

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 21, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING

**Conditional Use Permit No. CUP 2010-04**

A request of Janice and Bonnie Howard, applicants and owners of the Houston Memorial Gardens Cemetery, on behalf of Theresa and Eric Walls, owners of the 3.0 acre Tract of Land, for approval of a conditional use permit to allow the existing Houston Memorial Gardens Cemetery the addition of the adjacent 3 acre tract, both being located in the Cullen Mixed-Use (C-MU) Zoning District, on the following described property, to wit:

**Legal Description:** Approximately 57.231 acre tract of land, out of tracts 41, 42, 55, 56, 57 in the Allison Richey Gulf coast Home Co. Subdivision as Recorded in Plat book 2, Page(s) 24 of the Brazoria County Plat Records, located in the H.T. and B. Company Surveys, Section 20, Abstract 506 in Brazoria county Texas, and A Tract of Land Containing 3.0 Acres, more or less, out of Lot 54 of the Allison Richey Gulf Coast Home Subdivision of the H.T. and B.R.R. company survey, Section 20, abstract 506, Brazoria County.

**General Location:** 2310 Cullen Blvd and 2426 Cullen Blvd, Pearland Texas

- III. APPLICATION INFORMATION AND CASE SUMMARY
  - A. STAFF REPORT
  - B. APPLICANT PRESENTATION
- 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.

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JUNE 21, 2010

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## Conditional Use Permit No. CUP 2010-04

A request of Janice and Bonnie Howard, applicants and owners of the Houston Memorial Gardens Cemetery, on behalf of Theresa and Eric Walls, owners of the 3.0 acre Tract of Land, for approval of a conditional use permit to allow the existing Houston Memorial Gardens Cemetery the addition of the adjacent 3 acre tract, both being located in the Cullen Mixed-Use (C-MU) Zoning District, on the following described property, to wit:

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**General Location:** 2310 and 2426 Cullen Rd., Pearland, TX 77584

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

Planning and Zoning Commission: June 21, 2010\*

City Council for First and Only Reading: June 28, 2010\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The applicant is requesting approval of a conditional use permit to allow the addition of 3.00 acres to an existing 57.231 acre cemetery, Houston Memorial Gardens. The existing cemetery is located at 2426 Cullen Blvd. The additional 3.00 acreage is vacant and located at 2310 Cullen Blvd to the north and adjacent to the existing cemetery. The existing cemetery is zoned GB and C-MU and the 3.00 acre

proposed addition is zoned C-MU. In the C-MU zoning district, a cemetery is permitted with an approved CUP and in the GB zoning district, a cemetery is permitted outright. Since a portion of the current cemetery is zoned C-MU, it is nonconforming. An approved CUP will permit all areas of the cemetery, including the proposed addition, to conform to the current zoning requirements.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential-3 & Single Family Residential -2 (R-2 and R-3)	Residential
South	General Business (GB)	Several Commercial Businesses
East	General Business (GB) and Cullen- Mixed Use (C-MU)	Residential and Cemetery
West	Single Family Residential-3 & Single Family Residential -2 (R-2 and R-3) and General Business (GB)	Residential

**CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC):** The subject property is currently zoned as Cullen-Mixed Use (C-MU) and General Business (GB). The minimum lot size for the C-MU district is 22,500 square feet, the minimum lot width is 150 feet, and the minimum lot depth is 125 feet. The minimum lot size for GB is 22,500 feet, the minimum lot width is 150 feet, and the minimum depth is 125 feet. The subject property exceeds these minimum requirements, as the property is approximately 57.23 acres in size. The subject properties would be in conformance with the current Unified Development Code with an approved conditional use permit.

**PLATTING STATUS:** The property has not been platted.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends “Cullen Mixed-Use and General Business” for the subject properties and the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts are “Cullen Mixed Use (C-MU), General Business (GB), and General Commercial (GC).” The current C-MU and GB zones conform to the current Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Cullen Blvd., a major thoroughfare with sufficient width of 120 feet. The applicant has not had the property platted and all necessary dedications need to be made at that time.

**AVAILABILITY OF UTILITIES:** The subject parcel is served by public water and sewer

lines.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The applicant proposes, as presented in the letter of intent and site plan submitted, an additional 3 acres to the existing Houston Memorial Gardens Cemetery. The existing cemetery has approximately 57.231 acres and was established in the 1950's.

The proposed 3.00 acre addition would not have any significant negative impact on the surrounding properties and uses.

The cemetery currently has access off of Cullen Blvd., a major thoroughfare and the proposed use does not generate any additional vehicular or pedestrian traffic that would be hazardous or in conflict with the existing or anticipated traffic in the neighborhood.

The 3.00 acre proposed addition to the cemetery will need to be platted as one large lot with the existing 57.231 acre cemetery so that a 3.00 acre parcel without access is not created.

Section 2.4.3.2. (g) of the Unified Development Code states that screening shall be provided between non residential and residential uses. The property lines on the existing cemetery and the property lines of the proposed addition, which are adjacent to residential uses, shall need to be screened.

The applicant will be required to comply with all requirements of the Unified Development Code.

**ADDITIONAL COMMENTS:**

There are no additional comments from other departments.

**SITE PLAN CONSIDERATIONS:** A site plan was submitted with the conditional use permit.

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning 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.

