

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

OCTOBER 3, 2011

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Richard Golden
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuyertes



Brandon Shimek

Phil Cessac

Sheila Fischer

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

AGENDA – REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 3, 2011, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM/COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES P&Z Regular Meeting September 19, 2011

III. EXCUSE P&Z VICE-CHAIRPERSON RICHARD GOLDEN AND P&Z COMMISSIONER BRANDON SHIMEK'S ABSENCE FROM THE P&Z REGULAR MEETING OF SEPTEMBER 19, 2011.

IV. NEW BUSINESS

A. PUBLIC HEARING – PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B

A request by LJA Engineering, Inc., applicant, on behalf of 741 SCR, LTD, Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45B to reconfigure lot sizes, totaling 24.173 acres on the following described property, to wit:

Legal Description: Being a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas.

General location: Mooring Point Drive and Biscayne Lake Drive

B. CONSIDERATION & POSSIBLE ACTION – PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B

A request by LJA Engineering, Inc., applicant, on behalf of 741 SCR, LTD, Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45B to reconfigure lot sizes, totaling 24.173 acres on the following described property, to wit:

Legal Description: Being a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas.

General location: Mooring Point Drive and Biscayne Lake Drive

Decision Date 10/7/11

C. PUBLIC HEARING – PARTIAL REPLAT OF SHADOW CREEK RANCH – SF 45C AND SF-45B

A request by LJA Engineering, Inc., on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45C to reconfigure lot sizes, totaling 19.890 acres and a Partial Replat of Shadow Creek Ranch SF-45B subdivision to add a portion to Shadow Creek Ranch SF-45C, on the following described property, to wit:

Legal Description: Being a subdivision of 19.328 acres of land situated in the H. Levering Survey, Abstract 279 and the I.C. Stafford Survey, Abstract 669, City of Pearland Fort Bend County, Texas; Also being a Partial Replat of Shadow Creek Ranch SF-45C, as recorded in Plat No. 20050110 of the Plat Records of Fort Bend County Texas.

And a portion Shadow Creek Ranch SF-45B a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas.

General location: Caymen Bend Lane and Sunset Springs Drive.

D. CONSIDERATION & POSSIBLE ACTION – PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C AND SF-45B

Decision Date 10/7/11

A request by LJA Engineering, Inc., on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45C to reconfigure lot sizes, totaling 19.890 acres and a Partial Replat of Shadow Creek Ranch SF-45B subdivision to add a portion to Shadow Creek Ranch SF-45C, on the following described property, to wit:

Legal Description: Being a subdivision of 19.328 acres of land situated in the H. Levering Survey, Abstract 279 and the I.C. Stafford Survey, Abstract 669, City of Pearland Fort Bend County, Texas; Also being a Partial Replat of Shadow Creek Ranch SF-45C, as recorded in Plat No. 20050110 of the Plat Records of Fort Bend County Texas.

And a portion Shadow Creek Ranch SF-45B a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas.

General location: Caymen Bend Lane and Sunset Springs Drive.

E. PUBLIC HEARING – PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49

A request by LJA Engineering, Inc., on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-49 to reconfigure lot sizes, totaling approximately 25.890 acres in the Shadow Creek Ranch – SF 49 subdivision, on the following described property, to wit:

Legal Description: Being a subdivision of 25.890 acres of land situated in the George Mac Donald Survey, Abstract 557, and the H.T. & B.R.R. Co. Survey, Sec. 83, Abstract 761, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-49, as recorded in plat No. 20060136 of the Plat Records of Fort Bend County, Texas

General location: Northwest corner of Arcadia Bay Drive and Trinity Bay Drive.

F. CONSIDERATION & POSSIBLE ACTION – PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49

Decision
Date
10/7/11

A request by LJA Engineering, Inc., on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-49 to reconfigure lot sizes, totaling approximately 25.890 acres in the Shadow Creek Ranch – SF 49 subdivision, on the following described property, to wit:

Legal Description: Being a subdivision of 25.890 acres of land situated in the George Mac Donald Survey, Abstract 557, and the H.T. & B.R.R. Co. Survey, Sec. 83, Abstract 761, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-49, as recorded in plat No. 20060136 of the Plat Records of Fort Bend County, Texas

General location: Northwest corner of Arcadia Bay Drive and Trinity Bay Drive.

G. CONSIDERATION & POSSIBLE ACTION – REPLAT OF TRACT F OF SUNRISE LAKE VILLAGE PHASE II

Decision
Date
10/7/11

A request by Wilson Survey, on behalf of Texas Community Bank, N.A., Owner, for approval of a Replat of Tract F of Sunrise Lake Village Phase II to create two lots, totaling approximately 2.072 acres in the Sunrise Lake Village Phase II subdivision, on the following described property, to wit:

Legal Description: Being a 2.072 acre tract “F”, Block 1 of Sunrise, Lake Village, Phase II in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas as recorded in the Clerk’s File No.

2006024597 in the Brazoria County Clerk's Office.

General location: 2700 Block of Silverlake Parkway

H. CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2011-05 REQUESTING A VARIANCE FROM SECTION 2.4.4.5 (c)(1)(b) REQUIRING A MINIMUM LOT WIDTH IN THE OT-GB (OLD TOWN GENERAL BUSINESS) ZONING DISTRICT

A request by Todd Slaton, applicant, on behalf of Paul and Vicki Howard, owner, for Variance from the requirements of the Unified Development Code Section 2.4.4.5 (c)(1)(c) to allow a minimum of 124-foot lot depth where 125' is required in the OT-GB (Old Town General Business) Zoning District.

General location: 2201 Main St.

I. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Update of Zoning Cases, Senior Planner Harold Ellis
3. Project Stars Update, Planner I Ian Clowes
4. No Joint Public Hearings, October 17, 2011
5. Next P&Z Meeting, October 17, 2011
6. P&Z Rules and Procedures, October 17, 2011
7. P&Z Workshops, October 17, 2011
8. In-City MUD/ETJ MUD – Debt ratio, TBA

V. ADJOURNMENT

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

I, Judy Krajca, Planning Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 29TH day of September 2011, A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of October 2011.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD SEPTEMBER 19, 2011 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 7:39 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Commissioner Phil Cessac
P&Z Commissioner Neil West
P&Z Commissioner Henry Fuertes
P&Z Commissioner Sheila Fischer

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Harold Ellis, Planner II Evan DuVall, Planner I Ian Clowes, Deputy City Attorney Nghiem Doan, and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Neil West made the motion to approve the minutes of the Regular Meeting of August 15, 2011, and P&Z Commissioner Henry Fuertes seconded.

The vote was 5-0. The minutes of August 15, 2011 were approved.

EXCUSE ABSENCE

P&Z Commissioner Henry Fuertes made the motion to excuse the absence of P&Z Commissioner Phil Cessac from the P&Z Regular meeting of August 15, 2011, and P&Z Commissioner Neil West seconded.

The vote was 5-0. P&Z Commissioner Phil Cessac's absence from August 15, 2011 was excused.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2011-10

A request of Mrs. Dale E. Pillow, applicant, on behalf of Adult Reading Center, Inc., owner, for approval of a Conditional Use Permit to allow for an Institution of Religious, Educational, or Philanthropic Nature (Adult Reading Center) in the Old Townsite Residential (OT-R) District, on property located at 2246 N. Washington, to wit:

Legal Description: Lot Twenty-five (25), lot Twenty-six (26), lot Twenty-seven (27), lot Twenty-eight (28), lot Twenty-nine (29), lot Thirty (30), and lot Thirty-one (31), Block One (1), of PEARLAND TOWNSITE, an addition in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 41, of the Plat Records of Brazoria County, Texas

General Location: 2246 N. Washington, Pearland Texas

P&Z Commissioner Neil West made the motion to approve, and P&Z Commissioner Phil Cessac seconded.

Senior Planner Harold Ellis read the staff report.

P&Z Commissioner Neil West inquired about the difficulty for the applicant to get this Conditional Use Permit.

Applicant Mrs. Dale Pillow stated that for someone that does not understand the development process, it was difficult. Mrs. Pillow went on to say that after her first Pre-Development meeting several years ago, she left the meeting confused. But the second Pre-Development meeting left her with a better understanding, especially after meeting with Senior Planner Harold Ellis. Mrs. Pillow stated she had a lot of empathy for citizens that truly don't understand the development process.

Mrs. Dale Pillow stated that the Adult Reading Center services 750 students a year. Not all are serviced on site. They offer services from 8:30 a.m. to 9:30 p.m. Their goal is to serve those that need to be served. They also hold Adult Literacy classes at Pearland ISD campuses.

Planning Director Lata Krishnarao stated that this CUP establishes their use. After this, they will not need to have another CUP to expand or add additional parking.

P&Z Chairperson Jerry Koza, Jr. called for the vote.

The vote was 5-0. Conditional Use Permit No. 2011-10 was approved to allow for an Institution of Religious, Educational, or Philanthropic Nature (Adult Reading Center) in the Old Townsite Residential (OT-R) District.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2011-09Z.

A request of Ed R. Weatherall, applicant, on behalf of Rec-Time, Inc, owner, for approval of a zone change from the General Commercial (GC) zone and General Business (GB) zone, to General Commercial (GC) zone for 19.995 acres on the following described property, to wit:

Legal Description: Minor Subdivision Plat of Rec-Time Subdivision, being a plat of part of lot 12 and all of lots 13, 14, 15, and 16 of the Dooley partition, as defined in the

District Court of Harris County, Texas, Cause No. 86647 and being out of the James Hamilton Survey, Abstract No. 881, Harris County, Texas, and recorded as Film Code No. 600053, of the map records of Harris County

General Location: Approximate Southeast corner of SH288 and Beltway 8, known as Advanced RV Resort Houston-Pearland, 2850 S. Sam Houston Parkway

P&Z Commissioner Neil West made a motion to approve Zone Change No. 2011-09Z, and P&Z Commissioner Phil Cessac seconded.

Senior Planner Harold Ellis read the staff report.

