYARD CHRISTOPHER R & STEPHANIE L	3710 WILD OAK DR	PEARLAND	TX	77581
BORDELON MICHAEL JOHN & KAYLA FRANCES PLAIN	1810 OAKBRANCH DR	PEARLAND	TX	77581
BORDELON THOMAS LEE & DEBORAH L	3801 WILD OAK DR	PEARLAND	TX	77581
BOURGEOIS BRAD M & RACHEL M	3716 WILD OAK DR	PEARLAND	TX	77581
BRADLEY CYNTHIA M % RUTH FERRILL BRADLEY	4001 DIXIE FARM RD	PEARLAND	TX	77581
BRADLEY JENNIFER L	3903 MAJESTIC OAK CT	PEARLAND	TX	77581
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
BRAZORIA COUNTY MUD #17 % ALLEN BOONE HUMPHRIES LLP	3200 SOUTHWEST FWY STE 2600	HOUSTON	TX	77027
BRITTAIN NICHOLAS RYAN	3703 OAK CROSSING DR	PEARLAND	TX	77581
BROWN CHARLES S & SHARON R	1803 CASTLE OAKS DR	PEARLAND	TX	77581
BROWN GREGG W & ALEXIA M	3802 OAK RIDGE DR	PEARLAND	TX	77581
BUENO JESUS M SR & BUENO MARIA C & JESUS JR	3605 OAK BENT DR	PEARLAND	TX	77581
CALELLY MICHAEL P & ROBERTA P	3811 WILD OAK DR	PEARLAND	TX	77581
CAMPISE ANTHONY	1802 MAJESTIC OAK DR	PEARLAND	TX	77581
CAO MY LINH THI & MUOI NGUYEN	1502 MULBERRY CT	PEARLAND	TX	77581
CARSON GREG & MAUREEN	1833 OAK LODGE DR	PEARLAND	TX	77581
CARSON KENT STEPHEN & BARBARA LYNN	3907 LONGHERRIDGE DR	PEARLAND	TX	77581
CARTER NICHOLAS T	1909 GRANDOAK DR	PEARLAND	TX	77581
CASTILLO AMBER & JOSEPH CASTILLO	3904 OAK BARK CT	PEARLAND	TX	77581
CASTILLO TOM ANTHONY	1801 MAJESTIC OAK DR	PEARLAND	TX	77581
CHANDLER DERALD STACEY & SHELLEY ELIE	1911 GRANDOAK DR	PEARLAND	TX	77581
CHAVEZ JOSE L CABRERA	1810 CASTLE OAKS DR	PEARLAND	TX	77581
CHENEVERT MELODY E	3623 OAK BENT DR	PEARLAND	TX	77581
CHERKAOUI MOHAMAD AHMAD	2718 SCARLET OAK DR	PEARLAND	TX	77581
CHRISTIAN LEONISA M & RAYNILDO BANDA	3802 OAK BENT DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLARK SHERRY LYNN	1812 OAKBRANCH DR	PEARLAND	TX	77581
COLEMAN LARRY ALAN	1917 OAK TOP DR	PEARLAND	TX	77581
CONERLY PHOEBE	3606 OAK CROSSING DR	PEARLAND	TX	77581
CONNOR DAVID W & SYLVIA R	1909 OAK TOP DR	PEARLAND	TX	77581
CORDERO JOHN P	3913 GLENOAK DR	PEARLAND	TX	77581
CORNELL DONALD ALLEN	3907 PENNYOAK DR	PEARLAND	TX	77581
COULSON JOHN PATRICK & AVEN C	1815 CASTLE OAKS DR	PEARLAND	TX	77581
COVINGTON RYAN KENT & KELLIE J	3617 WILD OAK DR	PEARLAND	TX	77581
COX STEVEN & KIMBERLY	3607 WILD OAK DR	PEARLAND	TX	77581
CRAMER KARI L & JORDAN A	1815 MAJESTIC OAK DR	PEARLAND	TX	77581
CREASMAN GRANT & DANIELA C	2005 OAK TOP DR	PEARLAND	TX	77581
CSENCSITS DANIEL FRANCIS & DANA W	3612 OAK CROSSING DR	PEARLAND	TX	77581
CULVER BETH	3622 OAK CROSSING DR	PEARLAND	TX	77581
CURL JANET EYIDAH	3615 WILD OAK DR	PEARLAND	TX	77581
D R HORTON TEXAS	14100 SOUTHWEST FWY STE 500	SUGAR LAND	TX	77478
DAUDE KEVIN W & COURTNEY D KIRKLAND	3702 OAK CROSSING DR	PEARLAND	TX	77581
DAVE SUDHA P & PRAFULL K	3701 OAK CROSSING DR	PEARLAND	TX	77581
DAVENPORT JOSEPH JR	3908 GLENOAK DR	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00008