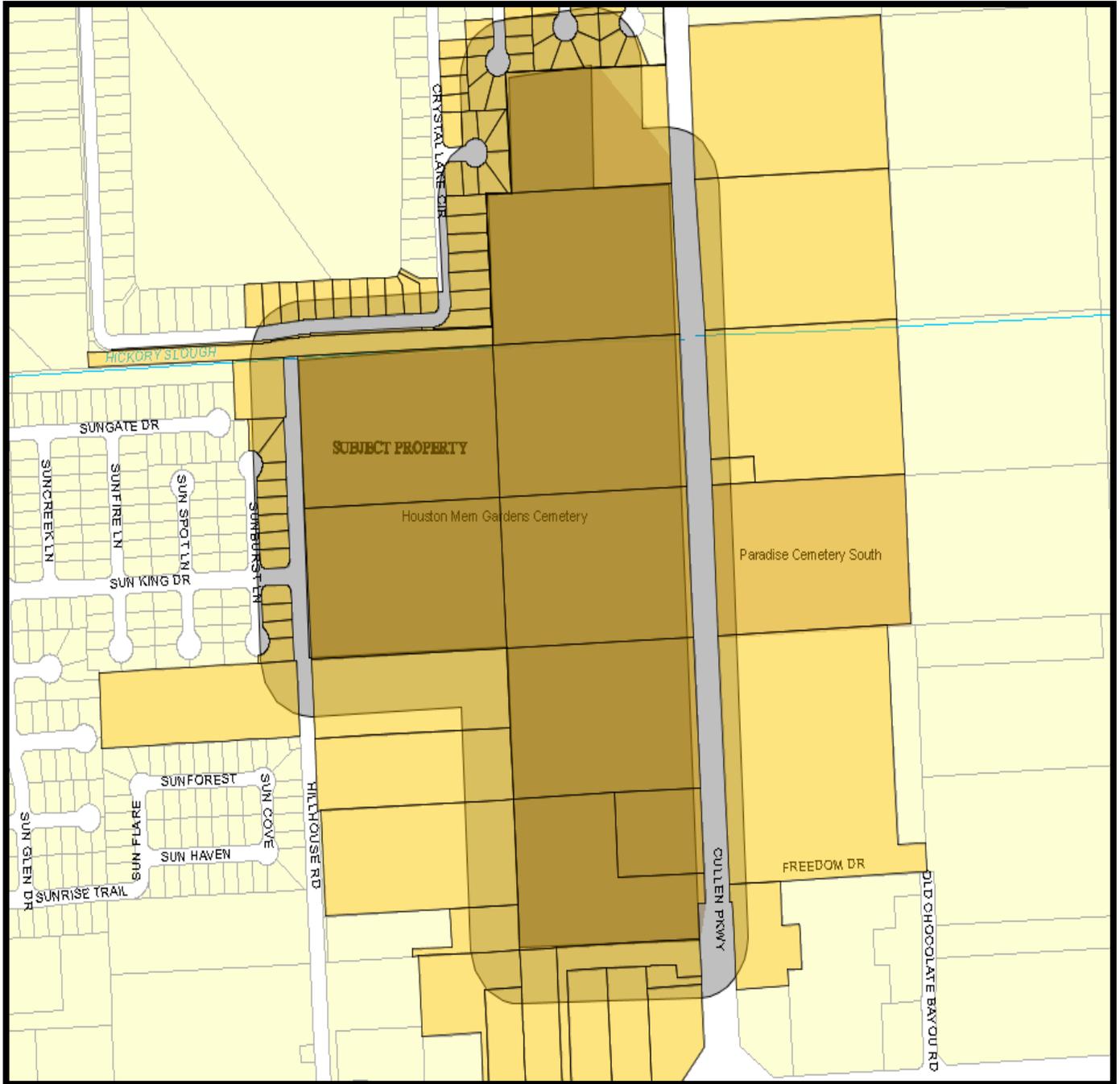
**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit No. 2010-04 as proposed by the applicant and owners for the following reasons:

1. The proposed facility should not have any significant negative impact on the surrounding properties and developments.
2. The proposed addition of 3 acres to the existing cemetery is in conformance with the current Comprehensive Plan.
3. The proposed addition of 3 acres to the existing 57.231 acre cemetery and its continued use would be conforming to the current Unified Development Code with an approved conditional use permit.