P&Z Commissioner Neil West commented on the number of spaces and commercial pads in front.

Mr. Weatherall questioned the legal description and Senior Planner Harold Ellis clarified that it is referenced correctly.

P&Z Commissioner Jerry Koza, Jr. called for the vote.

The vote was 5-0. Zone Change No. 2011-09Z was approved for a zone change from the General Commercial (GC) zone and General Business (GB) zone, to General Commercial (GC) zone.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2011-11

A request of Ed R. Weatherall, applicant, on behalf of Rec-Time, Inc, owner, for approval of a Conditional Use Permit to allow for a Travel Trailer/RV Park/Campground (Long and Short Term) in the General Commercial (GC) District, on the following described property, to wit:

Legal Description: Minor Subdivision Plat of Rec-Time Subdivision, being a plat, part of lot 12 and all of lots 13, 14, 15, and 16 of the Dooley partition, as defined in the District Court of Harris County, Texas, Cause No. 86647 and being out of the James Hamilton Survey, Abstract No. 881, Harris County, Texas, and recorded as Film Code No. 600053, of the map records of Harris County

General Location: Approximate Southeast corner of SH288 and Beltway 8, known as Advanced RV Resort Houston-Pearland, 2850 S. Sam Houston Parkway

P&Z Commissioner Henry Fuertes made a motion to approve Conditional Use Permit No. 2011-11, and P&Z Commissioner Neil West seconded.

Senior Planner Harold Ellis read the staff report.

There was no discussion.

P&Z Chairperson Jerry Koza, Jr. called for the vote.

The vote was 5-0. Conditional Use Permit No. CUP 2011-11 was approved to allow for a Travel Trailer/RV Park/Campground (Long and Short Term) in the General Commercial (GC) District.

CONSIDERATION & POSSIBLE ACTION – PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE T-13

P&Z Commissioner Sheila Fischer made the motion to approve Amendments to the UDC T-13, and P&Z Commissioner Phil Cessac seconded.

There was no discussion.

P&Z Chairperson Jerry Koza, Jr. called for the vote.

The vote was 5-0. The Amendments to the Unified Development Code T-13 were approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF EAGLE LANDING

A request by Arrow Surveying, applicant, on behalf of Erica Stephens, owner, for approval of a Preliminary Plat of Eagle Landing Subdivision, generally located on the northwest corner of Hawk Road and Hillhouse Road, for approximately 3.2533 acres on the following described property, to wit:

Legal Description: Being a tract of land containing 3.2533-acres (141,715 square feet) out of tract 18 of the Allison-Richey Gulf Coast Home Company's Subdivisions Section 20, situated in the H.T & B.R. CO survey, A-506 in Brazoria County, Texas as recorded in Volume 2, page 23 of the plat records of Brazoria County, Texas and also being described as a 3.25-acre tract as conveyed unto Martha Lane Grayner and Lonnie W. Butler, Jr. as recorded in county clerks file No. 94-003918, O.P.R.R.P.H.C. of Brazoria County, Texas.

P&Z Commissioner Phil Cessac made the motion to approve, and P&Z Commissioner Henry Fuertes seconded.

Planner II Evan DuVall read the staff report for approval of a Preliminary Plat and stated that the P&Z Commission approved a Variance on February 7, 2011. This is the last step in subdividing the property. All the lots in the surrounding area are zoned Residential Estate (RE). There are no outstanding items. Staff recommends approval.

P&Z Commissioner Henry Fuertes inquired about the approval of the Variance and recalled that the entrance was to be on Hawk and not Hillhouse with an internal drive. There was a great deal of discussion with regards to the Variance and its specifics. Planning Director Lata Krishnarao stated there was to be one internal driveway with five houses to feed off of the driveway. Ms. Krishnarao asked what happened to the plan.

Ms. Erica Stephens of 1852 Hillhouse, Pearland Texas, owner, spoke of why the internal drive would not work on that specific lot, stated that based on her Engineers, it could not have a curb there and affected the entrance to the street and shared access.

Planning Director Lata Krishnarao stated that staff could meet with Ms. Stephens Engineer, but the Variance that was approved needs to be followed and mentioned on the plat.

P&Z Commissioner Phil Cessac amended his original motion for approval to include the condition that the Preliminary Plat of Eagle Landing Subdivision will conform to the approved P&Z Variance No. 2011-01 and referenced on the plat, and P&Z Commissioner Henry Fuertes seconded the motion.

P&Z Chairperson Jerry Koza, Jr. called for the vote.

The vote was 5-0. The Preliminary Plat of Eagle Landing Subdivision was approved with the condition that the Preliminary Plat of Eagle Landing Subdivision will conform to the approved P&Z Variance No. 2011-01 and referenced on the plat.

DISCUSSION ITEMS

Under Commissioners Activity Report, P&Z Chairperson Jerry Koza, Jr. introduced new Commissioner Sheila Fischer.

Planning Director Lata Krishnarao addressed the P&Z Strategic Priorities and stated that Assistant City Manager Mike Hodge had a few comments and address the each priority.

Office Coordinator Judy Krajca spoke briefly about the upcoming Texas APA Conference, Austin, TX on October 5 – 7, 2011. Those attending will be Planning Director Lata Krishnarao, Planner II Evan DuVall, Planner I Ian Clowes, P&Z Commissioner Sheila Fischer. Senior Planner Harold Ellis will attend on Friday only.

The next P&Z Regular Meeting will be October 3, 2011 and will include a Joint Workshops for UDC Amendments T-14, and a possible Mixed-Use Development at Cullen Blvd. and McHard Road.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the P&Z Regular Meeting at 8:45 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 3rd day of October 2011, A.D.

P&Z Chairperson Jerry Koza, Jr.

NEW BUSINESS

P&Z Agenda Item

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 10/03/2011

AGENDA ITEM SUBJECT: Public Hearing for the Replat of Shadow Creek Ranch SF-45B

Old Business New Business Discussion Item Workshop

Summary: The applicant is proposing to reconfigure the lot sizes of the previously recorded plat of Shadow Creek Ranch SF-45B

PUBLIC HEARING

- I** Call to order
- II** Purpose of Hearing
- III** Application Information and Case Summary
 - A** Staff Report
 - B** Applicant Presentation
- I** Persons wishing to speak for or against the proposed request
- II** Commission/Staff discussion
- III** Adjournment

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45B

A request by LJA Engineering, Inc., applicant, on behalf of 741 SCR, LTD, Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45B to reconfigure lot sizes, totaling 24.173 acres on the following described property, to wit:

Legal Description: Being a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas

General location: Mooring Point Drive and Biscayne Lake Drive.

SUMMARY: The applicant is proposing a partial replat to reconfigure the residential lots within the Shadow Creek Ranch SF-45B subdivision. The proposed replat increases the size of the lots and as a result decreases the number of single-family lots by 13.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Planned Unit Development)	Drainage and Vacant Land
South	PUD (Planned Unit Development)	Drainage and Vacant Land
East	PUD (Planned Unit Development)	Single-Family Residences and Vacant Land
West	PUD (Planned Unit Development)	Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This plat is within the Shadow Creek Ranch Planned Unit Development and therefore has to comply with the regulations of the PUD.

SHADOW CREEK RANCH DEVELOPMENT STANDARDS: SCR R-6

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

Area Regulations: SCR R-6 (Single-Family Dwelling District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	6,000 SF	6,325 SF
b) Minimum Lot Width	50 Feet	51.28 Feet
c) Minimum Lot Depth	N/A	111.62 Feet
d) Maximum Lot Coverage	60%	< 60%

PLATTING STATUS: The subject property was previously recorded as Shadow Creek Ranch SF-45B. Portions that are being changed are part of this request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential; this request conforms to the goals and objectives of the land use designation.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by 50-foot wide local roads and is in conformance to the Thoroughfare Plan. The interior lots will be served by local roads, which will have to be constructed prior to releasing building permits for the subdivision.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of single-family homes. When permits are received for this development they will be reviewed to conform to the minimum requirements of Shadow Creek Ranch R-6 (Single-Family Dwelling District).

AVAILABILITY OF UTILITIES: The subject parcel has already installed sewer, water and storm sewer at the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

OUTSTANDING ITEMS: The following plat was resubmitted on 09/26/2011 and reviewed for this staff report. City staff is working with the surveyor to get the remaining items resolved prior to the meeting, but all unsatisfied comments will be a condition of approval.

P&Z 10/03/2011

Partial Replat - Shadow Creek Ranch – 45B

These outstanding items are minor and do not affect the validity of the submitted replat.

STAFF RECOMMENDATION: Staff recommends approval, with conditions of the Partial Replat of Shadow Creek Ranch SF-45B as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and the Shadow Creek Ranch Planned Unit Development.