DAVIDSON PATRICK R	3907 RAYBURN LAKE CT	PEARLAND	TX	77581
DAVIS MARK WILLIAM	3902 PENNYOAK DR	PEARLAND	TX	77581
DAVIS NICHOLAS RYAN & CARLIE B	1905 GRANDOAK DR	PEARLAND	TX	77581
DAVIS WILLIAM T & SHANA	1818 CASTLE OAKS DR	PEARLAND	TX	77581
DELRE MICHAEL R & AMY D	1907 OAK SHIRE DR	PEARLAND	TX	77581
DELRE WILLIAM & KAMI	3605 WILD OAK DR	PEARLAND	TX	77581
DEMLER STEPHEN R	1918 GRANDOAK DR	PEARLAND	TX	77581
DILLINGHAM KIMBERLY D	2902 WHISPERING WINDS DR APT 402	PEARLAND	TX	77581
DRAPER WILLIAM J & JESSICA A	3911 GLENOAK DR	PEARLAND	TX	77581
DUGAS ERIC P & BLAIR G	2001 OAK TOP DR	PEARLAND	TX	77581
EARL JEREL WYLIE	1802 OAKBRANCH DR	PEARLAND	TX	77581
EICHHOLTZ CHARLES G & TAMI C	1822 OAKBRANCH DR	PEARLAND	TX	77581
ELLIS CLYDE	ARTEAGA NO 1 CENTRO 76000,SANTIAGO DE QUERETARO	QUERETARO, MEXICO		
ELLIS JEFFERY W & LAURIE K	1903 OAK SHIRE DR	PEARLAND	TX	77581
ELY MARY L	3901 MAJESTIC OAK CT	PEARLAND	TX	77581
ESCAMILLA TIMOTHY GREGG & AMANDA R	3619 OAK CROSSING DR	PEARLAND	TX	77581
ESPINOZA LUIS & ERIKA ALEJANDRA PINEDA	1919 OAK TOP DR	PEARLAND	TX	77581
ETTEHADIEH COMBIZ & FAITH SHIFRIN	1902 GRANDOAK DR	PEARLAND	TX	77581
FALZON ZACHARY J	1908 OAK SHIRE DR	PEARLAND	TX	77581
FARINETTI ANTONIO L & MICHELLE L	3902 OAK BARK CT	PEARLAND	TX	77581
FARMER JOHN & DAWN	3612 OAK BENT DR	PEARLAND	TX	77581
FENNER MONICA KIHILANI	1913 GRANDOAK DR	PEARLAND	TX	77581
FIDLER MICHAEL JOHN	1805 MAJESTIC OAK DR	PEARLAND	TX	77581
FISH MICHAEL BRYAN	3705 OAK CROSSING DR	PEARLAND	TX	77581
FLANAKIN BRANDI LANE & MATTHEW WAYNE	3803 OAK BENT DR	PEARLAND	TX	77581
FLORES MARIANO G	1831 GLEN DR	PEARLAND	TX	77581
FONTENOT JOHANNA	3704 WILD OAK DR	PEARLAND	TX	77581
FRANKLIN JUSTIN J	1913 OAK SHIRE DR	PEARLAND	TX	77581
FRANTZ WILLIAM RYAN	2160 FRAZIER ST	PENSACOLA	FL	32514
FUSSELL LESLIE ALLISON	3804 OAK BENT DR	PEARLAND	TX	77581
GAINES JERILYN	1917 OAK SHIRE DR	PEARLAND	TX	77581
GALAN ROBERTO C & CYNTHIA P	1919 OAK SHIRE DR	PEARLAND	TX	77581
GALE KIM I	3906 PENNYOAK DR	PEARLAND	TX	77581
GANDY KEVIN & PAULINE D	3606 OAK BENT DR	PEARLAND	TX	77581
GARCIA CARLOS & ANN	3618 OAK BENT DR	PEARLAND	TX	77581
GARCIA JOSE III & MARY LOU	1922 OAK SHIRE DR	PEARLAND	TX	77581
GARCIA PARKER A & LANA M	1914 GRANDOAK DR	PEARLAND	TX	77581
GELETKA SHANNON M	4008 MAPLE WOOD DR	PEARLAND	TX	77581
GHINAUDO COURTNIE LEA	1924 OAK SHIRE DR	PEARLAND	TX	77581
GIBSON HOLLY	1914 OAK SHIRE DR	PEARLAND	TX	77581
GOLDSTEIN CHARLES	1555 COUNTY ROAD 2103	WEIMAR	TX	78962
GOMEZ JORGE A & ERIKA M ARREDONDO	3706 OAK BENT DR	PEARLAND	TX	77581
GONZALES ALMA & RUBEN	1820 CASTLE OAKS DR	PEARLAND	TX	77581
GONZALEZ JACOB ADAM & ALICIA M	2722 SCARLET OAK DR	PEARLAND	TX	77581
GOODNIGHT LYNDA J	3616 OAK CROSSING DR	PEARLAND	TX	77581
GORE DAVID M	2003 OAK TOP DR	PEARLAND	TX	77581
GUILLOULI OTHMANE HIHI & MEGAN ROSE ORTIZ	1905 OAK TOP DR	PEARLAND	TX	77581
GUND HENRY A & LAURA D	3714 WILD OAK DR	PEARLAND	TX	77581
GUTHRIE LEE	3908 PENNYOAK DR	PEARLAND	TX	77581
GUTIERREZ JESUS JR & SONIA G GARCIA MANUEL	1904 GRANDOAK DR	PEARLAND	TX	77581
GUYTON JAMES W & LORI A	3613 OAK CROSSING DR	PEARLAND	TX	77581
HAGGARD RICHARD II & REBECCA ORUM	3915 PENNYOAK DR	PEARLAND	TX	77581
HAJMUHAMMAD LAURA	4004 MAPLE WOOD DR	PEARLAND	TX	77581
HALEY JOHN & SARA	3917 PENNYOAK DR	PEARLAND	TX	77581
HALEY T J & AMANDA R	1806 CASTLE OAKS DR	PEARLAND	TX	77581
HALL STEVEN E	3607 OAK BENT DR	PEARLAND	TX	77581
HAMPTON BILL O'NEAL & ERSULAN D	1915 OAK TOP DR	PEARLAND	TX	77581
HANSEN KATIE ELIZABETH	1807 MAJESTIC OAK DR	PEARLAND	TX	77581
HARGRAVE JASON E & MELISSA D	3708 OAK BENT DR	PEARLAND	TX	77581
HARPER CYNTHIA	1911 OAK TOP DR	PEARLAND	TX	77581
HARRISON DAVID H	3609 WILD OAK DR	PEARLAND	TX	77581
HARSHMAN CAYCE & JERUSHA	3604 OAK BENT DR	PEARLAND	TX	77581
HAWORTH BRIAN S & SHERRY R	2705 CHISHOLM TRAIL LN	MOORE	OK	73160
HCA MODEL FUND 2015-8 TEXAS LLC ATTN: MATTHEW C BAYNHAM	P O BOX 496027	GARLAND	TX	75049
HEATH H DARRYL & BETTYE S	3614 OAK CROSSING DR	PEARLAND	TX	77581
HEFT ARLENE C	1832 BRANCH HILL DR	PEARLAND	TX	77581
HELM KEVIN JR & MEREDITH	1801 CASTLE OAKS DR	PEARLAND	TX	77581
HENSON MACMICHAEL ANTHONY	3620 OAK CROSSING DR	PEARLAND	TX	77581
HERMANSON BRENDA KOENIG & KEVIN ALLEN	1904 MARYS CREEK LN W	PEARLAND	TX	77581
HERNANDEZ CARLOS A	1923 GRANDOAK DR	PEARLAND	TX	77581
HERNANDEZ JUAN R JR & LISANNE	PO BOX 240994	HONOLULU	HI	96824
HERNANDEZ MARCUS REYES & CHRISTINE BRAWDY	1808 MAJESTIC OAK DR	PEARLAND	TX	77581
HERRINGTON ENOCH BENTLEY IV & MICHELE A	1901 GRANDOAK DR	PEARLAND	TX	77581
HESSER BRENDA LYNN	1806 GRANDOAK DR	PEARLAND	TX	77581
HILL SAND CO INC	PO BOX 184	FRIENDSWOOD	TX	77549
HILL SHERYL L ETAL	3812 OAK DALE DR	PEARLAND	TX	77581
HINES ROGER W	2004 WATER OAK DR	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00008

HINOJOSA MIGUEL & NOVKIRAN	1904 OAK TOP DR	PEARLAND	TX	77581
HODGES LUANA LI	1234 MOUNTAIN LAKE DR	MISSOURI CITY	TX	77459
HOSSAIN JAHANGIR & NUSHRAT JAHAN ANILA	1913 OAK TOP DR	PEARLAND	TX	77581
HRUZEK LARRY WAYNE	3905 LONGHERRIDGE DR	PEARLAND	TX	77581
HUCKABEE MICHAEL E	1831 BRANCH HILL DR	PEARLAND	TX	77581
HUGHES EDWARD FRANKLIN JR & SHARI R	3904 GLENOAK DR	PEARLAND	TX	77581
HUGHES JASON & JENNIFER	1821 MAJESTIC OAK DR	PEARLAND	TX	77581
HUH MICHAEL & CHRISTY M	1805 GRANDOAK DR	PEARLAND	TX	77581
HUYNH JOE TUAN & VAN THU TO	1822 CASTLE OAKS DR	PEARLAND	TX	77581
INFANTE RANDY JR & SARAH THERESA	1921 OAK TOP DR	PEARLAND	TX	77581
INGRAM RICHARD F & BRANDY M	1804 MAJESTIC OAK DR	PEARLAND	TX	77581
IQBAL TARIQ & BUSHRA BIRJIS	3807 WILD OAK DR	PEARLAND	TX	77581
ISHIMURA M RIKI & KERRI	1821 CASTLE OAKS DR	PEARLAND	TX	77581
ISHIMURA MASARU & YOKO	4006 MAPLE WOOD DR	PEARLAND	TX	77581
JACKSON JERRY WAYNE & TERRI C	3615 OAK CROSSING DR	PEARLAND	TX	77581
JACKSON WILLIAM W & ROSE M	3712 OAK BENT DR	PEARLAND	TX	77581
JANSSON ERIK T	3625 OAK CROSSING DR	PEARLAND	TX	77581
JARRELL MATTHEW E & CHRISTINA A	3603 WILD OAK DR	PEARLAND	TX	77581
JASO ANTONIO E & RACHEL F				
JIMENEZ GILBERTO N JR & JUANITA C	3721 WILD OAK DR	PEARLAND	TX	77581
JOHNSON EDDIE J & DEBBIE R	1816 CASTLE OAKS DR	PEARLAND	TX	77581
JOHNSON JAMES	2004 W MARYS CREEK LN	PEARLAND	TX	77581
JOHNSTON TROY & PATRICIA	1829 BARRETTS GLEN DR	PEARLAND	TX	77581
JOLLY LISA ANN	3611 WILD OAK DR	PEARLAND	TX	77581
JONES BRYAN & KIM	1413 LONG VIEW DR	PEARLAND	TX	77581
JONES JASON & ROBIN	3611 OAK CROSSING DR	PEARLAND	TX	77581
K HOVNANIAN OF HOUSTON II LLC	13111 NORTHWEST FWY STE 300	HOUSTON	TX	77040
K HOVNANIAN OF HOUSTON II LLC	13111 NORTHWEST FWY STE 310	HOUSTON	TX	77040
KAHRE LILLIAN RENEE	1912 OAK SHIRE DR	PEARLAND	TX	77581
KARLOSKI DANIEL WAYNE	4007 LONGHERRIDGE DR	PEARLAND	TX	77581
KELLERMANN CHARLES M & NANCY L	3709 WILD OAK DR	PEARLAND	TX	77581
KELLY STEVEN J	3903 PENNYOAK DR	PEARLAND	TX	77581
KELLY TIMOTHY J	1805 CASTLE OAKS DR	PEARLAND	TX	77581
KING STEPHANIE ANN	3708 OAK CROSSING DR	PEARLAND	TX	77581
KIRKLAND MATTHEW DANIEL & SYLVIA BENAVIDEZ	2720 SCARLET OAK DR	PEARLAND	TX	77581
KOWIS STEVEN & KIMBERLY	3601 WILD OAK DR	PEARLAND	TX	77581
KRENEK ROGER A & TOWANA J	2717 SCARLET OAK DR	PEARLAND	TX	77581
KWOK PHU CAM & ANHLOAN THU PHAM	3907 WINDING FOREST DR	PEARLAND	TX	77581
LABAUVE MARY J	1915 GRANDOAK DR	PEARLAND	TX	77581
LAFASO MARY ANN ESTATE	4013 LONGHERRIDGE DR	PEARLAND	TX	77581
LANDRY FREDDIE D & ANQUENETTE W	1919 GRANDOAK DR	PEARLAND	TX	77581
LAROCO SHEILA	1903 GRANDOAK DR	PEARLAND	TX	77581
LARSEN ERIC WILLIAM	7390 OLD MISSION CT UNIT 169	SANTEE	CA	92071
LEE JOHN JAE & YOUNSUN PARK	3812 OAK RIDGE DR	PEARLAND	TX	77581
LEON IRMA & WENCESLAO GARCIA	2002 W MARYS CREEK LN	PEARLAND	TX	77581
LEONARD DANA M	3611 OAK BENT DR	PEARLAND	TX	77581
LERMA PAOLA	3621 OAK CROSSING DR	PEARLAND	TX	77581
LESCO DAVID SHAWN & SHELLEY J	1820 OAKBRANCH DR	PEARLAND	TX	77581
LEUNG SUK YEE	3713 WILD OAK DR	PEARLAND	TX	77581
LING HARRY JR	PO BOX 8794	ROCKFORD	IL	61126
LIU JING	3911 PENNYOAK DR	PEARLAND	TX	77581
LOPEZ NICOLAS				0
LOWE CRAIG S & ANGELA	3615 OAK BENT DR	PEARLAND	TX	77581
LUCIA ASHLEY BREANN	3904 PENNYOAK DR	PEARLAND	TX	77581
LUNA MIGUEL A JR & ANGELICA M	3809 OAK BENT DR	PEARLAND	TX	77581
MAJORS JERMEY LEE & CHRISTINA M	1902 OAK TOP DR	PEARLAND	TX	77581
MALY DAVID & LISA L	1831 OAK LODGE DR	PEARLAND	TX	77581
MAMBRETTI JERRY MICHAEL & KATHLEEN D	1817 OAKBRANCH DR	PEARLAND	TX	77581
MANN PEGGY SUE	2004 E MARYS CREEK LN	PEARLAND	TX	77581
MARION LUKE & MICHELE	1801 GRANDOAK DR	PEARLAND	TX	77581
MARS ROBERT ALAN & BARBARA J	3610 OAK CROSSING DR	PEARLAND	TX	77581
MARTIN CARRIE LYN	1912 OAK TOP DR	PEARLAND	TX	77581
MARTINEZ DORA & JESUS BRAVO JR	3613 WILD OAK DR	PEARLAND	TX	77581
MAYNOR GARY JR & MICHELLE & JODELL ANDERSON	3625 OAK BENT DR	PEARLAND	TX	77581
MCADAMS JAMES ROBERT III	3617 OAK CROSSING DR	PEARLAND	TX	77581
MCAULEY GREGORY WILLIAM & REBECCA S	3816 OAK RIDGE DR	PEARLAND	TX	77581
MCCALL KURT	1802 GRANDOAK DR	PEARLAND	TX	77581
MCCURDY PAUL	1910 OAK SHIRE DR	PEARLAND	TX	77581
MCDONALD JAMES & TAMMY	1829 BRANCH HILL DR	PEARLAND	TX	77581
MCDONALD SHERWOOD	3903 GLENOAK DR	PEARLAND	TX	77581
MCGUIRE TODD & SUE	3612 WILD OAK DR	PEARLAND	TX	77581
MCLEAN BRIAN	1908 OAK TOP DR	PEARLAND	TX	77581
MELMAN ZAKHAR & TATIANA	1819 OAKBRANCH DR	PEARLAND	TX	77581
MELOY MATTHEW & CATHERINE C	3606 WILD OAK DR	PEARLAND	TX	77581
MERCER CHRIS WAYNE	1921 GRANDOAK DR	PEARLAND	TX	77581
MEYERS RANDALL G	1802 CASTLE OAKS DR	PEARLAND	TX	77581
MILOVANOVIC ILIJA & EDITH	3609 OAK CROSSING DR	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00008