**SUPPORTING DOCUMENTS:**

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents





**ABUTTER MAP**  
**CONDITIONAL USE PERMIT CUP 2010-04**  
**2310 and 2426 CULLEN, PEARLAND, TEXAS**

↑  
**NORTH**

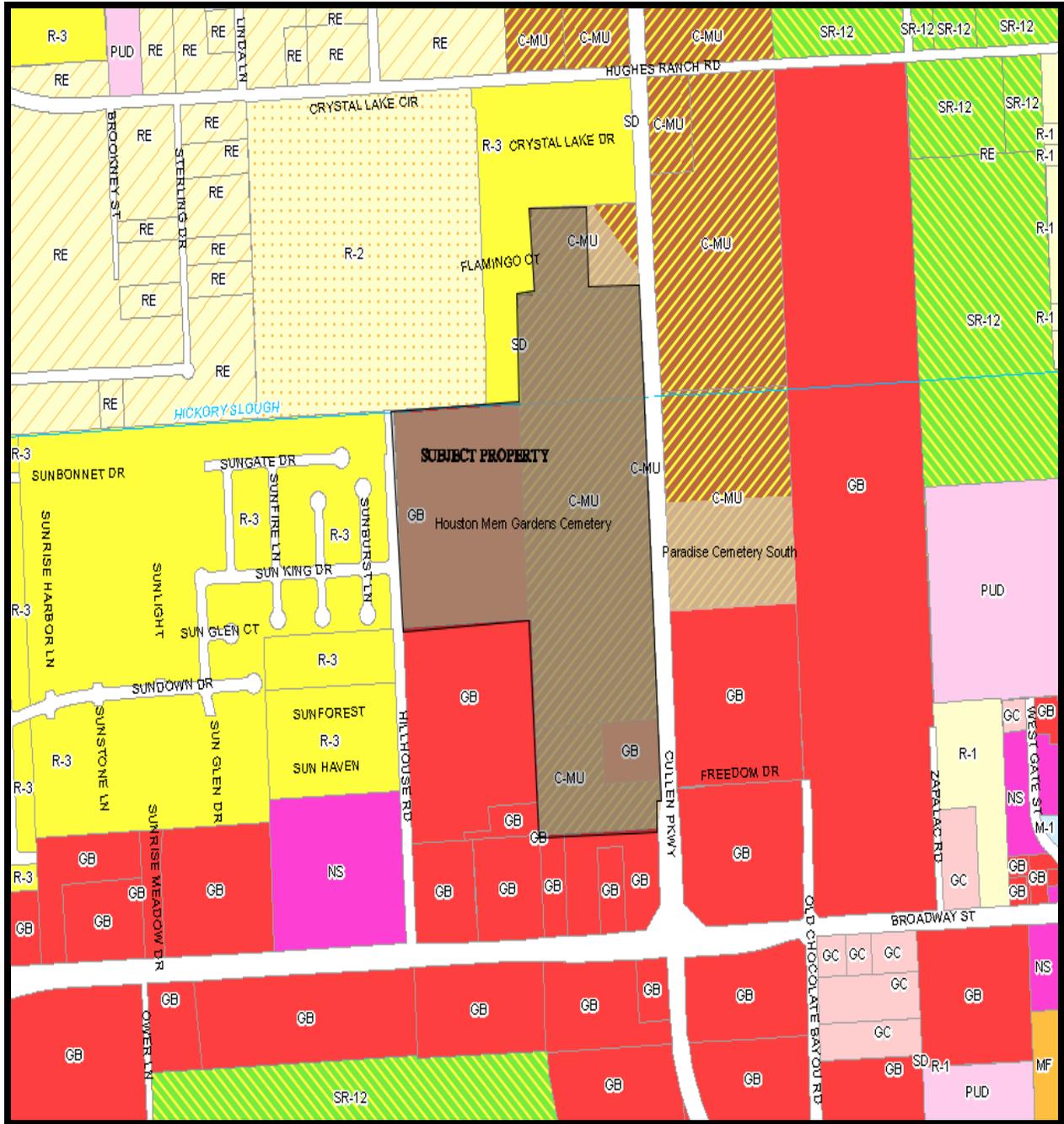
**CUP APPLICATION NO. CUP 2010-04**  
**2310 and 2426 Cullen**  
**PROPERTY OWNERS NOTIFICATION LIST**

ARDOIN PHIL S & VALERIE M	1435 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
ARMSTRONG CYNTHIA	2507 SUNBURST LN	PEARLAND	TX	77581
AUBIN-SAMS KAREN & SAMS TOM	3939 SOUTH CRYSTAL LAKE CIRCLE	PEARLAND	TX	77584
BAILEY JEFFREY & GRETZA MARCIE	4110 FLAMINGO CT	PEARLAND	TX	77584
BRADFORD LEAH	1303 KINGFISHER CT S	PEARLAND	TX	77584
BRADICICH MARK A	1306 KINGFISHER CT S	PEARLAND	TX	77584
BURNS STEVEN O	1315 SANDPIPER CT S	PEARLAND	TX	77584
BUSH LEONARD & BARBARA	1323 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
CARCOLO #1 LTD	9111 JOLLYVILLE RD STE 106	AUSTIN	TX	78759
CARR ERIC M & ROXANNE	2513 SUNBURST LN	PEARLAND	TX	77584
CARTER STACEY	1306 SOUTH TEAL COURT	PEARLAND	TX	77584
CHAVERO FELIX R	1318 SOUTH KINGFISHER COURT	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLARK ODELL & DELORES	1302 SANDPIPER CT S	PEARLAND	TX	77584
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	LAKE HILLS	TX	78063
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	LAKE HILLS	TX	78063
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	LAKE HILLS	TX	78063
CRYSTAL LAKE PROPERTY OWNERS ASSOC	PO BOX 63178	LAKE HILLS	TX	78063
DAVENPORT DAVID W & FRANCES	2407 SUNBURST LN	PEARLAND	TX	77584
DOUGHERTY PATRICK M & KATHRYN G	1310 TEAL CT S	PEARLAND	TX	77584
ELLIOTT DAVID III & SABRINA M ECHOLS-ELLIOTT	1315 CRYSTAL LAKE CIR	PEARLAND	TX	77584
EXXON MOBIL CORPORATION	PO BOX 53	PEARLAND	TX	77001
FOLTYN FRANK S & LISA W	1310 SANDPIPER CT S	PEARLAND	TX	77584
FRANK BILLY	2403 SUNBURST LN	PEARLAND	TX	77584

GUTHRIE JAMES S & FARRELL JUDITH H	1439 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
HAMER DAVID	1919 ORCHARD COUNTRY	HOUSTON	TX	77062
HARRISON STEVEN P	1311 TEAL COURT	PEARLAND	TX	77584
HASS JAMES ALFRED & JOANNE	1415 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
HOUSTON MEMORIAL GARDENS	PO BOX 330350	PEARLAND	TX	77233
HOUSTON MEMORIAL GARDENS	PO BOX 330350	PEARLAND	TX	77233
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HOUSTON MEMORIAL GARDENS	PO BOX 330350	PEARLAND	TX	77233
HOUSTON MEMORIAL GARDENS	PO BOX 330350	PEARLAND	TX	77233
HUNTER ROY D SR	PO BOX 2429	TEXAS CITY	TX	77592
IVERSON ARTHUR	2505 SUNBURST LN	PEARLAND	TX	77584
JANKOWSKI BOHDAN & MARIA	2503 SUNBURST LN	PEARLAND	TX	77584
JOHNSON JANET G	1307 KINGFISHER CT S	PEARLAND	TX	77584
JONES LATANYA D	1322 KINGFISHER CT S	PEARLAND	TX	77584
KWAK JUNG HWAN	2621 SUNFISH DR	PEARLAND	TX	77584
LANCASTER ROBERT L & KAREN C	4003 S CRYSTAL LAKE CIR	PEARLAND	TX	77584
LAWRENCE-WALLS LORRAINE D	1314 KINGFISHER CT S	PEARLAND	TX	77584
MANSON JOLEAN	1302 TEAL CT S	PEARLAND	TX	77584
MARTIN RONALD L	1315 TEAL CT S	PEARLAND	TX	77584
MARYFIELD LIMITED	7676 WOODWAY #338	PEARLAND	TX	77063
MCCURDY SCOTT A & KERRI L	2501 SUNBURST LN	PEARLAND	TX	77584
MCLAURIN MARIA MARTHA	4015 CRYSTAL LAKE CIRCLE SOUTH	PEARLAND	TX	77584
MILLIGAN LAURIE M	1315 KINGFISHER CT S	PEARLAND	TX	77584
MITCHELL JANIE	4103 FLAMINGO CT	PEARLAND	TX	77584
MOORE WILLIAM R	1427 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
MORRISON GREGORY D & IRENE M	1307 TEAL CT S	PEARLAND	TX	77584
MORROW DEIDRE XAN	4111 FLAMINGO CT	PEARLAND	TX	77584