CONDITIONS OF APPROVAL:

1. No objection letters from AT&T and Centerpoint.
2. Add a lot area table
3. 2006 Autocad Compatible CD
4. Rename cul-de-sac Streets (Sunset Springs Court and Biscayne Lake Court)
5. Remove note #16
6. Minor corrections to note #9.
7. Provide a general address above the title block.
8. 2 mylars with signatures
9. 3 paper copies
10. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
4. Notification
5. Replat of Shadow Creek Ranch SF-45B



Vicinity and Zoning Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-45B

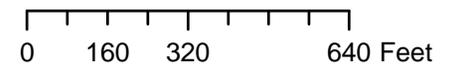
Plat #P-612F-2011-0047

Legend

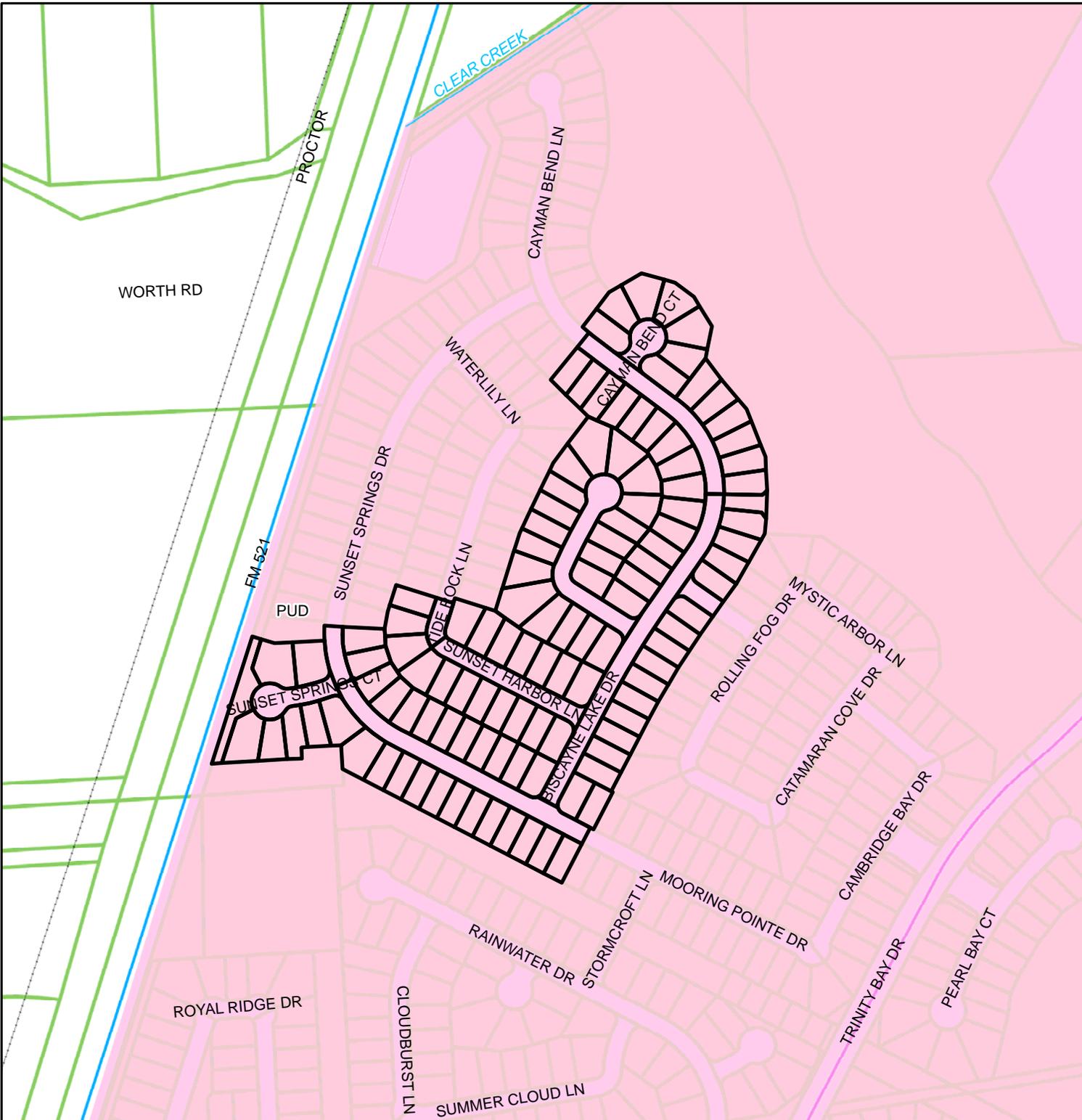
 Subject Site

Zoning

 PUD



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.





Future Land Use

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45B

Plat #P-612F-2011-0047

Legend

 Subject Site

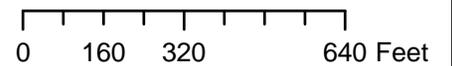
LandUse

 Light Industrial

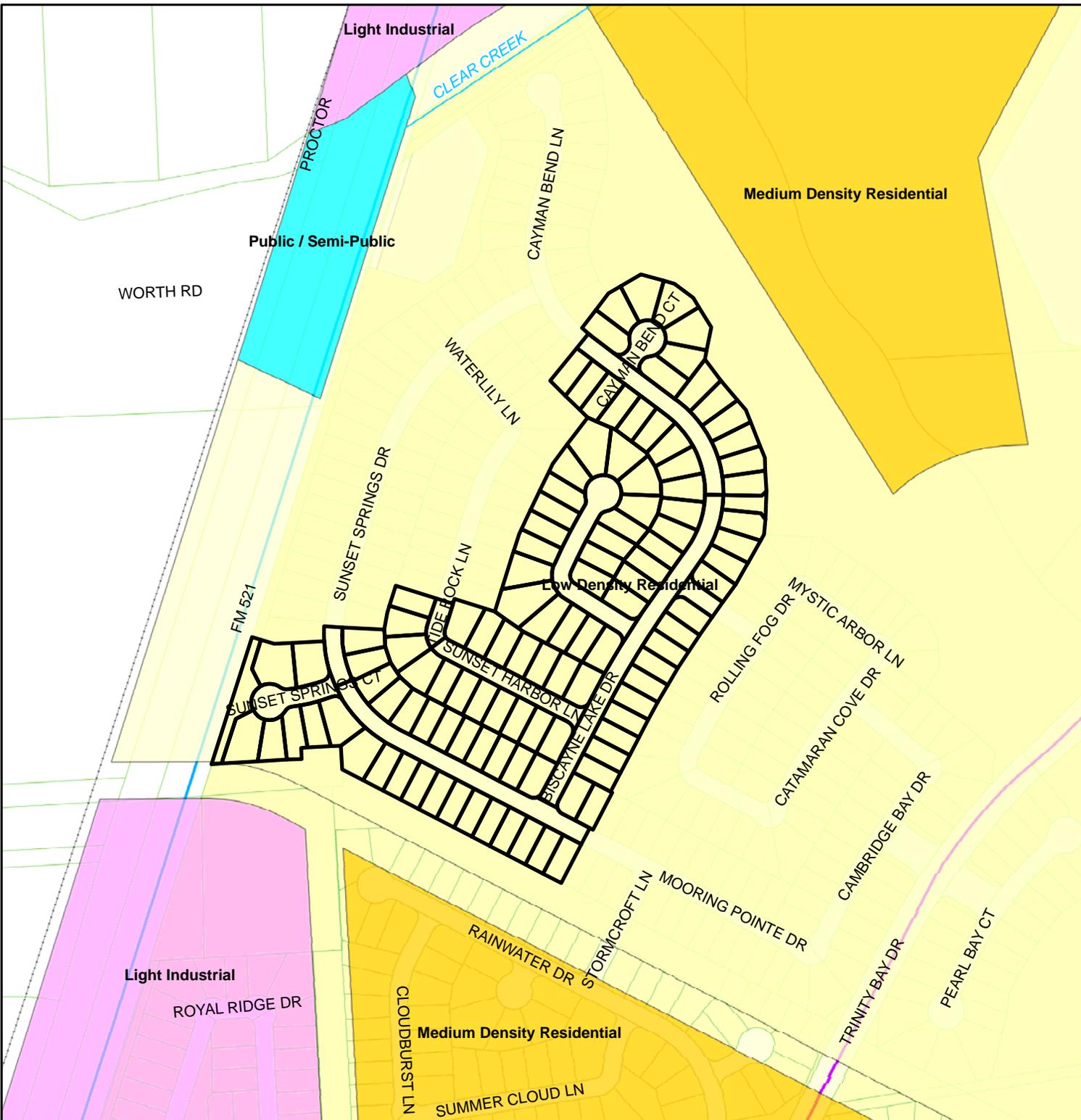
 Low Density Residential

 Medium Density Residential

 Public / Semi-Public



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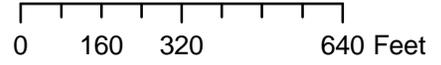
Aerial