MISTICH CHRISTOPHER & CHRISTINA	3609 OAK BENT DR	PEARLAND	TX	77581
MO DEMI	3614 WILD OAK DR	PEARLAND	TX	77581
MOORE DAVID JOHN	PO BOX 7946	PASADENA	TX	77508
MORALES VICTOR MANUEL & SOCORRO	3608 OAK BENT DR	PEARLAND	TX	77581
MORALEZ MONICA R	1806 MAJESTIC OAK DR	PEARLAND	TX	77581
MORGAN TRENT & ANDREA	2002 WATER OAK DR	PEARLAND	TX	77581
MORRISON ANTHONY M	3709 OAK CROSSING DR	PEARLAND	TX	77581
MORURI SETH	1816 OAKBRANCH DR	PEARLAND	TX	77581
MOTLEY TIMOTHY R & MARY	4011 LONGHERRIDGE DR	PEARLAND	TX	77581
MOTLEY TRAVIS & CATHERINE DOMINGUEZ	1807 CASTLE OAKS DR	PEARLAND	TX	77581
MOZLEY ELISA OROS & BRYAN WILSON BRANNON	3810 OAK RIDGE DR	PEARLAND	TX	77581
MURPHY KENDRA	3801 OAK RIDGE DR	PEARLAND	TX	77581
MURPHY ROBBIN & EMILY	3608 OAK CROSSING DR	PEARLAND	TX	77581
MURRAY HOLLIS JR & JANELLE L	3905 MAJESTIC OAK CT	PEARLAND	TX	77581
NEHUS PAUL & TRESSIE	3710 OAK BENT DR	PEARLAND	TX	77581
NGO KHIET & YNHI TRAN	3707 OAK BENT DR	PEARLAND	TX	77581
NGUYEN KIM	1421 BENBROOK OAKS LANE	LEAGUE CITY	TX	77573
NGUYEN THINH & JESSICA	3805 OAK BENT DR	PEARLAND	TX	77581
NOSCHESE ROBERT EDDIE & CRIDER ERIN R	3703 OAK BENT DR	PEARLAND	TX	77581
NOVAK JEREMY WADE	1830 OAK LODGE DR	PEARLAND	TX	77581
O NEAL JOE BRENT & MISTY	3712 OAK CROSSING DR	PEARLAND	TX	77581
OAKBROOK ESTATES HOMEOWNERS	17049 EL CAMINO REAL STE 100	HOUSTON	TX	77058
OAKBROOK ESTATES LTD	1616 S VOSS RD STE 618	HOUSTON	TX	77057
OBOT UKOH I	3605 OAK CROSSING DR	PEARLAND	TX	77581
OBRIEN JOHN & NICOLE M	1809 CASTLE OAKS DR	PEARLAND	TX	77581
O'CONNOR VON J & DIANA L	3702 WILD OAK DR	PEARLAND	TX	77581
O'LEARY SCOTT D & HAYLEY A	1811 CASTLE OAKS DR	PEARLAND	TX	77581
OUBRE HERBERT DERWOOD JR & AMANDA L	19106 MARYS CREEK LN W	PEARLAND	TX	77584
OUBRE KAREN	3616 WILD OAK DR	PEARLAND	TX	77581
PAGE MISTY	3701 WILD OAK	PEARLAND	TX	77581
PARKER JON MARK & STACIE LYNN CLARK	3912 PENNYOAK DR	PEARLAND	TX	77581
PARRISH RYAN BOYD & JULIE A	1902 MARYS CREEK LN W	PEARLAND	TX	77581
PARSONS NUBIA E				
PARTRIDGE PAUL E & CINDYE A SABLATURA	3630 OAK CROSSING DR	PEARLAND	TX	77581
PATTERSON KYLE & JESSICA	3715 WILD OAK DR	PEARLAND	TX	77581
PAUL B WONG LIVING TRUST	3918 PENNYOAK DR	PEARLAND	TX	77581
PAVLOCK JAMES A & ASHLEY A AQUILINA	3602 WILD OAK DR	PEARLAND	TX	77581
PAWLIK BRYAN LOUIS & SUE E	1806 OAKBRANCH DR	PEARLAND	TX	77581
PEARLAND INDUSTRIAL PARK INC	4649 DIXIE FARM RD	PEARLAND	TX	77581
PEREZ JOE A	3703 WILD OAK DR	PEARLAND	TX	77581
PERSAUD CHANDROWTIE	1915 OAK SHIRE DR	PEARLAND	TX	77581
PETERSON DAVID B & JANICE K	2002 E MARYS CREEK LN	PEARLAND	TX	77581
PETKOVICH LIBIA	3701 OAK BENT DR	PEARLAND	TX	77581
PHAM SON NGOC & PHUONG V TRAN	3624 OAK CROSSING DR	PEARLAND	TX	77581
PITTMAN SARAH A	1813 CASTLE OAKS DR	PEARLAND	TX	77581
POPE RUSSELL G JR & RENEE N	3708 WILD OAK DR	PEARLAND	TX	77581
PRINCE JAMES DALTON & BARBARA J	2008 WATER OAK DR	PEARLAND	TX	77581
PYROG SERGII & ANASTASSIYA KARAKUTSA	2713 SCARLET OAK DR	PEARLAND	TX	77581
R WEST DEVELOPMENT CO INC	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
RACKLEY ROBIN RENE & CYNTHIA ANN HORTON-RACKLEY	3602 OAK BENT DR	PEARLAND	TX	77581
RANGEL JAVIER	1823 MAJESTIC OAK DR	PEARLAND	TX	77581
RAPACKI JOHN F & ERIN J	3623 OAK CROSSING DR	PEARLAND	TX	77581
REAGAN CECELIA CLEBOSKI	3913 LONGHERRIDGE DR	PEARLAND	TX	77581
REISER KATHRYN & WILLLIAM	3801 OAK BENT DR	PEARLAND	TX	77581
REMM TYSON A	2007 OAK TOP DR	PEARLAND	TX	77581
RICHARD EARL J JR	3905 GLENOAK DR	PEARLAND	TX	77581
RICHARDS JOHN MORGAN IV & HILARY ANN NICKERSON	3805 WILD OAK DR	PEARLAND	TX	77581
RICHARDS VICKI HELMLE	P O BOX 2395	PEARLAND	TX	77588
RICHARDSON KASSI J	1813 MAJESTIC OAK DR	PEARLAND	TX	77581
RIDEAUX JONATHAN & ALEXIS	2005 WATER OAK DR	PEARLAND	TX	77581
RIOS JASMINE DIANE	3803 WILD OAK DR	PEARLAND	TX	77581
RITCHIE KRISTIN	2003 WATER OAK DR	PEARLAND	TX	77581
RIVERA CHRISTINA	3603 OAK BENT DR	PEARLAND	TX	77581
RIVERA RICARDO G & MARINA C	2003 W MARYS CREEK LN	PEARLAND	TX	77581
ROBERDS ROACH DAVID LEE & TAMRA M	3907 GLENOAK DR	PEARLAND	TX	77581
ROBERTS ANTHONY K & SHANNON G	3720 WILD OAK DR	PEARLAND	TX	77581
ROBINSON BARBARA	1912 GRANDOAK DR	PEARLAND	TX	77581
RODRIGUEZ CARLOS & MEGAN	3919 PENNYOAK DR	PEARLAND	TX	77581
RODRIGUEZ JOSE O & IRMA	1821 OAKBRANCH DR	PEARLAND	TX	77581
RODRIGUEZ JOSE OSCAR	1804 GRANDOAK DR	PEARLAND	TX	77581
ROSILLO YVETTE A	1906 OAK SHIRE DR	PEARLAND	TX	77581
ROSS DEBRA BONTON	1917 GRANDOAK DR	PEARLAND	TX	77581
ROSSI EDUARDO	3906 GLENOAK DR	PEARLAND	TX	77581
ROSSINO DONNA	3632 OAK CROSSING DR	PEARLAND	TX	77581
RUSHING A GENE JR & MELANIE	3604 WILD OAK DR	PEARLAND	TX	77581
RUST CHARLES RAYMOND	3723 WILDE OAK DR	PEARLAND	TX	77581
SALAZAR ELLIOTT	1809 MAJESTIC OAK DR	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00008