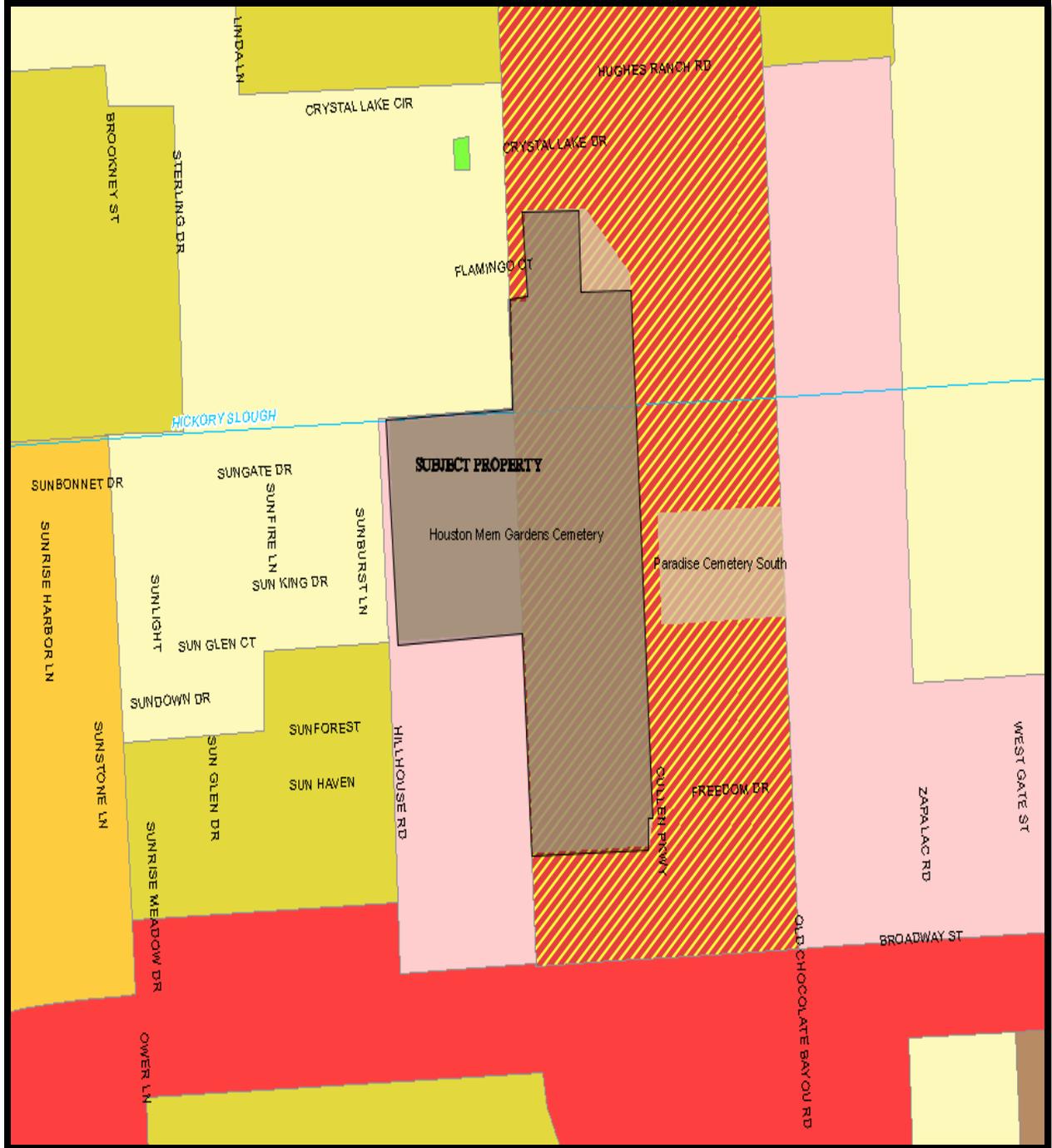
MOSLEY ERIC & LINDA & DORIS GERARD	1306 SANDPIPER CT S	PEARLAND	TX	77584
MULLINS PEGGY S & SANDRA J LAZEROFF	1319 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	PEARLAND	TX	77088
PARADISE CEMETARY SOUTH	10401 W MONTGOMERY RD	PEARLAND	TX	77088
PEARLAND CENTRAL OFFICE	9525 KATY FRWY STE 130	HOUSTON	TX	77024
PHE-PEARLAND INTERESTS LTD	9525 KATY FRWY STE 130	HOUSTON	TX	77024
PHILBROOK ROBERT M TRUST	4019 CRYSTAL LAKE CIRCLE S	PEARLAND	TX	77584
PONOMAREV ARTEM L	200 WATER ST #5101	PEARLAND	TX	77598
POSTON WILLIAM S & JUDY	1423 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
PROSPERITY BANK	1101 POST OAK BLVD	PEARLAND	TX	77056
PROSPERITY BANK	1101 POST OAK BLVD	PEARLAND	TX	77056
RASMUSSEN NORMAN O JR	4035 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
RENFROW JENNIFER ET UX	1431 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
RUMBEOA RUEL D & BECKY L	2409 SUNBURST LN	PEARLAND	TX	77584
RUSSO PATRICIA A ESTATE	1419 CRYSTAL LAKE CIR EAST	PEARLAND	TX	77584
SABLATURA DAVID & NORMA	3935 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
SEYMOUR EDWARD C JR & JACQUELYN R	1311 KINGFISHER CT S	PEARLAND	TX	77584
SILVER PEAR 518 BUSINESS PARK LTD	PO BOX 79650	PEARLAND	TX	77279
SILVERLAKE VILLAGE	1800 BERING DR	PEARLAND	TX	77057
SILVERY SKY INVESTMENTS LLC	3402 ROSE WATER DRIVE	PEARLAND	TX	77578
SIMMONS ANDREW	4830 MALLOW ST	PEARLAND	TX	77033
SOUTHERN MEMORIAL CEMETERY	PO BOX 33350	PEARLAND	TX	77033
SPENCER JAY V JR	4102 FLAMINGO CT	PEARLAND	TX	77584
STEWART GREGORY & TOY	2405 SUNBURST LN	PEARLAND	TX	77584
STROM KYLE B & JODY K	2511 SUNBURST LANE	PEARLAND	TX	77584
SYED AMUNAL HASAN				0
TALBOT JOSEPH E & SANDRA L	2509 SUNBURST LN	PEARLAND	TX	77584
UNITED STATES POSTAL SERVICE	PO BOX 667180	PEARLAND	TX	75266
URIAS MARIA ANGELA	4107 FLAMINGO CT	PEARLAND	TX	77584
VINING PAUL & SARAH METZ	4106 FLAMINGO CT	PEARLAND	TX	77584
WALDMAN KENNETH R & KAREN	4115 FLAMINGO CT	PEARLAND	TX	77584