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45B

Plat #P-612F-2011-0047

Legend

 Subject Site



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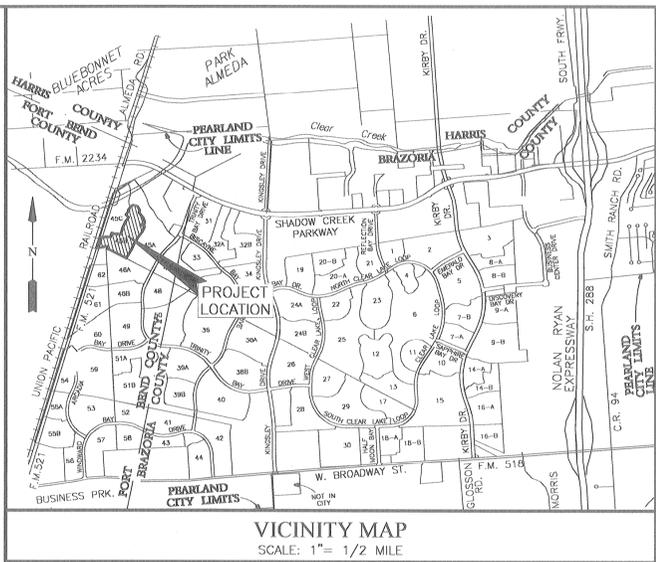
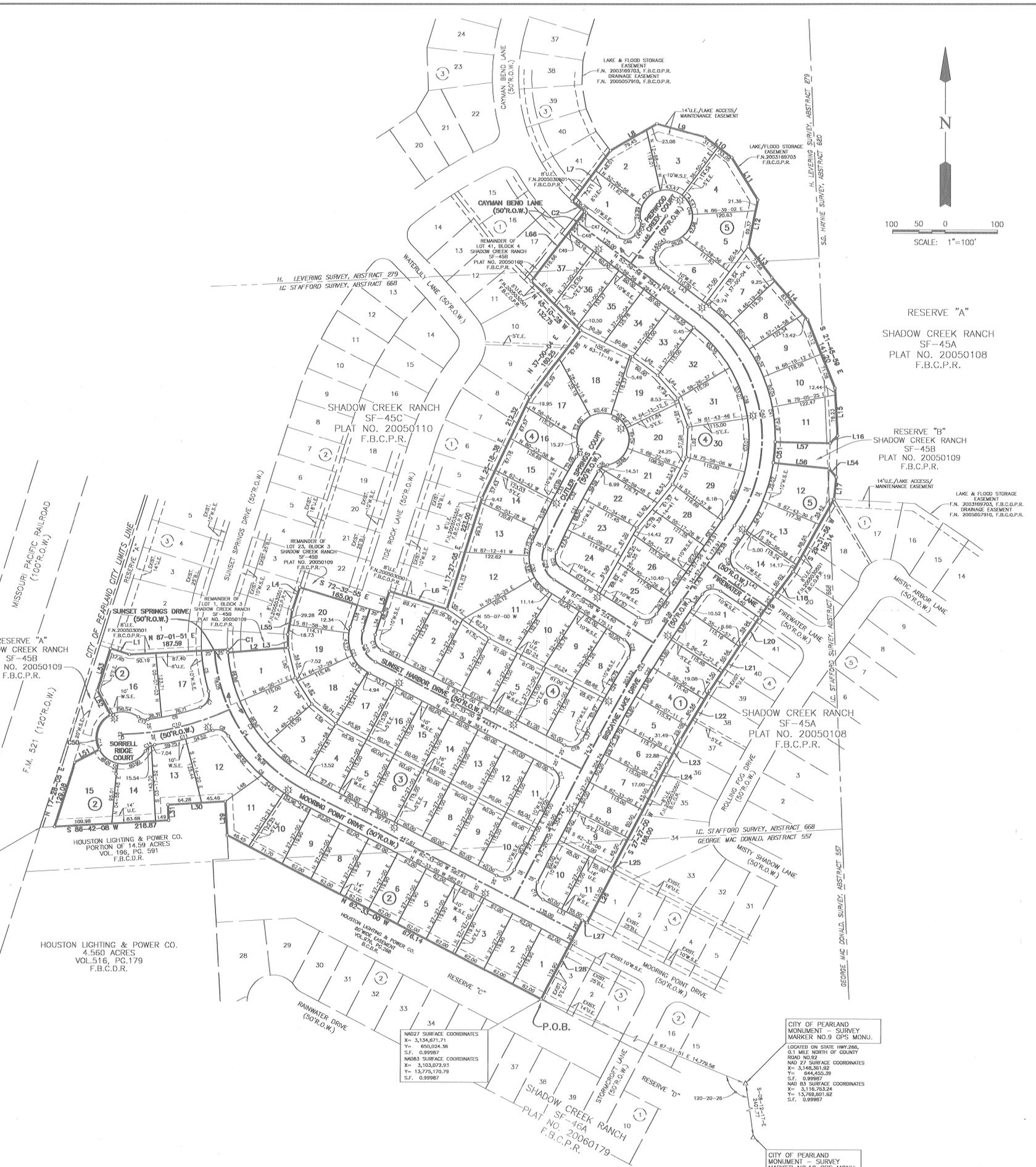
PLAT APPLICATION #P-613F-2011-0047
PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B
PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address	Address_2	City	State	Zip
1	Ayewah Daniel Osagie	2009 Rolling Fog DR		Pearland	TX	77584-3714
2	Centerpoint Energy Housto	Attn Property Tax Dept PO Box 1475		Houston	TX	77251-1475
3	City of Pearland	111 E Locust ST		Angleton	TX	77515-4682
4	Cordova Judith V & Manu	2007 Rolling Fog DR		Pearland	TX	77584-3714
5	Ferrer-Pilarta Norma & An	13512 Misty Shadow LN		Pearland	TX	77584-3705
6	Fisher Sheri	13510 Misty Shadow LN		Pearland	TX	77584-3705
7	Harris Montrell Deon & Te	13511 Mystic Arbor LN		Pearland	TX	77584-3712
8	Henderson Erika N & John	2001 Rolling Fog DR		Pearland	TX	77584-3714
9	Mahaffey Donna	13701 Rainwater DR		Pearland	TX	77584-2162
10	Martin Karen	2003 Rolling Fog DR		Pearland	TX	77584-3714
11	Miller Anthony S & Nicole	2116 Rolling Fog DR		Pearland	TX	77584-3715
12	Moore Philip	13711 Rainwater DR		Pearland	TX	77584-2162
13	Nance Virginia	13615 Rainwater DR		Pearland	TX	77584-2160
14	Nguyen Jimmy	13611 Rainwater Drive		Pearland	TX	77584
15	Nguyen Mason Bao & Mei	2101 Rolling Fog DR		Pearland	TX	77584-3716
16	Nguyen Sharon	13617 Rainwater DR		Pearland	TX	77584-2160
17	Oladele Oladimeji T & Abi	2004 Rolling Fog DR		Pearland	TX	77584-3713
18	Pearland Investments Limi	5195 Las Vegas BLVD	c/o Collins Brothers Corp	Las Vegas	NV	89119-3209
19	Perry Homes LLC	Property Tax Department PO Box 34306		Houston	TX	77234-4306
20	Phipps Harold M Jr & Susa	13709 Rainwater DR		Pearland	TX	77584-2162
21	Price Winnetta & Fred D J	13705 Rainwater DR		Pearland	TX	77584-2162
22	Shadow Creek Ranch Develo	5195 LAS VEGAS BLVD		LAS VEGAS	NV	89119-3209
23	State of Texas	PO Box 1386		Houston	TX	77251-1386
24	Tran Quynh	13609 Rainwater DR		Pearland	TX	77584-2160
25	Triumph Homebuilders LP	10110 W Sam Houston PKWY Suite 200		Houston	TX	77064
26	Yuan Zhuoquan	2103 Rolling Fog DR		Pearland	TX	77584-3716

LINE	BEARING	DISTANCE
L1	S 72-32-55 E	37.63
L2	N 89-17-52 E	115.00
L3	N 00-43-31 W	25.66
L4	N 17-27-05 E	46.36
L5	N 17-27-05 E	43.93
L6	S 72-32-55 E	115.00
L7	N 37-00-04 E	121.12
L8	N 59-38-53 E	102.33
L9	S 74-23-01 E	94.82
L10	S 52-56-09 E	64.82
L11	S 31-29-17 E	94.82
L12	S 11-24-27 W	90.72
L13	S 37-22-19 E	73.86
L14	S 40-15-46 E	105.67
L15	S 03-16-11 E	90.67
L16	S 44-02-33 W	20.34
L17	S 08-37-43 W	41.75
L18	S 36-24-28 W	60.92
L19	S 34-57-56 W	50.00
L20	S 34-58-39 W	59.96
L21	S 33-26-07 W	108.72
L22	S 30-33-03 W	108.72
L23	S 28-23-18 W	54.37
L24	S 27-27-58 W	54.91
L25	S 62-33-00 E	5.00
L26	S 27-27-00 W	115.00
L27	N 62-33-00 W	10.00
L28	S 27-27-00 W	169.90
L29	N 03-14-40 W	65.00
L30	S 86-38-33 W	109.74
L31	S 02-37-31 E	29.88
L32	S 01-02-48 E	7.00
L33	S 62-33-00 E	85.00
L34	S 17-27-05 W	44.48
L35	N 17-27-05 E	44.48
L36	N 17-27-05 E	44.48
L37	N 27-27-00 E	24.74
L38	S 34-57-56 W	31.83
L39	S 34-57-56 W	42.28
L40	N 55-02-04 W	90.22
L41	N 55-02-04 W	140.22
L42	S 55-02-04 E	90.22
L43	S 52-56-09 E	119.74
L44	S 52-56-09 E	75.00
L45	S 37-00-04 W	6.72
L46	N 37-00-04 E	112.83
L47	N 37-00-04 E	6.72
L48	S 54-17-49 W	84.50
L49	S 89-42-08 W	25.21
L50	S 10-18-59 W	20.00
L51	S 63-02-10 W	53.04
L52	N 28-00-00 W	52.98
L53	N 17-28-05 E	84.21
L54	N 39-22-17 W	21.21
L55	N 10-41-25 E	48.01
L56	N 84-22-17 W	107.13
L57	N 88-38-44 W	105.00
L58	N 50-36-51 W	59.01
L59	N 32-23-31 W	59.35
L60	N 13-55-55 W	59.35
L61	N 26-43-54 E	57.89
L62	N 02-52-20 E	57.98
L63	N 19-24-49 W	57.98
L64	N 41-41-27 W	57.94
L65	N 52-58-58 W	60.00
L66	N 37-41-24 E	188.88