SALVA DAVID LEE & ASHLEE NICOLE KYLE	3628 OAK CROSSING DR	PEARLAND	TX	77581
SANCHEZ RUFINO SALVADOR III & KIMBERLY D	3809 WILD OAK DR	PEARLAND	TX	77581
SATTERWHITE MICHAEL JAMES & LINDA KAYE	4005 LONGHERRIDGE DR	PEARLAND	TX	77581
SAVELLE JEFFREY D & DONNA L	1926 OAK SHIRE DR	PEARLAND	TX	77581
SCHMIDT ROBERT S & MELINDA	1812 CASTLE OAKS DR	PEARLAND	TX	77581
SCHNEIDER CHRISTOPHER H & UTE B	3804 OAK RIDGE DR	PEARLAND	TX	77581
SEATS STEVEN A & RAMONA R	1834 OAK LODGE DR	PEARLAND	TX	77581
SESSIONS JASON MARK & ALLISON N	2711 SCARLET OAK DR	PEARLAND	TX	77581
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION	12234 SHADOW CREEK PKWY, BLDG 3	PEARLAND	TX	77584
SHAK KENNETH ALLEN	1907 GRANDOAK DR	PEARLAND	TX	77581
SHEA MICHAEL P	3909 WINDING FOREST DR	PEARLAND	TX	77581
SHULTS MICHAEL	3901 PENNYOAK DR	PEARLAND	TX	77581
SILVERLAKE CENTER LTD	1407 FANNIN ST	HOUSTON	TX	77002
SIMS HERBERT C JR & RIDEAUX VELENCIA V	3725 WILD OAK DR	PEARLAND	TX	77581
SINGH AMARDEEP & SAROJ RANI	3902 WINDING FOREST DR	PEARLAND	TX	77581
SINGLETON ERIC & ANTOINETTE		PEARLAND	TX	77581
SISK JAMES & JENNIFER	3717 WILD OAK DR	PEARLAND	TX	77581
SMITH CARL A & ERIKA B	1829 OAK LODGE DR	PEARLAND	TX	77581
SMITH PAUL III & ASHLEY R	1803 MAJESTIC OAK DR	PEARLAND	TX	77581
SMITH THOMAS RAY & CYNTHIA A	3617 OAK BENT DR	PEARLAND	TX	77581
SMOTHERS JACOB D & LEAH	3616 OAK BENT DR	PEARLAND	TX	77581
SOBENES-DESME OSCAR P & TIFFANY L	3714 OAK CROSSING DR	PEARLAND	TX	77581
SOUTHARD B K	1823 CASTLE OAKS DR	PEARLAND	TX	77581
SPITZENBERGER KURT P & MIRANDA K HUBBARD	2006 WATER OAK DR	PEARLAND	TX	77581
STACK CHARLES DAVID & JOYCE ANN CRUM	2710 SCARLET OAK DRIVE	PEARLAND	TX	77581
STANALAND WILLIAM J & CYNTHIA K	3601 OAK CROSSING DR	PEARLAND	TX	77581
STANLEY ALTON RAY & CHRISTINA HAMONS	3914 PENNYOAK DR	PEARLAND	TX	77581
STASKY JAMES & MELINDA	1308 BUTTONWOOD DR	FRIENDSWOOD	TX	77546
STEINER EMORY & JESSICA	3619 WILD OAK DR	PEARLAND	TX	77581
STEPHENS LLOYD & PATRICIA	3610 WILD OAK DR	PEARLAND	TX	77581
STICE HOLLY	1920 GRANDOAK DR	PEARLAND	TX	77581
STOLE MARK ANDERS & LACY D	1818 OAKBRANCH DR	PEARLAND	TX	77581
STONE KENNETH M & DANNA G	3608 WILD OAK DR	PEARLAND	TX	77581
STROH JOHANN	2712 SCARLET OAK DR	PEARLAND	TX	77581
STUBBE MATTHEW L & RACHEL A SMALLWOOD	3709 OAK BENT DR	PEARLAND	TX	77581
TA HIEU H & THANH TAM NGUYEN	1819 CASTLE OAKS DR	PEARLAND	TX	77581
TAFOYA JOSE OMAR & EUGENIA	3626 OAK CROSSING DR	PEARLAND	TX	77581
TAYLOR ERIC & CYNTHIA M	3920 PENNYOAK DR	PEARLAND	TX	77581
TAYLOR JOSLYN & ANTHONY	3618 OAK CROSSING DR	PEARLAND	TX	77581
TAYLOR LANCE C & KATHY A	3704 OAK CROSSING DR	PEARLAND	TX	77581
TAYLOR TIFFANY DANIELLE	3710 OAK CROSSING DR	PEARLAND	TX	77581
TEMPLEMAN DIANE LEE	1815 OAKBRANCH DR	PEARLAND	TX	77581
TERRY JACOB NATHAN & COURTNEY MARIE	3603 OAK CROSSING DR	PEARLAND	TX	77581
TEWARY RAJIV	7726 TIBURON TRL	SUGAR LAND	TX	77479
THEKKEKUTTU SEERA J & DENNIS THOMAS	1819 MAJESTIC OAK DR	PEARLAND	TX	77581
THOMAS ORLANZO & KARA	3806 OAK BENT DR	PEARLAND	TX	77581
THORNTON JACQUE C	3705 OAK BENT DR	PEARLAND	TX	77581
THORNTON RICHARD D	3602 OAK CROSSING DR	PEARLAND	TX	77581
TIEN GIANG & BAN	1825 MAJESTIC OAK DR	PEARLAND	TX	77581
TILLEY RONALD L & MORALES-TILLEY HERMINIA	3707 WILD OAK DR	PEARLAND	TX	77581
TOEPFER CHRISTIAN E & LAURIE E	1921 OAK SHIRE DR	PEARLAND	TX	77581
TOWNE LAKE ESTATES % FIRSTSERVICE RESIDENTIAL	PO BOX 4579 DEPT 133	HOUSTON	TX	77210
TREVINO JASON LOUIS	3902 MAJESTIC OAK CT	PEARLAND	TX	77581
TRIANGLE 31 PROPERTIES LLC	7918 BROADWAY ST STE 106	PEARLAND	TX	77581
TRUONG KHAM HOANG	1618 RAYBURN LN	PEARLAND	TX	77581
TUSHIM JARAD	3905 WINDING FOREST DR	PEARLAND	TX	77581
VALDEZ JAIME JAVIER	2001 WATER OAK DR	PEARLAND	TX	77581
VAN DINE TIMOTHY				
VELA NOLBERTO & GALA	1814 CASTLE OAKS DR	PEARLAND	TX	77581
VERCHIENS JOHN S & JENNIFER L	3705 WILD OAK DR	PEARLAND	TX	77581
WALCH GRAYLON L & TAMMIE L	3719 WILD OAK DR	PEARLAND	TX	77581
WALDROP FAMILY TRUST	1811 MAJESTIC OAK DR	PEARLAND	TX	77581
WALKER JIMMY L & KIMBERLEY D	3614 OAK BENT DR	PEARLAND	TX	77581
WALKER ROBERT DIXON & ANGELA M	2719 SCARLET OAK DR	PEARLAND	TX	77581
WALLACE GLADYS E	3620 OAK BENT DR	PEARLAND	TX	77581
WANG CHENYU	3909 GLENOAK DR	PEARLAND	TX	77581
WARD ANDREW S	3604 OAK CROSSING DR	PEARLAND	TX	77581
WATTS MARTHA ANN & MALLORY CARLTON	1814 OAKBRANCH DR	PEARLAND	TX	77581
WELLMAN MARK ALLAN & SUSAN	1834 BRANCH HILL DR	PEARLAND	TX	77581
WELLS BRANDON R & DANNA F	3711 WILD OAK DR	PEARLAND	TX	77581
WELLS FARGO BANK NA	3476 STATEVIEW BLVD	FORT MILL	SC	29715
WELLS RICHARD KARL & SUSAN LYNN	3909 LONGHERRIDGE DR	PEARLAND	TX	77581
WESSON SHALON E	1918 OAK SHIRE DR	PEARLAND	TX	77581
WGH TEXAS	200 BELLVUE PARKWAY, SUITE 210	WILMINGTON	DE	19809
WHALEN STANLEY E & AMY R	3712 WILD OAK DR	PEARLAND	TX	77581
WHITE JOSHUA JAMEIL & ANDREA DOMLECY	1907 OAK TOP DR	PEARLAND	TX	77581
WHITE LISA MARIE	3905 PENNYOAK DR	PEARLAND	TX	77581