WALLS ERIC & THERESA A	5105 MAKENA DR	RALEIGH	NC	27615
WATKINS STEVEN D	2401 SUNBURST LN	PEARLAND	TX	77584
WELCOME ELAINE T & STEPHEN B	4007 CRYSTAL LAKE CIRCLE SOUTH	PEARLAND	TX	77584
WILLIAMS MATTHEW J JR & MARIAN A	1310 KINGFISHER CT S	PEARLAND	TX	77584
WILSON STANLEY D & SOLYMAR	1311 CRYSTAL LAKE CIR E	PEARLAND	TX	77584
YAO JOSEPH D	4023 CRYSTAL LAKE CIR S	PEARLAND	TX	77584
ZAREMBA CHESTER & MARY	4027 CRYSTAL LAKE CIR S	PEARLAND	TX	77584



**ZONING MAP**  
**CONDITIONAL USE PERMIT CUP 2010-04**  
**2310 and 2426 CULLEN, PEARLAND, TEXAS**





**FUTURE LAND USE MAP**  
**CONDITIONAL USE PERMIT CUP 2010-04**  
**2310 and 2426 CULLEN, PEARLAND, TEXAS**

↑  
**NORTH**



**AERIAL MAP**  
**CONDITIONAL USE PERMIT CUP 2010-04**  
**2310 and 2426 CULLEN, PEARLAND, TEXAS**

↑  
**NORTH**

APR 16 2010



# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

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

Conditional Use Permit Request for: Mortuary/Cemetery (Including Mausoleum/  
Crematorium  
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: C-MU. Cullen-mixed Use District

**Property Information:**

Address or General Location of Property: 2310 Cullen Blvd.

Tax Account No. 175876

Subdivision: A0506 H.T. & B.R. TRACT 54 Lot: EB DRAKE Block: ACRES 6.400

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

**PROPERTY OWNER INFORMATION:**

NAME THERESA & ERIC WALLS  
ADDRESS 5105 MAKENA DR.  
CITY RALEIGH STATE NC ZIP 27615-1691  
PHONE (919) 426-4722  
FAX ( )  
E-MAIL ADDRESS EV WALLS @ BELLSOUTH.NET

**APPLICANT INFORMATION:**

NAME JANICE & BONNIE HOWARD  
ADDRESS 2426 Cullen Blvd.  
CITY Pearland STATE TX ZIP 77581  
PHONE (281) 485-2221  
FAX (281) 485-0428  
E-MAIL ADDRESS \_\_\_\_\_

\*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: *Theresa A. Walls* Date: 2/5/2010  
LOUIS MCKENNEY

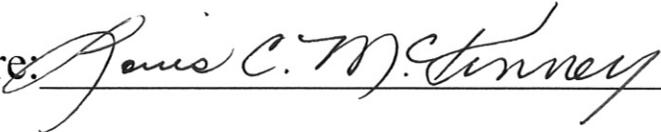
Agent's Signature: *Louis McKenney* (281) 684-7459 Date: 2/5/2010  
OZZIE PARKER (713) 204-1089

**OFFICE USE ONLY:**

FEE PAID: <u>\$250.00</u>	DATE PAID: <u>4/21/10</u>	RECEIVED BY: <u><i>aj</i></u>	RECEIPT NUMBER: <u>178729</u>
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Application No. CUP 2010-04

Agent for Buyer : Louis C. McKinney  
16310 Quail Park Dr.  
Missouri City, TX. 77489  
Office : 281-438-4816  
Cell : 281-684-7459

Signature: \_\_\_\_\_

Agent for Seller : Ozzie Ramirez  
2506 Francis Dr.  
Pearland, TX. 77581  
Office : 281-648-4440  
Cell: 713-201-4089

Signature: \_\_\_\_\_

APR 16 2010

## APPLICATION CHECKLIST FOR THE FOLLOWING

- Conditional Use Permits (CUP)

- Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit
- Metes and Bounds Description, Survey, or a Plat of the property.  
*of entire property*
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only) *§*
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information *site plan submitted is not sufficient*
- Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing *3/10/10*
- note or proof taxes are paid.