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	300.00	3.04	6.07	6.07	1-09-36	S 04-07-20 E
C2	325.00	15.89	31.15	31.16	5-29-37	S 49-33-47 E
C3	300.00	169.78	285.49	308.96	59-00-28	S 33-02-46 E
C4	325.00	184.07	320.33	334.96	59-03-07	S 33-01-26 E
C5	350.00	39.67	78.84	79.00	12-55-59	S 09-55-36 E
C6	350.00	98.37	185.82	188.08	30-47-19	S 47-09-20 E
C7	25.00	23.73	34.44	37.99	87-04-12	N 27-06-30 E
C8	25.00	20.40	31.61	34.22	78-25-40	N 70-58-31 W
C9	475.00	51.71	102.82	103.02	12-25-36	N 78-53-25 E
C10	500.00	106.74	208.77	210.32	24-06-03	N 78-54-10 E
C11	525.00	57.36	114.05	114.27	12-28-17	N 78-02-48 E
C12	25.00	9.99	18.55	19.00	43-32-50	S 75-07-19 E
C13	50.00	44.93	66.84	240.96	276-07-08	S 11-24-25 E
C14	25.00	12.13	21.82	22.58	51-44-55	S 56-24-28 W
C15	25.00	25.00	35.36	39.27	90-00-00	N 73-27-00 E
C16	25.00	25.00	35.36	39.27	90-00-00	N 73-27-00 E
C17	25.00	25.00	35.36	39.27	90-00-00	N 73-27-00 W
C18	25.00	25.00	35.36	39.27	90-00-00	N 73-27-00 E
C19	25.00	20.98	32.14	34.81	80-00-05	S 22-32-57 E
C20	50.00	41.96	64.28	69.81	80-00-05	S 22-32-57 E
C21	75.00	62.93	96.42	104.72	80-00-05	S 22-32-57 E
C22	2775.00	149.42	298.20	298.42	7-30-54	S 31-12-28 W
C23	2300.00	191.06	381.48	381.70	7-30-54	S 31-12-28 W
C24	2325.00	78.06	156.03	156.08	3-50-45	S 29-22-23 W
C25	2325.00	24.99	49.97	49.98	1-13-54	S 34-21-00 W
C26	25.00	24.47	34.98	38.74	88-46-51	N 13-05-41 W
C27	25.00	24.47	34.98	38.74	88-46-51	N 78-07-28 E
C28	25.00	21.53	32.63	35.55	81-28-19	S 16-44-57 E
C29	50.00	43.06	65.26	71.10	81-28-19	S 16-44-57 E
C30	75.00	64.59	97.89	106.65	81-28-19	S 16-44-57 E
C31	1475.00	86.96	173.92	173.72	6-44-53	S 27-21-39 W
C32	1500.00	117.00	233.29	233.52	6-50-12	S 28-26-48 W
C33	1525.00	90.86	181.40	181.50	6-49-09	S 27-23-47 W
C34	25.00	10.91	20.00	20.57	47-08-53	N 07-13-56 E
C35	50.00	44.74	66.66	241.17	276-21-42	N 58-09-40 W
C36	25.00	11.47	20.85	21.50	48-17-05	S 55-22-38 W
C37	25.00	25.00	35.36	39.27	90-00-00	S 79-57-56 W
C38	25.00	25.00	35.36	39.27	90-00-00	S 10-02-04 E
C39	265.00	255.75	568.05	406.80	87-57-52	N 08-01-00 W
C40	260.00	279.88	492.77	443.23	87-57-52	N 08-01-00 W
C41	315.00	304.00	437.40	483.61	87-57-52	N 08-01-00 W
C42	25.00	25.00	35.36	39.27	90-00-00	S 07-59-58 E
C43	25.00	11.18	20.41	21.03	48-11-23	S 81-05-45 W
C44	50.00	44.72	66.67	241.19	276-22-46	N 52-59-56 W
C45	25.00	11.18	20.41	21.03	48-11-23	N 12-54-23 E
C46	25.00	25.00	35.36	39.27	90-00-00	N 82-00-04 E
C47	325.00	1.93	3.91	4.21	0-41-21	S 52-39-18 E
C48	350.00	2.10	4.21	4.51	0-41-21	S 52-39-18 E
C49	375.00	2.25	4.51	4.81	0-41-21	S 52-39-18 E
C50	50.00	48.99	69.99	77.52	88-49-50	S 17-27-05 W
C51	315.00	20.00	39.92	39.95	7-15-57	S 04-59-15 W

- LEGEND**
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ⊙ PROPOSED STREET LIGHT
 - ⊙ EXISTING STREET LIGHT
 - ⊙ FUTURE STREET LIGHT
 - B.L. BUILDING LINE
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - SIM.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - F.N. FILE NUMBER
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - STREET NAME CHANGE



LOT SIZE TABLE

BLOCKS	LOTS	SQ.FT.	BLOCKS	LOTS	SQ.FT.
BLOCK 1	LOT 1	7358.728	BLOCK 4	LOT 1	5088.526
BLOCK 1	LOT 2	7184.504	BLOCK 4	LOT 2	7648.310
BLOCK 1	LOT 3	7171.809	BLOCK 4	LOT 3	7257.733
BLOCK 1	LOT 4	7188.408	BLOCK 4	LOT 4	7015.000
BLOCK 1	LOT 5	7184.185	BLOCK 4	LOT 5	7015.000
BLOCK 1	LOT 6	7088.082	BLOCK 4	LOT 6	7015.000
BLOCK 1	LOT 7	6900.041	BLOCK 4	LOT 7	7260.800
BLOCK 1	LOT 8	6900.000	BLOCK 4	LOT 8	7701.517
BLOCK 1	LOT 9	7475.000	BLOCK 4	LOT 9	7688.808
BLOCK 1	LOT 10	7340.874	BLOCK 4	LOT 10	8028.301
BLOCK 1	LOT 11	6325.000	BLOCK 4	LOT 11	11432.458
BLOCK 2	LOT 1	7433.528	BLOCK 4	LOT 12	13050.876
BLOCK 2	LOT 2	7433.528	BLOCK 4	LOT 13	8981.912
BLOCK 2	LOT 3	7433.528	BLOCK 4	LOT 14	7881.992
BLOCK 2	LOT 4	7433.528	BLOCK 4	LOT 15	8041.860
BLOCK 2	LOT 5	7433.528	BLOCK 4	LOT 16	8177.668
BLOCK 2	LOT 6	7433.528	BLOCK 4	LOT 17	9126.737
BLOCK 2	LOT 7	7433.528	BLOCK 4	LOT 18	13201.639
BLOCK 2	LOT 8	7433.528	BLOCK 4	LOT 19	9535.243
BLOCK 2	LOT 9	7433.528	BLOCK 4	LOT 20	9535.445
BLOCK 2	LOT 10	7886.275	BLOCK 4	LOT 21	7747.900
BLOCK 2	LOT 11	8649.171	BLOCK 4	LOT 22	7924.649
BLOCK 2	LOT 12	12411.656	BLOCK 4	LOT 23	7437.797
BLOCK 2	LOT 13	10035.348	BLOCK 4	LOT 24	8361.588
BLOCK 2	LOT 14	9060.802	BLOCK 4	LOT 25	7467.194
BLOCK 2	LOT 15	12200.368	BLOCK 4	LOT 26	7222.824
BLOCK 2	LOT 16	12606.211	BLOCK 4	LOT 27	7392.055
BLOCK 2	LOT 17	10338.313	BLOCK 4	LOT 28	7111.854
BLOCK 3	LOT 1	9079.791	BLOCK 4	LOT 29	9437.140
BLOCK 3	LOT 2	9079.791	BLOCK 4	LOT 30	9391.088
BLOCK 3	LOT 3	9016.967	BLOCK 4	LOT 31	9391.088
BLOCK 3	LOT 4	7881.862	BLOCK 4	LOT 32	9404.181
BLOCK 3	LOT 5	6900.000	BLOCK 4	LOT 33	6900.000
BLOCK 3	LOT 6	6900.000	BLOCK 4	LOT 34	7223.542
BLOCK 3	LOT 7	6900.000	BLOCK 4	LOT 35	7853.462
BLOCK 3	LOT 8	6900.000	BLOCK 4	LOT 36	7748.942
BLOCK 3	LOT 9	6900.000	BLOCK 4	LOT 37	7301.498
BLOCK 3	LOT 10	7340.874	BLOCK 4	LOT 38	9489.216
BLOCK 3	LOT 11	7340.874	BLOCK 4	LOT 39	9750.837
BLOCK 3	LOT 12	6900.000	BLOCK 4	LOT 40	11211.068
BLOCK 3	LOT 13	6900.000	BLOCK 4	LOT 41	12174.115
BLOCK 3	LOT 14	6900.000	BLOCK 4	LOT 42	10071.251
BLOCK 3	LOT 15	6900.000	BLOCK 4	LOT 43	9511.245
BLOCK 3	LOT 16	6900.000	BLOCK 4	LOT 44	8537.396
BLOCK 3	LOT 17	8820.540	BLOCK 4	LOT 45	8184.877
BLOCK 3	LOT 18	7148.599	BLOCK 4	LOT 46	8537.396
BLOCK 3	LOT 19	8896.244	BLOCK 4	LOT 47	11335.732
BLOCK 3	LOT 20	7586.354	BLOCK 4	LOT 48	8651.175
			BLOCK 4	LOT 49	9479.783
			BLOCK 4	LOT 50	11335.732
			BLOCK 4	LOT 51	8788.791
			BLOCK 4	LOT 52	8341.068

MOORING POINT DRIVE AND BISCAYNE LAKE DRIVE
FINAL PLAT OF
SHADOW CREEK RANCH
SF-45B
PARTIAL REPLAT NO. 1
 A SUBDIVISION OF 23.791 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, THE H. LEVERING SURVEY, ABSTRACT 279, THE I.C. STAFFORD SURVEY, ABSTRACT 668 AND THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B, AS RECORDED IN PLAT NO. 20050109 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

99 LOTS 0 RESERVE 5 BLOCKS
 SEPTEMBER 28, 2011 JOB NO. 2027-0145B-309
 REASON FOR REPLAT: TO RECONFIGURE LOT SIZES
 OWNERS:
741SCR, LTD.
 BY: PSWA, INC., ITS GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 P.O. BOX 34306, HOUSTON, TEXAS 77234
CITY OF PEARLAND
 3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
 PH. (281) 652-1663

ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Suite 600 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT; AND WE, THE CITY OF PEARLAND, ACTING BY AND THROUGH _____, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-45B PARTIAL REPLAT NO. 1, 23,791 ACRES OUT OF THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, THE H. LEVERING SURVEY, ABSTRACT 279, I.C. STAFFORD SURVEY, ABSTRACT 668 AND THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PEARLAND INVESTMENT LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY M.M.L.B. CORP., ITS GENERAL PARTNER, BY LAWRENCE CANARELLI, VICE PRESIDENT THIS _____ DAY OF _____, 2011.

PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: M.M.L.B. CORP., ITS GENERAL PARTNER

BY: _____
LAWRENCE CANARELLI, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE CANARELLI, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-45B PARTIAL REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2011.

JERRY KOZA, JR., CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2011.