Exhibit 5
ZONE 16-00008

WILLIAMS JIMMY DONNELL & TANISHA D	3812 WILD OAK DR	PEARLAND	TX	77581
WILLIAMS ROBERT E	4003 LONGHERRIDGE DR	PEARLAND	TX	77581
WILSON THOMAS C JR	1901 OAK TOP DR	PEARLAND	TX	77581
WIND CHARLES R	3903 LONGHERRIDGE DR	PEARLAND	TX	77581
WINDSOR JASON E & AMANDA	3702 OAK BENT DR	PEARLAND	TX	77581
WINTER MARK A	3806 OAK RIDGE DR	PEARLAND	TX	77581
WOLD ERIC G & JEANETTE	3720 OAK BENT DR	PEARLAND	TX	77581
WOOTTON JOE P & ELIZABETH M	3808 OAK RIDGE DR	PEARLAND	TX	77581
YOUNG JESS	910 PEBBLESHIRE DR	HOUSTON	TX	77062
ZAKRZEWSKI THOMAS J & KATHLEEN J YACUK	3905 RAYBURN LAKE CT	PEARLAND	TX	77581

Exhibit
Ordinance No. 509-416
Approved: 3.15.2000

Exhibit A

OAKBROOK ESTATES

Planned Unit Development

Formal Application

City of Pearland

City Council & Planning and Zoning Commission

Submitted by:

Oakbrook Estates, Ltd.,
Greatmark International, Inc., General Partner
7676 Woodway, Suite 238
Houston, Texas 77063

February 1, 2000

Table of Contents

ORDINANCE NO. 509-416

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING A 120.417 ACRE TRACT IN THE W.D.C. HALL LEAGUE, A-70 & PARTS OF LOTS 13-24, S.W. NARREGANG SUBDIVISION, VOLUME 1, PAGE 92 & ALSO LOTS 1 & 2, GEORGE W. JENKINS SUBDIVISION, VOLUME 79, PAGE 616, BRAZORIA COUNTY MAP RECORDS **(APPLICATION NO. 885)** (OAKBROOK ESTATES) FROM CLASSIFICATION SINGLE FAMILY DWELLING DISTRICT (R-1) TO SINGLE FAMILY DISTRICT PLANNED UNIT DEVELOPMENT (R-2 PUD) AT THE REQUEST OF KEN CAFFEY, AGENT FOR OAKBROOK ESTATES, LTD., OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE; AND OTHER PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EMERGENCY BECAUSE THE NEED TO REGULATE LAND USE INURES TO THE BENEFIT OF THE PUBLIC AND, THEREFORE, BEARS DIRECTLY UPON THE HEALTH, SAFETY AND WELFARE OF THE CITIZENRY.

WHEREAS, Ken Caffey, agent for Oakbrook Estates, Ltd., Owner, filed on December 8, 1999, an application for amendment pursuant to Section 28 of Ordinance No. 509, the Land Use and Urban Development Ordinance of the City, for approval of a change in the land use as provided for in said Section 28, said property being legally described in the original applications for amendment attached hereto, and made a part hereof for all purposes, as Exhibit "A"; and

WHEREAS, on the 14th day of February, 2000, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached thereto and made a part hereof for all purposes, as Exhibit

"B", said call and notice being in strict conformity with provisions of Section 28.3 and 28.4 of Ordinance No. 509; and

WHEREAS, on the 28th day of February, 2000, the Planning and Zoning Commission of the City submitted its report and recommendation to the City Council regarding the proposed amendment application by, Ken Caffey, agent for Oakbrook Estates, Ltd., Owner, whereby the Commission recommended and approved a change of classification for the property described in Exhibit "A" from its existing classification of Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-2 PUD); and

WHEREAS, upon receipt of the report from the Planning and Zoning Commission, the City Council considered this application, and concurred with the recommendation of the Planning and Zoning Commission, at a regular meeting on March 13, 2000, and

WHEREAS, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised in the premises, finds that in the case of the application of Ken Caffey, agent for Oakbrook Estates, Ltd., Owner, presented which, in the judgment of the City Council, would justify the approval of said application, it is therefore,

ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

I.

The following described property located within the corporate City limits of the City of Pearland, Texas, and presently classified as Single Family Dwelling District (R-1) to is

hereby for all purposes changed and reclassified as Single Family Dwelling District Planned Unit Development (R-2 PUD); such property being more particularly described as:

> A 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang Subdivision, Volume 1, Page 92 & also Lots 1 & 2, George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County map records (Oakbrook Estates)

II.

The City Council of the City of Pearland finds and determines that the recitations in the preamble hereof are true and that all necessary prerequisites of law have been accomplished and that no valid protest of the proposed change has been made. The City Council further finds and determines that there has been compliance with the mandates of law in the posting and presentation of this matter to the Planning and Zoning Commission and to the City Council for consideration and decision.

III.

The City Council of the City of Pearland finds and determines that the amendment adopted herein promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City's police powers.

IV.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

V.

All rights and remedies which have accrued in the favor of the City under this Ordinance and its amendments thereto shall be and are preserved for the benefit of the City.

VI.

The City Secretary is hereby directed to cause to be prepared an amendment to the official Land Use District Map of the City, pursuant to the provisions of Section 2 of Ordinance No. 509, and consistent with the approval herein granted for the reclassification of the herein above described property.