April 20, 2010

City of Pearland  
Community Development  
Planning and Zoning Commission  
3523 Liberty Drive  
Pearland, TX 77581

Dear Commissioners:

I am requesting that the tract of land at 2310 Cullen Boulevard be considered for a **CONDITIONAL USE PERMIT (CUP)** along with the existing cemetery located at 2426 Cullen Boulevard. The property is currently zoned as Cullen-Mixed Use District.

The following information specifies the property description and its boundaries, proposed use, specific operations of the use, and characteristics of the property.

**I. Introduction: Property Description**

The subject property is a three-acre rectangular tract of vacant land, bordered on the east and north side by the Crystal Lake Section 1 Subdivision. On the east side the property is bordered by a 3.4-acre tract owned by Mr. Walls (seller). On the South, the property is bordered by the Houston Memorial Gardens Cemetery. The only road by which this property will be accessed will be from the south side of the property which is bordered by Houston Memorial Garden Cemetery.

**II. Proposed Use/Specific Operations of the Property**

The property will be used exclusively as a cemetery, with no buildings.

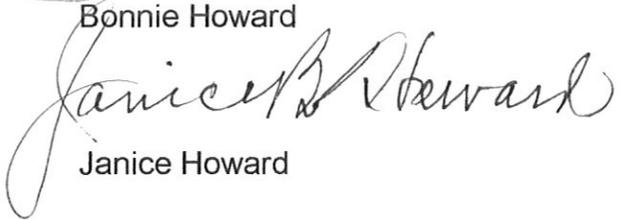
**III. Current Characteristic of the Property**

The subject property is currently vacant, and has no buildings.

This letter of intent serves as our request for the issuance of a **CONDITIONAL USE PERMIT (CUP)** for the subject property. Thank you for your attention to this request.

Sincerely,

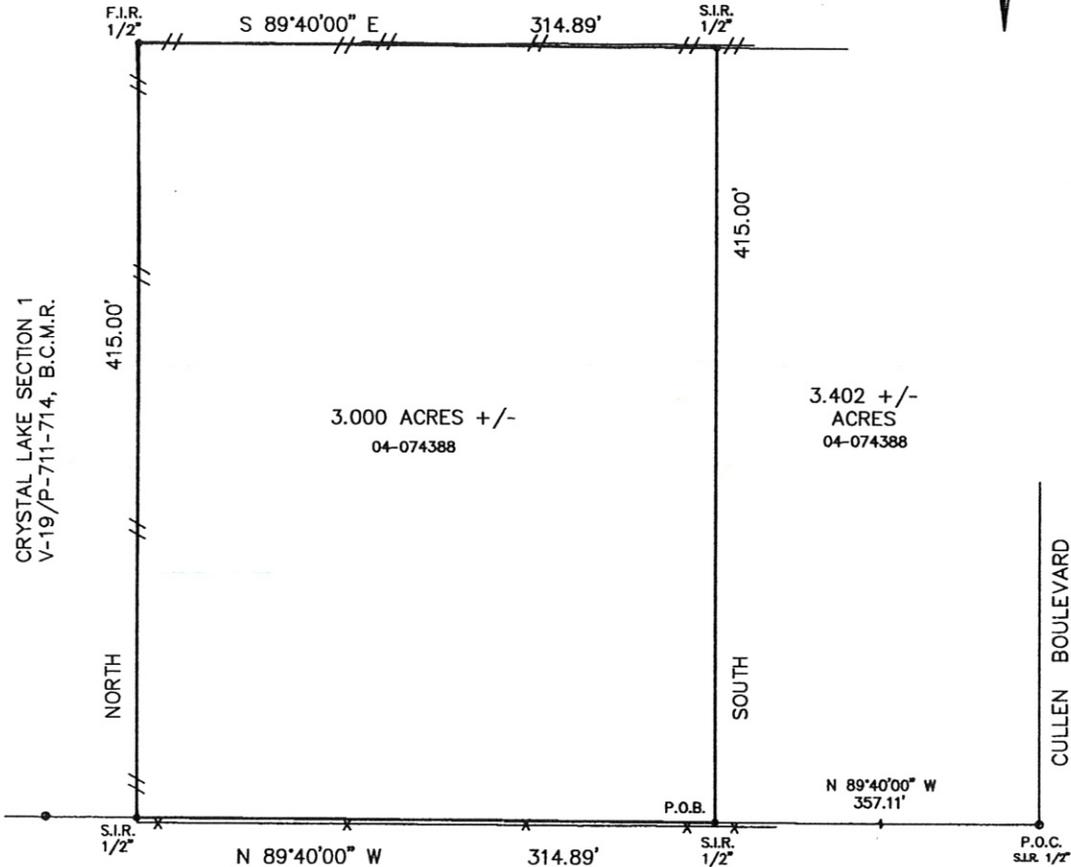
  
Bonnie Howard

  
Janice Howard

APR 16 2010

● = CONTROL MONUMENT

CRYSTAL LAKE SECTION 1  
V-19/P-711-714, B.C.M.R.



3.000 ACRES +/-  
04-074388

3.402 +/-  
ACRES  
04-074388

CRYSTAL LAKE SECTION 1  
V-19/P-711-714, B.C.M.R.