DARRIN COKER
CITY ATTORNEY

NARCISO LIRA III, P.E.
CITY ENGINEER

METES AND BOUNDS DESCRIPTION

BEING 23.791 ACRES OF LAND LOCATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT NUMBER 557, THE H. LEVERING SURVEY, ABSTRACT NUMBER 279, THE I. C. STAFFORD SURVEY, ABSTRACT NUMBER 668, AND THE S. G. HAYNIE SURVEY, ABSTRACT NUMBER 620, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING PORTION OF SHADOW CREEK RANCH SF-45B, A SUBDIVISION OF RECORD IN PLAT NUMBER 20050109, PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (P.R.F.B.C.T.), BEING A PORTION OF THOSE CERTAIN CALLED 71.0721 ACRE TRACT (TRACT II) AND 92.2409 ACRE TRACT (TRACT IV) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028625, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND FILE NUMBER 99-015973 OF OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), A PORTION OF THAT CERTAIN CALLED 60.971 ACRE TRACT (TRACT I) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028628, O.P.R.F.B.C.T. AND FILE NUMBER 99-015976, O.R.B.C.T., AND BEING A PORTION OF THOSE LOTS OF SAID SHADOW CREEK RANCH SF-45B CONVEYED TO 741SCR, LTD BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011065924, O.P.R.F.B.C.T., SAID 23.791 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, MAD27):

BEGINNING AT THE SOUTH CORNER LOT 1, BLOCK 2, OF SAID SHADOW CREEK RANCH SF-45B, SAME BEING THE WEST CORNER OF LOT 3, BLOCK 3 OF SHADOW CREEK RANCH SF-45A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050108, P.R.F.B.C.T., SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF RESTRICTED RESERVE "C" OF SHADOW CREEK RANCH SF-46A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20060179, P.R.F.B.C.T.;

THENCE, ALONG THE SOUTHERLY LINE OF SAID SHADOW CREEK RANCH SF-45B THE FOLLOWING FIVE (5) COURSES:

1. THENCE, NORTH 82° 33' 00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID RESTRICTED RESERVE "C" OF SAID SHADOW CREEK RANCH SF-46A 678.14 FEET TO THE NORTH CORNER OF SAID RESTRICTED RESERVE "C", SAID POINT BEING ON THE EAST LINE OF THAT CERTAIN CALLED 14.59 ACRE TRACT CONVEYED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT OF RECORD IN VOLUME 516, PAGE 179, DEED RECORDS OF SAID FORT BEND COUNTY (D.R.F.B.C.T.)
2. NORTH 03° 14' 40" WEST, ALONG THE EAST LINE OF SAID 14.59 ACRE TRACT, 65.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.59 ACRE TRACT;
3. SOUTH 86° 38' 33" WEST, ALONG THE NORTH LINE OF SAID 14.59 ACRE TRACT, 109.74 FEET TO A POINT FOR CORNER;
4. SOUTH 02° 37' 31" EAST, CONTINUING ALONG THE NORTH LINE OF SAID 14.59 ACRE TRACT, 29.98 FEET TO A POINT FOR CORNER;
5. SOUTH 86° 42' 09" WEST, CONTINUING ALONG THE NORTH LINE OF SAID 14.59 ACRE TRACT, 218.87 FEET TO A POINT FOR THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B, SAID RESTRICTED RESERVE "A" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2007154519, O.P.R.F.B.C.T.;

THENCE, ALONG THE EASTERLY LINE OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B THE FOLLOWING FIVE (5) COURSES:

1. NORTH 17° 28' 05" EAST, 129.08 FEET TO A POINT FOR CORNER;
2. NORTH 63° 02' 10" EAST, 53.04 FEET TO A POINT FOR CORNER ON THE WESTERLY END OF SUNSET SPRING COURT (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;
3. ALONG THE WESTERLY END OF SAID SUNSET SPRING COURT 77.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88° 49' 50", AND A CHORD THAT BEARS NORTH 17° 27' 05" EAST, 69.99 FEET TO A POINT FOR CORNER;
4. NORTH 28° 08' 00" WEST, 52.98 FEET TO A POINT FOR CORNER;
5. NORTH 17° 28' 05" EAST, 84.21 FEET TO A POINT FOR COMMON EAST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B AND RESTRICTED RESERVE "B" OF SHADOW CREEK RANCH SF-45C, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050110, P.R.F.B.C.T.;

THENCE, SOUTH 72° 32' 55" EAST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, 37.65 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 01' 51" EAST, CONTINUING ALONG SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C AND ITS EXTENSION TO THE EAST RIGHT-OF-WAY LINE OF SUNSET SPRINGS DRIVE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, 187.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNSET SPRINGS DRIVE, 6.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01° 09' 36", AND A CHORD THAT BEARS SOUTH 04° 07' 20" EAST, 6.07 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 17' 52" EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNSET SPRINGS DRIVE AND BISECTING LOT 1, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B, 115.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 43' 31" WEST, 25.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 10° 41' 25" EAST, ALONG THE SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 48.01 FEET TO A POINT FOR CORNER;

THENCE, NORTH 17° 27' 05" EAST, CONTINUING ALONG THE SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 46.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 72° 32' 55" EAST, DEPARTING SAID COMMON LINE, 165.00 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF TIDE ROCK LANE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, SAID POINT BEING ON THE WEST LINE OF LOT 1, BLOCK 4 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 17° 27' 05" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 43.93 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4;

THENCE, ALONG THE SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 72° 32' 55" EAST, 115.00 FEET TO A POINT FOR CORNER;
2. NORTH 17° 27' 05" EAST, 223.00 FEET TO A POINT FOR CORNER;
3. NORTH 25° 18' 38" EAST, 212.32 FEET TO A POINT FOR CORNER;
4. NORTH 37° 00' 04" EAST, 160.25 FEET TO A POINT FOR CORNER;
5. NORTH 45° 10' 28" WEST, 132.75 FEET TO A POINT FOR CORNER ON THE WEST LINE OF LOT 41, BLOCK 4 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 37° 41' 24" EAST, BISECTING SAID LOT 41, 166.66 FEET TO A POINT FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF CAYMAN BEND LANE, (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAYMAN BEND LANE AND ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 31.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05° 29' 37", AND A CHORD THAT BEARS NORTH 49° 33' 47" WEST, 31.15 FEET TO A POINT FOR THE WEST CORNER OF LOT 1, BLOCK 5 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 37° 00' 04" EAST, CONTINUING ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 121.12 FEET TO A POINT FOR THE COMMON EAST CORNER OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, SAID POINT BEING ON THE WESTERLY LINE OF RESERVE "A" OF SHADOW CREEK RANCH SF-45A;

THENCE, ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45A AND SF-45B THE FOLLOWING NINE (9) COURSES:

1. NORTH 59° 38' 53" EAST, 102.53 FEET TO A POINT FOR CORNER;
2. SOUTH 74° 23' 01" EAST, 94.82 FEET FOR CORNER;
3. SOUTH 52° 56' 09" EAST, 64.82 FEET TO A POINT FOR CORNER;
4. SOUTH 31° 29' 17" EAST, 94.82 FEET TO A POINT FOR CORNER;
5. SOUTH 11° 24' 27" WEST, 90.72 FEET TO A POINT FOR CORNER;
6. SOUTH 37° 22' 19" EAST, 73.86 FEET TO A POINT FOR CORNER;
7. SOUTH 40° 15' 46" EAST, 105.67 FEET TO A POINT FOR CORNER;
8. SOUTH 21° 45' 59" EAST, 141.20 FEET TO A POINT FOR CORNER;

9. SOUTH 03° 16' 11" EAST, 90.67 FEET TO A POINT FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45B, SAID RESTRICTED RESERVE "B" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2007154519, O.P.R.F.B.C.T.;

THENCE, SOUTH 44° 02' 33" WEST, ALONG THE NORTHERLY LINE OF SAID RESTRICTED RESERVE "B", 20.34 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 38' 44" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID RESTRICTED RESERVE "B", 105.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "B", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE LAKE DRIVE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BISCAYNE LAKE DRIVE 39.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 07° 15' 57", AND A CHORD THAT BEARS SOUTH 04° 59' 15" WEST, 39.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B";

THENCE, SOUTH 84° 22' 17" EAST, ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B", 107.13 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 39° 22' 17" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B", 21.21 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "B", SAID POINT BEING ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45A AND SF-45B;

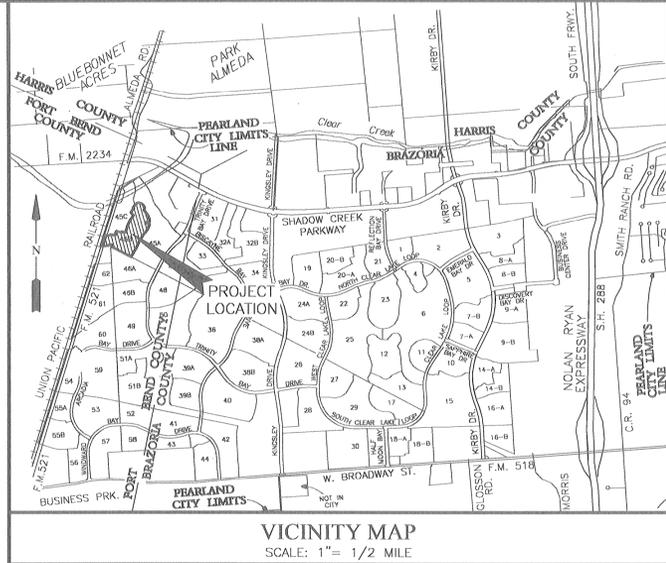
THENCE, ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45A AND SF-45B THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 05° 37' 43" WEST, 41.75 FEET TO A POINT FOR THE NORTH CORNER OF LOT 18, BLOCK 1 OF SAID SHADOW CREEK RANCH SF-45A;
2. SOUTH 29° 31' 56" WEST, 158.14 FEET TO A POINT FOR CORNER;
3. SOUTH 36° 24' 28" WEST, 60.02 FEET TO A POINT FOR CORNER;
4. SOUTH 34° 57' 56" WEST, 50.00 FEET TO A POINT FOR CORNER;
5. SOUTH 34° 58' 39" WEST, 59.96 FEET TO A POINT FOR CORNER;
6. SOUTH 33° 26' 07" WEST, 108.72 FEET TO A POINT FOR CORNER;
7. SOUTH 30° 33' 03" WEST, 108.72 FEET TO A POINT FOR CORNER;
8. SOUTH 28° 23' 16" WEST, 54.37 FEET TO A POINT FOR CORNER;
9. SOUTH 27° 27' 58" WEST, 54.91 FEET TO A POINT FOR CORNER;
10. SOUTH 27° 27' 00" WEST, 168.00 FEET TO A POINT FOR CORNER;
11. SOUTH 62° 33' 00" EAST, 5.00 FEET TO A POINT FOR CORNER;
12. SOUTH 27° 27' 00" WEST, 115.00 FEET TO A POINT FOR CORNER;
13. NORTH 62° 33' 00" WEST, 10.00 FEET TO A POINT FOR CORNER;
14. SOUTH 27° 27' 00" WEST, 169.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.791 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON RECORD INFORMATION ONLY AND DOES NOT REFLECT AN ON THE GROUND SURVEY. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1115732153, EFFECTIVE DATE AUGUST 22, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 99987.
 4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
 5. FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 6. BENCHMARK MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
 7. T.B.M. = TOP OF 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY CORNER OF RESERVE A OF SHADOW CREEK RANCH SF-45B.
- ELEV.= 60.89 NGVD-29, 1987 ADJUSTMENT
8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0283K, REVISED APRIL 20, 2000, THE SUBJECT TRACT LIES WHOLLY WITHIN THE EXISTING 100-YEAR FLOOD PLAIN.
 9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
 11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR FORT BEND COUNTY.
 12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 14. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
 15. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 16. THERE ARE 18 PROPOSED STREET LIGHTS.