VII.

Declaration of Emergency. The Council finds and determines that the need to regulate land use inures to the benefit of the public and, therefore, bears directly upon the health, safety and welfare of the citizenry; and that this Ordinance shall be adopted as an emergency measure, and that the rule requiring this Ordinance to be read on two (2) separate occasions be, and the same is hereby waived.

VIII.

This Ordinance shall become effective after its passage and approval on second and final reading.

ORDINANCE NO. 509-416

PASSED, APPROVED, and ADOPTED on First and Only Reading this 13th day of March, 2000.

TOM REID
MAYOR

ATTEST:

YOUNG LORFING
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

CITY OF PEARLAND
ZONE CHANGE APPLICATION
Revised 6/5/96

Change in Zoning Classification from: R-1 to: R-2 PUD

Change in Regulations in Section #:

Specific Use for: *

Property address:

Lot: Block: Subdivision: OAKBROOK ESTATES

Metes & Bounds Description:
(unplatted property only; attach survey) SEE ATTACHED

Tax I.D. number:

Proposed use of land within requested designation: PLANNED UNIT DEVELOPMENT

Record owner's name: OAKBROOK ESTATES, LTD

Owner's mailing address: 7676 WOODWAY, SUITE 238

Owner's telephone number: 713-784-6102

Agent's name: KEN LAFFEY

Agent's mailing address: SAME

Agent's telephone number:

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [signature]

Agent's signature: Ken Laffey

Fees paid: $ 250.00

Date paid: 12/8/99

Received by: [signature]

Application number: 885

Initial Hrg. 12-Apr-99

R-1 LOW DENSITY SINGLE FAMILY DWELLING DISTRICT
R-2 MEDIUM DENSITY SINGLE FAMILY DWELLING DISTRICT
R-3 MEDIUM DENSITY SINGLE FAMILY DETACHED DWELLING DISTRICT
MF MULTI — FAMILY DWELLING DISTRICT
PUD PLANNED UNIT DEVELOPMENT DISTRICT
M-1 LIGHT INDUSTRIAL DISTRICT

City of Pearland, Texas

OAKBROOK ESTATES, LTD.

ZONE CHANGE
FROM
R-1 TO R-2 (PUD)

App. No. 685	Scale: HORZ: 1"=800' VERT: 1"=	SHEET 1 OF 1
Date: JAN., 2000		
Dwn. By: J.E.B.	CAD FILE: 99-8054A	
Chkd. By: D. SMITH		

AFFIDAVIT OF PUBLICATION

The Pearland Reporter News
2404 South Park
Pearland, Texas 77581

State of Texas
Brazoria and Harris Counties

I, Randy Emmons, hereby certify that the notice hereby appended was published in Brazoria and Harris Counties in THE REPORTER NEWS, a newspaper of general circulation in Brazoria and Harris Counties, for 1 issues, as follows:

No. _____ Date Jan 25th 20 00

No. _____ Date _____ 20 ____

No. _____ Date _____ 20 ____

No. _____ Date _____ 20 ____

No. _____ Date _____ 20 ____

Randy Emmons
President

Subscribe and sworn to before me this 25th day of Jan.

20 00

Laura Emmons
Laura Emmons, Publisher
Notary Public, State of Texas

LAURA EMMONS
Notary Public, State of Texas
Commission Expires 9-8-02

Public Notice

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 14th day of February, 2000, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Ken Caffey, agent for Oakbrook Estates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-2 PUD) on the following described property, to wit:

Being a 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13 through 24, S.W. Narregang subdivision, Vol. 1, pg. 32 & also Lots 1 & 2, Geo. W. Jenkins subdivision, Vol. 78, pg. 616, Brazoria Co. deed records (Oakbrook Estates)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Lorfing
City Secretary

APPLICATION NO. 885

AFFIDAVIT OF PUBLICATION

The Pearland Reporter News
2404 South Park
Pearland, Texas 77581

ıte of Texas
ızoria and Harris Counties

andy Emmons, hereby certify that the notice hereby appended was published
ɜrazoria and Harris Counties in THE REPORTER NEWS, a newspaper of general
ulation in Brazoria and Harris Counties, for 1 issues, as follows:

No. 1 Date Feb 2 20 00

No. _____ Date _____ 20 ____

No. _____ Date _____ 20 ____

N. _____ Date _____ 20 ____

No. _____ Date _____ 20 ____

Randall Emmons
President

:ribe and sworn to before me this 3 day of Feb
00

LAURA A. EMMONS
Notary Public, State of Texas
Commission Expires 3-9-02

Laura Ann Emmons, Publisher

Notary Public, State of Texas

Public Notice

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 14th day of February, 2000, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Ken Caffey, agent for Oakbrook Estates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-1) to Single Family Dwelling District Planned Unit Development (R-2-PUD) on the following described property, to wit:

Being a 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13 through 24, S.W. Narregang subdivision, Vol. 1, pg 92 & also Lots 1 & 2, Geo. W. Jenkins subdivision, Vol. 79, pg 616, Brazoria Co. map records (Oakbrook Estates)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Loring
City Secretary

APPLICATION NO. 885

February 28, 2000

Honorable Mayor and Council Members
City Hall
Pearland, Texas 77581

Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONING APPLICATION NO. 885

Request of Ken Caffey, agent for Oakbrook Estates, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Single Family Dwelling District (R1) to Single Family Dwelling District Planned Unit Development (R2-PUD) on the following described property, to wit:

Being a 120.417 acre tract in the W.D.C. Hall League, A-70 & parts of Lots 13-24, S.W. Narregang subdivision, Vol. 1, pg 92 & also Lots 1 & 2, George W. Jenkins subdivision, Vol. 79, pg 616, Brazoria Co. map records (Oakbrook Estates)

Honorable Mayor and Council Members:

At a regular meeting held on February 21, 2000 after a Joint Public Hearing, the Planning and Zoning Commission considered the above-mentioned request.

A motion was made by Commissioner Todd Iocco and seconded by Commissioner Donald Glenn to recommend approval of Zone Change Application No. 885.

Motion to approve passed 7 to 0.

This is submitted for your consideration.

Sincerely,

Mary Starr

Mary Starr, Chairman
Planning & Zoning Commission

Oakbrook Estates

C(1)(a). A legal description of the total site proposed for development, including a statement of present and proposed ownership and present and proposed zoning.

A legal description of the proposed site is located on the following page.

The existing owner is Mr. Tom McMichael, Guardian of the Estate of Alma Barnes Snyder and the proposed owners are Oakbrook Estates, Ltd. and Greatmark International, Inc., General Partner.

The existing zoning is R-1 and the proposed zoning requested by this application is R-2 PUD.

C(1)(b). A statement of planning objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.

The planning objective is to obtain a R-2 PUD designation for the property in order to extend the existing single family development of Oakbrook Estates (Sections 1-4).

C(1)(c). A development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed.

The following construction schedule is based on the projection of selling 8 lots per month and is subject to change in accordance with market demands.

Section	No. Lots	Begin WS&D and Paving Construction	Begin Home Construction
5	101	May 2000	September 2000
6	80	October 2000	February 2001
7	84	October 2001	February 2002
8	123	October 2002	February 2003
General Business	n/a	*	*

* The General Business Reserve most likely would not be developed until all residential development and the construction of Pearland Parkway has been completed.

C(1)(d). A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.

All single family lots will be sold. All reserves will be owned and maintained by the homeowner's association. The commercial reserve will be sold to and developed by others.

Section C(1)(e) is on the following page.

C(2)(e). Quantitative data for the following: total number and type of dwelling units; proposed lot coverage of buildings and structures; approximate gross and net residential densities; total amount of open space (including a separate figure for usable open space); total amount of nonresidential construction (including a separate figure for commercial of industrial facilities); economic feasibility studies or market analysis where necessary; and other studies as required by the review authority.

Total number of single family lots	388
Total number of reserves	7
Average lot coverage of buildings	40%
Gross residential density	3.22 units/acre
Net residential density	3.83 units/acre
*Reserves(open space)	7.5 acres
Reserves (detention area)	7.3 acres
Reserves (general business)	5.7 acres

*Reserves A, E, and G will be dedicated to the City of Pearland at the time of platting of property adjacent to the reserves. Dedication of such Reserves shall satisfy the Park Dedication requirements for this P.U.D.