NORTH 415.00'

SOUTH 415.00'

CULLEN BOULEVARD

SOUTHERN MEMORIAL CEMETERY  
A0506 H T & B R R, TRACT 55,  
ACRES 10.000

WOOD FENCE

CHAIN LINK

Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

BUYER  
BONNIE HOWARD AND,  
JANICE HOWARD

PROPERTY ADDRESS  
CULLEN BOULEVARD  
PEARLAND, TEXAS 77581

LEGAL DESCRIBED PROPERTY

A TRACT OF LAND CONTAINING 3.000 ACRES, MORE OR LESS, OUT OF LOT 54 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF THE H.T. & B. R.R. COMPANY SURVEY, SECTION 20, ABSTRACT 506, BRAZORIA COUNTY, TEXAS, SAID 3.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

- NOTES:
- BEARING BASIS: DEED
  - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
  - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
  - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
  - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
  - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT



SUBJECT PROPERTY DOES LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO: 480077 0035 19-22-99 ZONE AE

FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

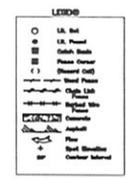
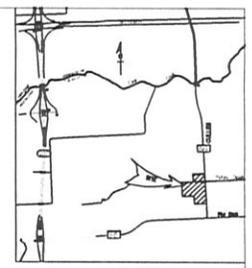
© 2010 PRO-SURV SURVEYING COMPANY

INVOICE#	1001068	JOB#	1001068A
G.F.#	7875-10-1006	DATE	1-14-10

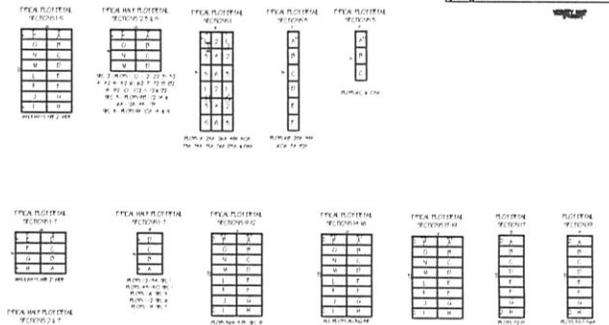
FIELD WORK	
DRAFTING	HG
FINAL CHECK	

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**PRO-SURV**  
P.O. BOX 1366  
FRIENDSWOOD, TX 77549  
PHONE- 281-996-1113 Fax - 281-996-0112



**(FORMERLY SOUTHERN MEMORIAL GARDENS)**



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared JAMES E. HOWARD, and BONNIE HOWARD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in full and free knowledge of the contents thereof.

Given Under My Hand and Seal of Office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.

Notary Public for the State of Texas. My commission expires \_\_\_\_\_.

APPROVED BY PLANNERS AND DESIGN ENGINEERS  
INDEPENDENT JERRY NEAL, JR.

APPROVED BY PRELIMINARY ENGINEER  
MAGDO ORTEGA, P.E.

APPROVED BY PRELIMINARY ATTORNEY  
TERRY COOPER

1. THIS PLAN IS APPROVED AS TO THE CONFORMANCE OF THIS PROPERTY WITH THE CITY OF HOUSTON ZONING ORDINANCES.
2. THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.
3. THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS OR ENCUMBRANCES.
4. THE TRACT LIES IN PLATS 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
5. THE TRACT LIES WITHIN THE HOUSTON CITY LIMITS.

**PARTIAL REPLAT OF HOUSTON MEMORIAL GARDENS CEMETERY**

THE PURPOSE OF THIS RE-PLAT IS TO CORRECTIVE THESE SECTIONS A CEMETERY GARDEN AND REVERSE.

REVERSE OF TRACTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

REVERSE OF TRACTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

REVERSE OF TRACTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

REVERSE OF TRACTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

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**DECLARATION OF DEDICATION FOR CEMETERY PURPOSES**

IN ADDITION TO HOUSTON MEMORIAL GARDENS, INC., A CEMETERY CORPORATION HERETOFORE ESTABLISHED AND OPERATING UNDER THE LAWS PRESCRIBED BY § 711.009 TEXAS HEALTH AND SAFETY CODE, "AS PRESCRIBED BY THE OFFICERS AND DIRECTORS OF HOUSTON MEMORIAL GARDENS, INC." THIS RE-PLAT HEREBY DEDICATES THE PROPERTY HERETOFORE INTENDED FOR CEMETERY PURPOSES.

THE DIRECTORS OF SAID CORPORATION MAY, BY ORDER, RESOLVE AND CHANGE THE SIZE OF CONTRIBUTION FOR WHICH THE ASSOCIATED PLAT IS FILED PROVIDED, HOWEVER, THAT SUCH CHANGE DOES NOT DEFUND ANY INTEREST THEREIN.

HOUSTON MEMORIAL GARDENS, INC.

By JAMES E. HOWARD, PRESIDENT      Attest BONNIE HOWARD, SECRETARY

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared JAMES E. HOWARD, and BONNIE HOWARD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in full and free knowledge of the contents thereof.

Given Under My Hand and Seal of Office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.

Notary Public for the State of Texas. My commission expires \_\_\_\_\_.

APPROVED BY PLANNERS AND DESIGN ENGINEERS  
INDEPENDENT JERRY NEAL, JR.

APPROVED BY PRELIMINARY ENGINEER  
MAGDO ORTEGA, P.E.