VICINITY MAP
SCALE: 1" = 1/2 MILE

MOORING POINT DRIVE AND BISCAYNE LAKE DRIVE

FINAL PLAT OF SHADOW CREEK RANCH SF-45B PARTIAL REPLAT NO. 1

A SUBDIVISION OF 23,791 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, THE H. LEVERING SURVEY, ABSTRACT 279, THE I.C. STAFFORD SURVEY, ABSTRACT 668 AND THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B, AS RECORDED IN PLAT NO. 20050109 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

99 LOTS 0 RESERVE 5 BLOCKS
SEPTEMBER 28, 2011 JOB NO. 2027-0145B-309
REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
BY: PSWA, INC., ITS GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

CITY OF PEARLAND
3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
PH. (281) 652-1663

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

PLAT NO. P-612F-2011-0048

P&Z Agenda Item

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 10/03/2011
AGENDA ITEM SUBJECT: Replat of Shadow Creek Ranch SF-45B

Old Business **New Business** Discussion Item Workshop

Summary:

The applicant is proposing to reconfigure the lot sizes of the previously recorded plat of Shadow Creek Ranch SF-45B.

Staff Recommendation: Approval, with conditions.

Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45B

A request by LJA Engineering, Inc., applicant, on behalf of 741 SCR, LTD, Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45B to reconfigure lot sizes, totaling 24.173 acres on the following described property, to wit:

Legal Description: Being a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas

General location: Mooring Point Drive and Biscayne Lake Drive.

SUMMARY: The applicant is proposing a partial replat to reconfigure the residential lots within the Shadow Creek Ranch SF-45B subdivision. The proposed replat increases the size of the lots and as a result decreases the number of single-family lots by 13.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Planned Unit Development)	Drainage and Vacant Land
South	PUD (Planned Unit Development)	Drainage and Vacant Land
East	PUD (Planned Unit Development)	Single-Family Residences and Vacant Land
West	PUD (Planned Unit Development)	Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This plat is within the Shadow Creek Ranch Planned Unit Development and therefore has to comply with the regulations of the PUD.

SHADOW CREEK RANCH DEVELOPMENT STANDARDS: SCR R-6

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

Area Regulations: SCR R-6 (Single-Family Dwelling District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	6,000 SF	6,325 SF
b) Minimum Lot Width	50 Feet	51.28 Feet
c) Minimum Lot Depth	N/A	111.62 Feet
d) Maximum Lot Coverage	60%	< 60%

PLATTING STATUS: The subject property was previously recorded as Shadow Creek Ranch SF-45B. Portions that are being changed are part of this request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential; this request conforms to the goals and objectives of the land use designation.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by 50-foot wide local roads and is in conformance to the Thoroughfare Plan. The interior lots will be served by local roads, which will have to be constructed prior to releasing building permits for the subdivision.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of single-family homes. When permits are received for this development they will be reviewed to conform to the minimum requirements of Shadow Creek Ranch R-6 (Single-Family Dwelling District).

AVAILABILITY OF UTILITIES: The subject parcel has already installed sewer, water and storm sewer at the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

OUTSTANDING ITEMS: The following plat was resubmitted on 09/26/2011 and reviewed for this staff report. City staff is working with the surveyor to get the remaining items resolved prior to the meeting, but all unsatisfied comments will be a condition of approval.

P&Z 10/03/2011

Partial Replat - Shadow Creek Ranch – 45B

These outstanding items are minor and do not affect the validity of the submitted replat.

STAFF RECOMMENDATION: Staff recommends approval, with conditions of the Partial Replat of Shadow Creek Ranch SF-45B as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and the Shadow Creek Ranch Planned Unit Development.

CONDITIONS OF APPROVAL:

1. No objection letters from AT&T and Centerpoint.
2. Add a lot area table
3. 2006 Autocad Compatible CD
4. Rename cul-de-sac Streets (Sunset Springs Court and Biscayne Lake Court)
5. Remove note #16
6. Minor corrections to note #9.
7. Provide a general address above the title block.
8. 2 mylars with signatures
9. 3 paper copies
10. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
4. Notification
5. Replat of Shadow Creek Ranch SF-45B



Vicinity and Zoning Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-45B

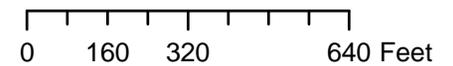
Plat #P-612F-2011-0047

Legend

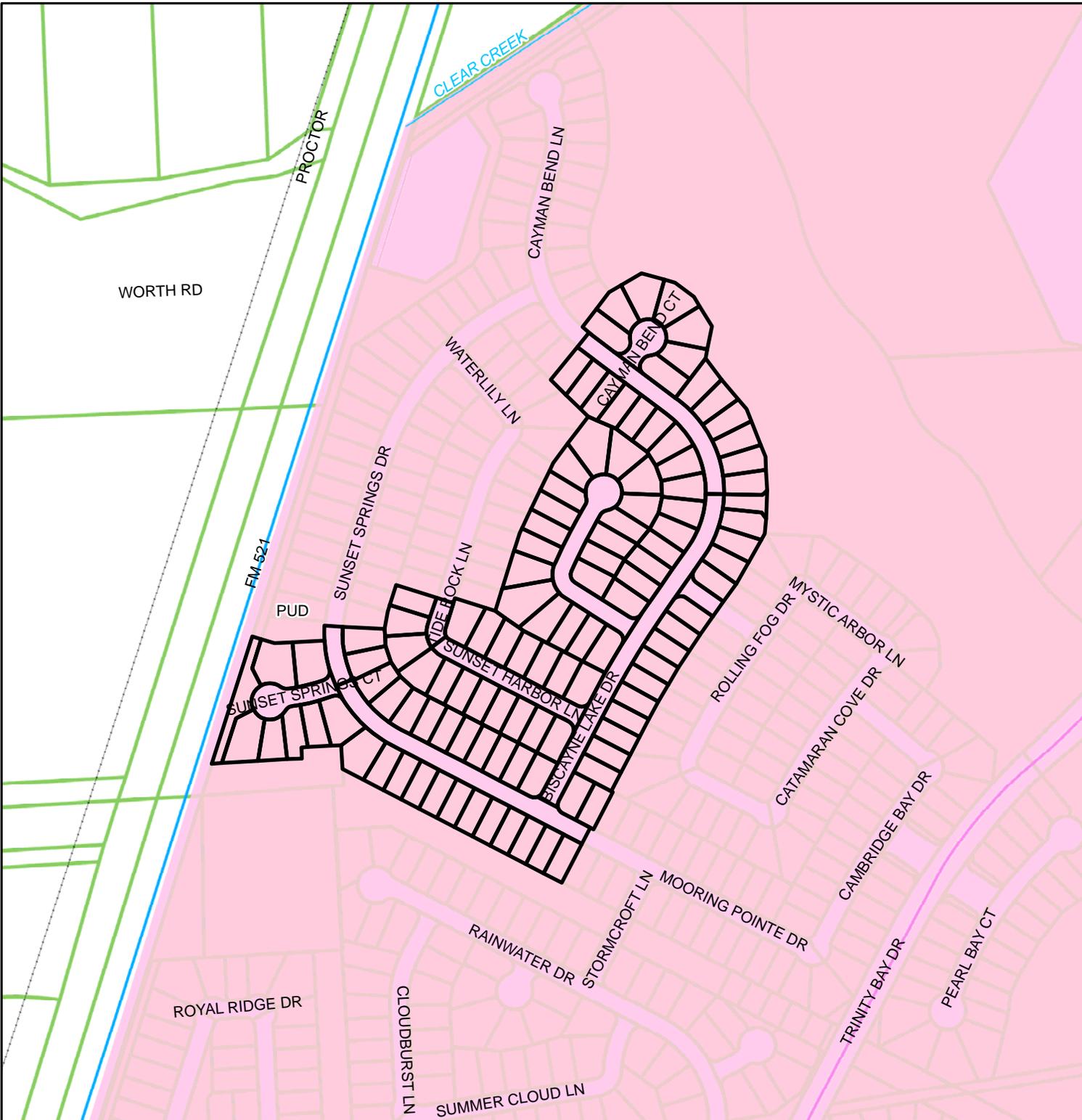
 Subject Site

Zoning

 PUD



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.