C(1)(e)

The following automobile related uses shall require approval of a Conditional Use Permit in the GB zone:

All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales

Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)

Auto Glass Repair/Tinting

Auto Interior Shop/Upholstery

Auto Parts Sales (With Outside Storage or Display)

Auto Parts Sales (Indoors Only; With Repair Bays)

Auto Rental

Auto Repair (Major)

Auto Repair (Minor)

Auto Sales/Dealer (New-In Building, Auto Servicing and Used Auto Sales as accessory uses only) Combined auto lease

Auto Wash (Full Service/Detail Shop)

Auto Wash (Self-Service)

Auto Wrecker Service

Boat Sales/Personal Watercraft Sales (New/Repair)

Bus or Truck Storage

Commercial Transit Terminal

Gasoline Station (With or Without Auto Wash - Self Serve)

Limousine/Taxi Service

Motorcycle Sales/Dealer (New/Repair)

Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity

Tire Retreading and Capping

Tire Sales (Outdoors, With Open Storage)

Transfer Station (Refuse/Pick-up)

Truck (Heavy) and Bus Rental or Sales

Truck or Freight Terminal

Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange

METES AND BOUNDS DESCRIPTION
120.417 ACRES
W.D.C. HALL LEAGUE, ABSTRACT 70
BRAZORIA COUNTY, TEXAS

Being a 120.417 acre tract of land situated in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, and being part of Lots 13 through 24 of the S.W. Narregang Subdivision as recorded in Volume 1, Page 92, Brazoria County Map Records, and also being part of Lots 1 and 2 of the George W. Jenkin's Subdivision as recorded in Volume 79, Page 616, Brazoria County Map Records. Said 120.417 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found marking the most easterly corner of Oakbrook Estates Section Two, a subdivision of record in Volume 19, Page 553, Brazoria County Map Records;

THENCE along the southwesterly boundary line of said Oakbrook Estates Section Two, S 45-01-24 E, 1247.89 feet to the most southerly corner of said Oakbrook Estates Section Two, and being in the common line of said S.W. Narregang Subdivision and said George W. Jenkin's Subdivision;

THENCE along said common line of S.W. Narregang Subdivision and George W. Jenkin's Subdivision, S 44-59-30 W, 54.30 feet to a point for corner;

THENCE departing said common line of S.W. Narregang Subdivision and George W. Jenkin's Subdivision, S 45-02-33 E, 1001.91 feet to a point for corner in the northwesterly right-of-way (R.O.W.) line of Dixie Farm Road (80-feet wide);

THENCE along said northwesterly R.O.W. line of Dixie Farm Road, S 44-59-30 W, 1285.83 feet to the most southerly corner of aforementioned George W. Jenkin's Subdivision;

THENCE departing said northwesterly R.O.W. line of Dixie Farm Road and along said southwesterly line of said George W. Jenkin's Subdivision and aforementioned S.W. Narregang Subdivision , N 44-58-02 W, 3074.24 feet to the most southerly corner of Shadycrest Subdivision, a subdivision of record in Volume 8, Page 95-98, Brazoria County Map Records, same being the most westerly corner of said S.W. Narregang Subdivision;

THENCE along the common line of said Shadycrest Subdivision and said S.W. Narregang Subdivision, N 44-48-39 E, 2483.14 feet to a point for corner;

THENCE departing said common line of Shadycrest Subdivision and S.W. Narregang Subdivision, S 45-00-30 E, 225.00 feet to a point for corner;

THENCE N 44-48-39 E, 308.24 feet to a point for corner;

THENCE S 61-47-33 E, 298.31 feet to a point for corner;

THENCE S 76-18-39 E, 182.25 feet to a point for corner;

THENCE S 10-05-26 W, 291.75 feet to a point for corner;

THENCE S 44-59-30 W, 1395.92 feet to the POINT OF BEGINNING and containing 120.417 acres of land.

Compiled by:
TURNER COLLIE & BRADEN INC.
Engineers • Planners • Project Managers
TEXAS Austin/Dallas/Fort Worth/Houston/Rio Grande Valley
COLORADO Denver
June 22, 1999

Job No. 21-04007-005

Oakbrook Estates

C(2). A site plan and any maps necessary to show the major details of the proposed PUD must contain the following information:

a. The existing site conditions including contours are shown on the attached survey.

b. Proposed lot lines and reserves are shown on the attached General Plan.

c. Preliminary architectural renderings of a typical single family structure are currently not available but proposed structures should compare to the existing homes in the adjacent Oakbrook Estates Sections. Preliminary architectural renderings of the structure(s) proposed for the commercial reserve are not available as this project will probably be developed by others.

d. The location and size of all reserves is shown on the General Plan. The existing recreational area in Oakbrook Estates Section 1 has adequate facilities to serve the additional residential area in the proposed PUD.

e. The existing and proposed circulation system of all streets is shown on the General Plan. It should be noted that there is no direct connection to the existing streets in Shadycrest Subdivision.

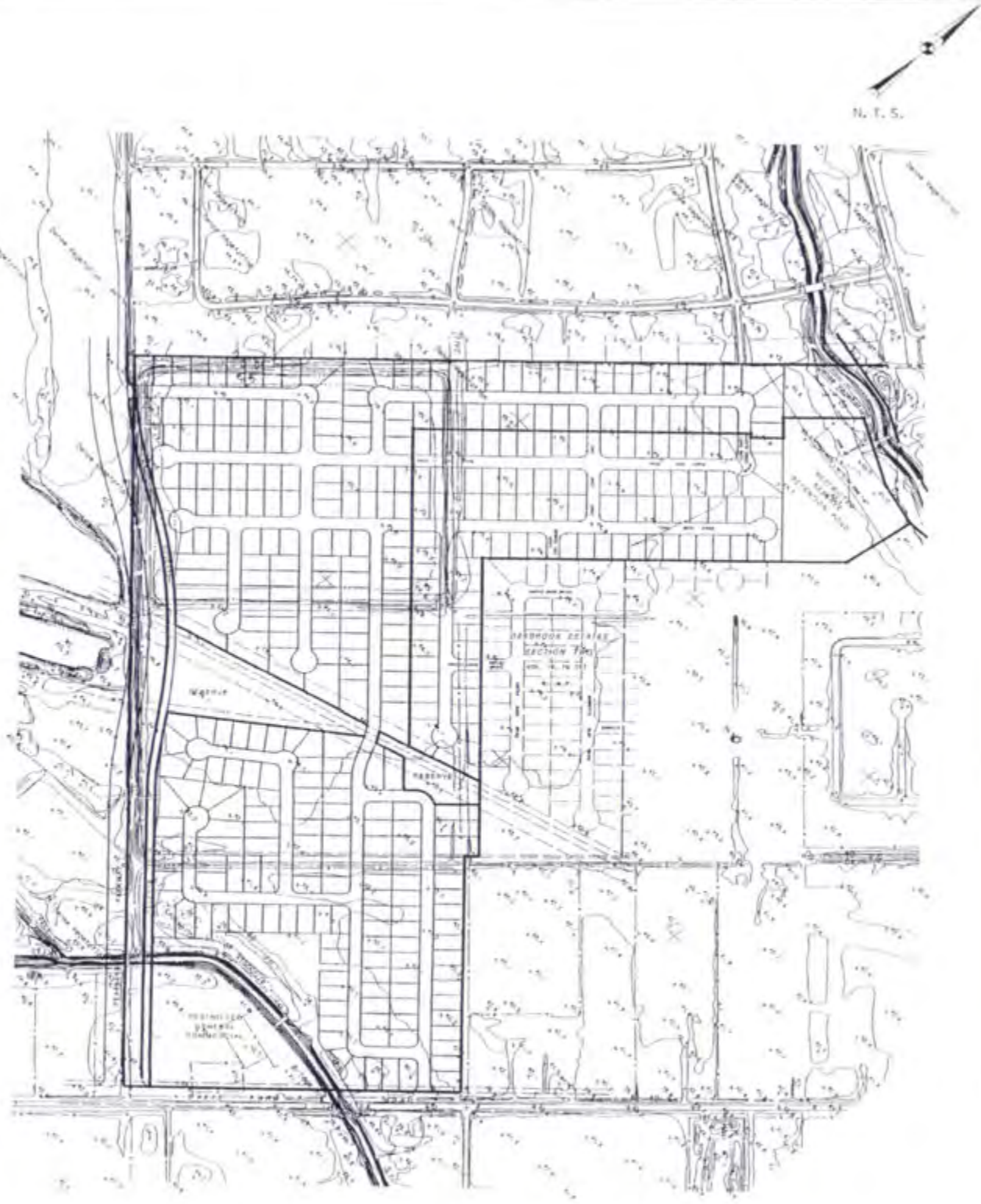
f. Sidewalks are not shown on the General Plan but will be constructed by the home builder were required by the City of Pearland' s Land Use & Urban Development Ordinance.

g. The existing and proposed water, sewer, and drainage systems are shown on the attached utility layouts.

h. Landscaping is not shown on the General Plan but each builder will be required to plant one tree per lot. The applicant also intends to plant trees along the residential portion of the project along Dixie Farm Road.