APPROVED BY PRELIMINARY ATTORNEY  
TERRY COOPER

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COUNTY OF DALLAS

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C.B. URBAN, P.E. No. 51315  
R.P.L.S. No. 4546

SAN JACINTO ENGINEERING, INC.  
-CONSULTING ENGINEERS-

2044 N. 103rd St.  
Houston, Texas 77036  
(713) 471-9219

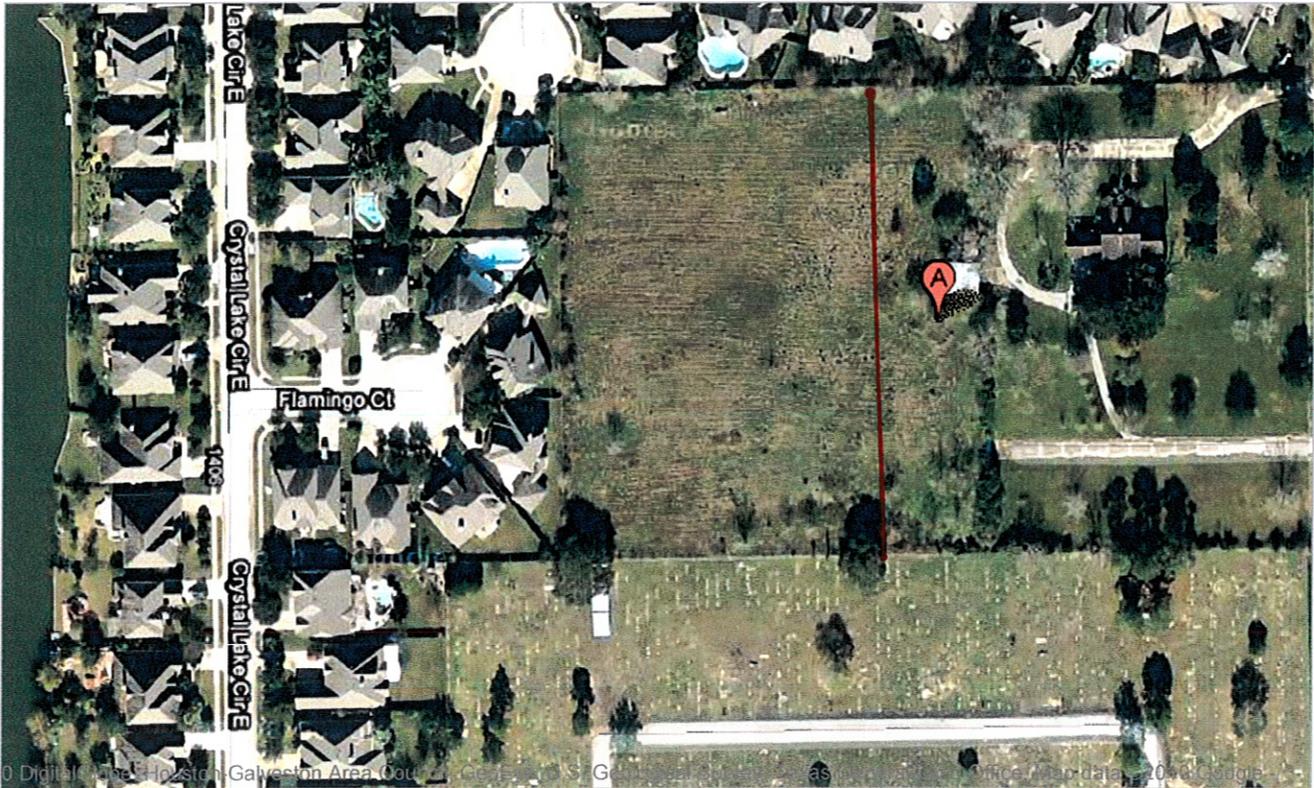
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared JAMES E. HOWARD, and BONNIE HOWARD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in full and free knowledge of the contents thereof.

APR 16 2010

Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map.



**POSTING OF ZONING NOTIFICATION SIGNS  
ON PROPERTY UNDER CONSIDERATION  
FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)**

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

**PROPOSED (SPECIFY REQUEST)**  
**Contact City of Pearland**  
**281-652-1768**

**\*Signs must be professionally made; handwritten signs are not allowed.**

**\*Signs must be freestanding and cannot be attached to a tree, fence, or building.**

*Jessie C. McConney Jr.*  
04-19-10

Monday, April 19 110

### Property Tax Status

[Begin a New Search](#)   [Go to Your Portfolio](#)   [Tax Office FAQ's](#)

[Request a Tax Statement](#)

Make your check or money order payable to:  
 Ro'Vin Garrett, RTA  
 111 E Locust  
 Angleton, Texas 77515



A **Convenience Fee** of up to 2.65% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

**Unless otherwise noted, all data refers to tax information for 2009. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.**

**Account Number: 05060015000**

**Address:**  
 WALLS ERIC & THERESA A  
 5105 MAKENA DR  
 RALEIGH, NC 27615-1691

**Property Site Address:**  
 2310 CULLEN  
 77581

**Legal Description:**  
 A0506 H T & B R R, TRACT 54, F B DRAKE,  
 ACRES 6.400

**Current Tax Levy:** \$9,907.47

**Current Amount Due:** \$0.00

**Prior Year Amount Due:** \$0.00

**Total Amount Due:** \$0.00

**Last Payment Amount for Current Year Taxes:** \$10,699.15

**Pending Credit Card or E-Check Payments:**  
 No Credit Card Payment Pending

**Jurisdictions:**  
 BRAZORIA COUNTY  
 BRAZORIA DRAINAGE DIST 4  
 CITY OF PEARLAND  
 PEARLAND ISD  
 SPECIAL ROAD & BRIDGE

**Market Value:** \$374,980

**Land Value:** \$220,800

**Improvement Value:** \$154,180

**Capped Value:** \$0

**Agricultural Value:** \$0

**Exemptions:** None

**Last Certified Date:** 09/03/2009

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Click Here](#) to see your estimated amount due for a future date. You can see this information by year and by both year and jurisdiction.

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[Courthouse History](#)

E-mail: [roving@brazoria-county.com](mailto:roving@brazoria-county.com)  
 111 E. Locust Suite  
 Angleton, TX 77515  
 (979) 884-1320

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