   Landscaping along Pearland Parkway will be in accordance with the standards specified in the City of Pearland Code of Ordinances Corridor Overlay District.

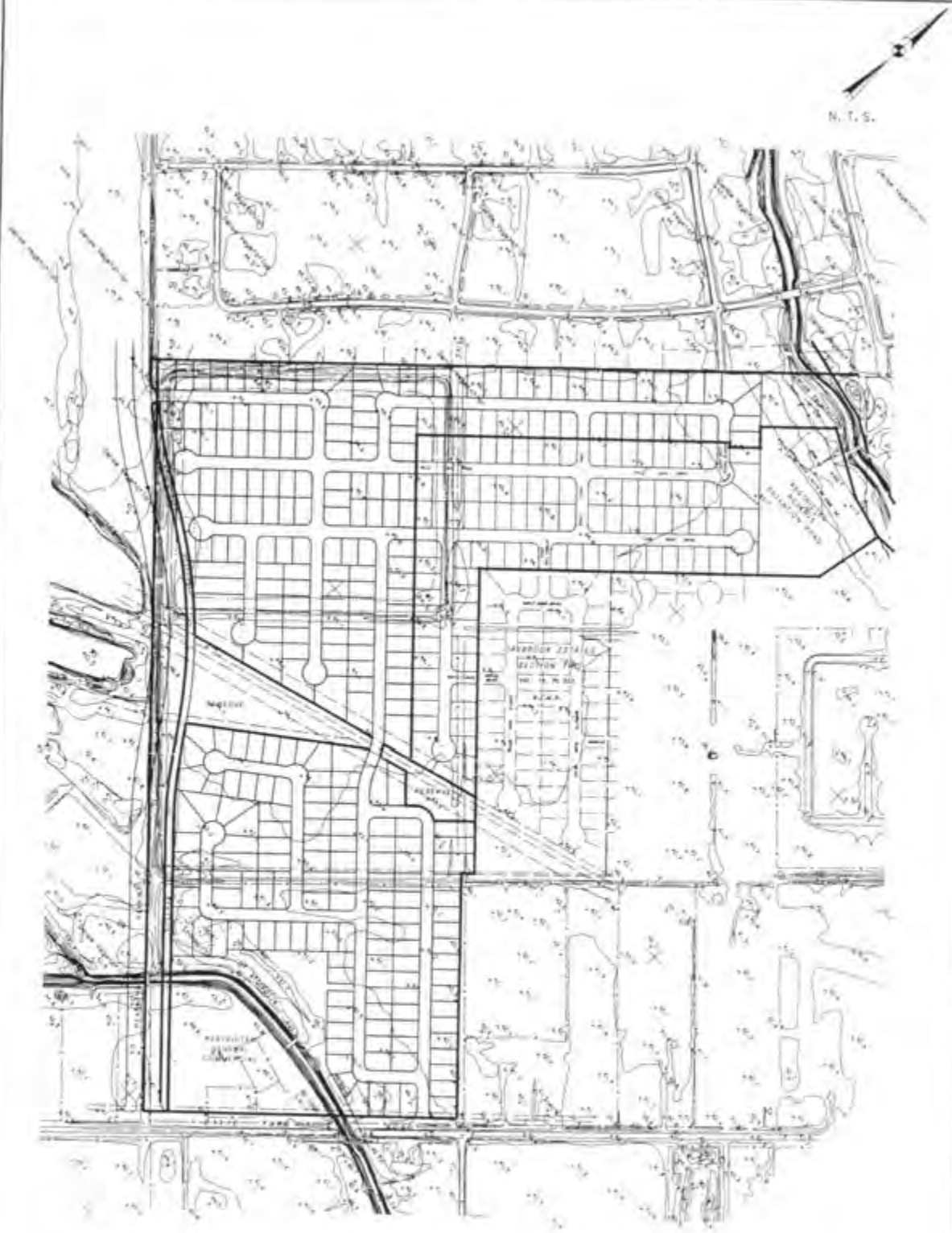
i. A wood fence with brick columns spaced every 100 feet is proposed along the residential portion of the project along Dixie Farm Road.



SURVEY OF OAKBROOK ESTATES

Turner Collie & Braden Inc.

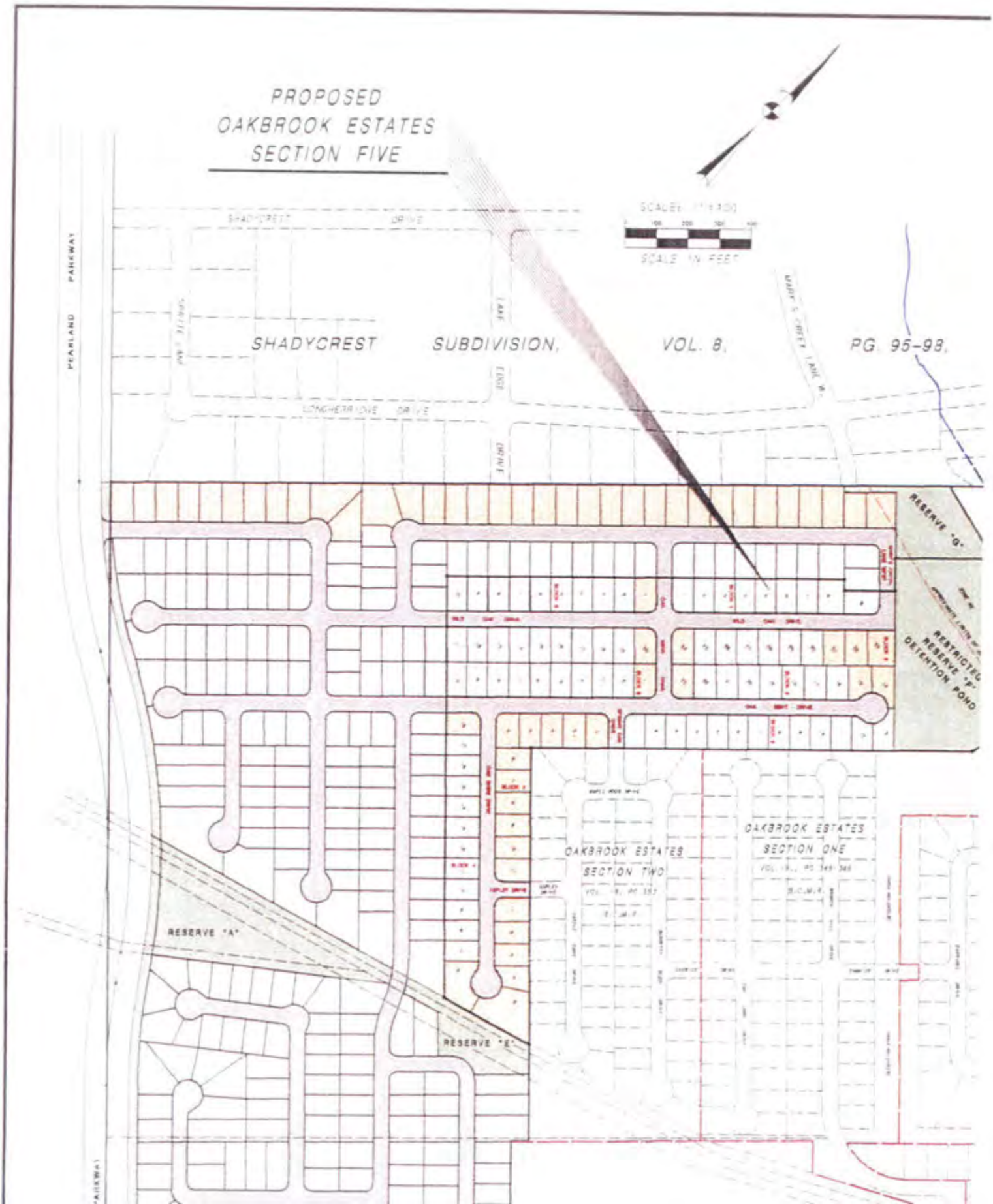
Engineers • Planners • Project Managers



SURVEY OF
OAKBROOK ESTATES

Turner Collie & Braden Inc.

ENGINEERS • PLANNERS • PROJECT MANAGERS


PROPOSED
OAKBROOK ESTATES
SECTION FIVE
SCALE IN FEET
SHADYCREST DRIVE
SHADYCREST SUBDIVISION, VOL. 8, PG. 95-98,
LONGHEATHOVE DRIVE
PEARLAND PARKWAY
RESERVE "G"
RESTRICTED RESERVE "F" DETENTION POND
OAKBROOK ESTATES SECTION TWO
OAKBROOK ESTATES SECTION ONE
RESERVE "A"
RESERVE "E"