Future Land Use

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45B

Plat #P-612F-2011-0047

Legend

 Subject Site

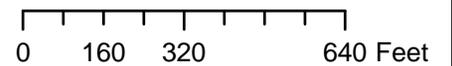
LandUse

 Light Industrial

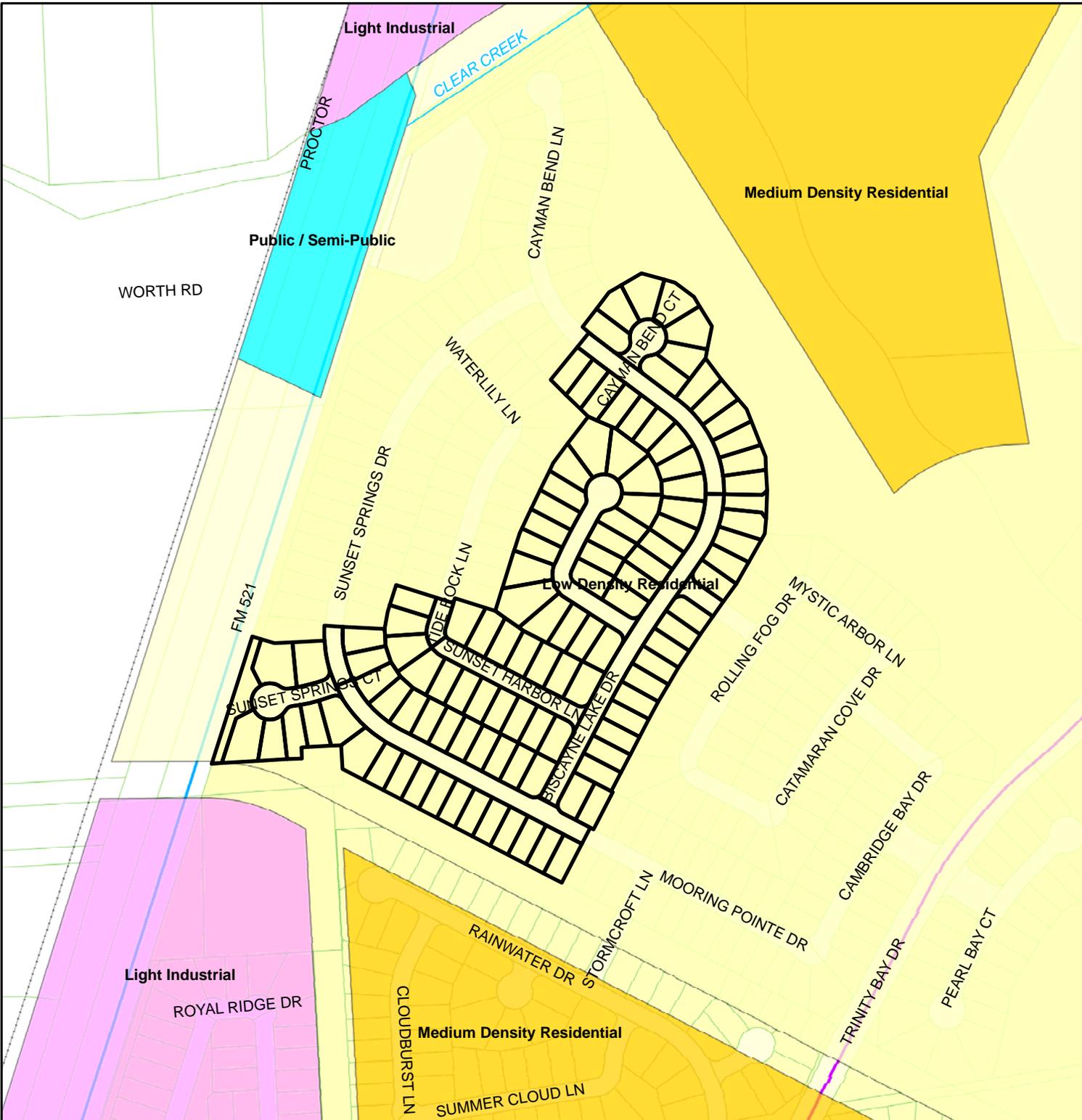
 Low Density Residential

 Medium Density Residential

 Public / Semi-Public



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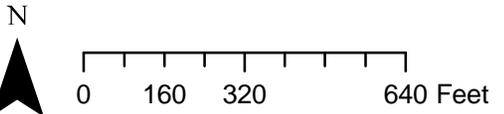
Aerial

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-45B

Plat #P-612F-2011-0047

Legend

 Subject Site



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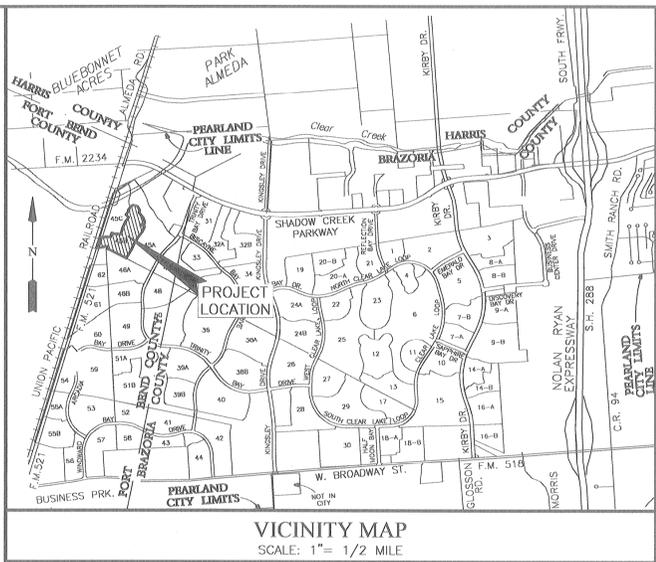
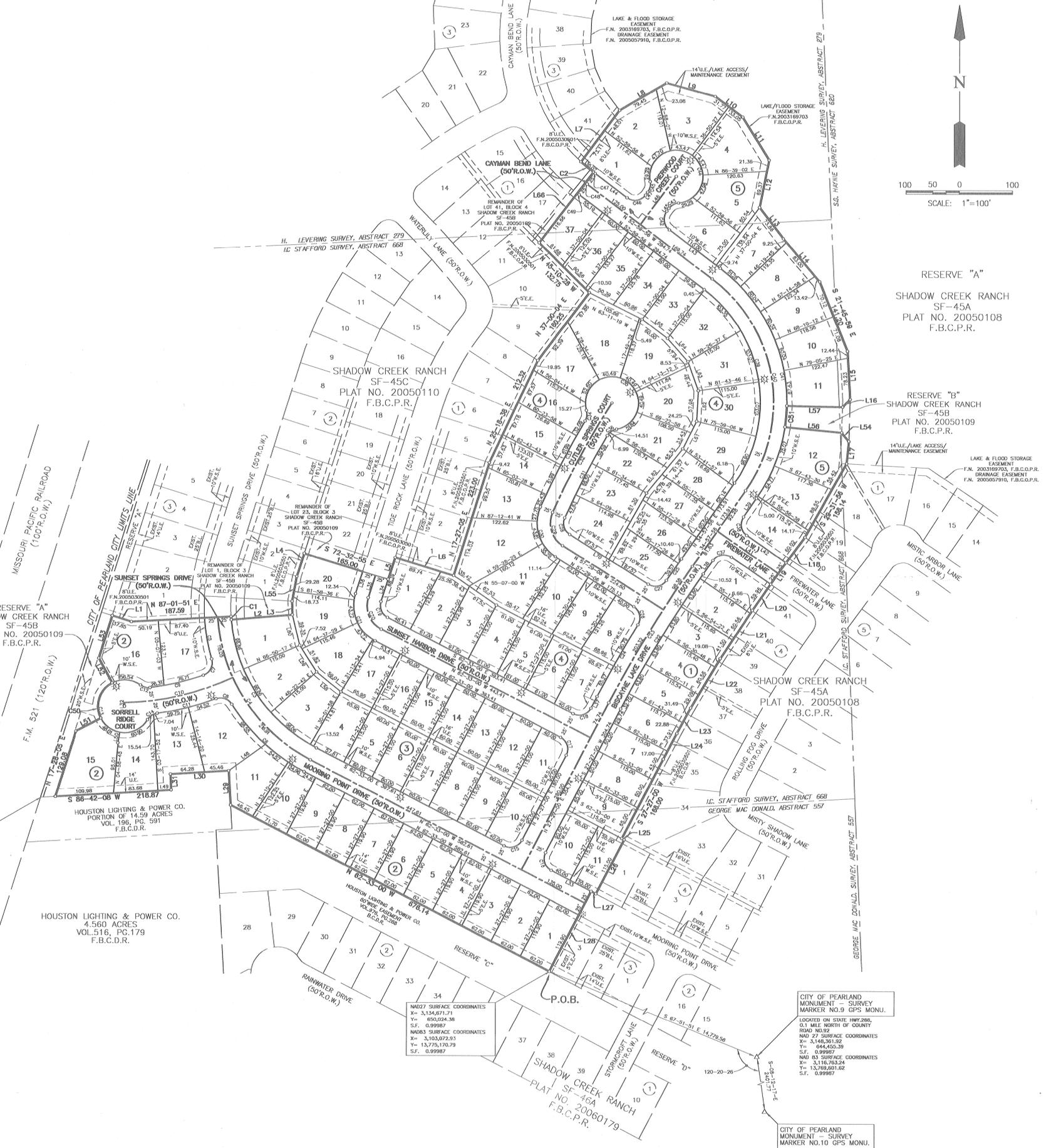
PLAT APPLICATION #P-613F-2011-0047
PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B
PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address	Address_2	City	State	Zip
1	Ayewah Daniel Osagie	2009 Rolling Fog DR		Pearland	TX	77584-3714
2	Centerpoint Energy Housto	Attn Property Tax Dept PO Box 1475		Houston	TX	77251-1475
3	City of Pearland	111 E Locust ST		Angleton	TX	77515-4682
4	Cordova Judith V & Manu	2007 Rolling Fog DR		Pearland	TX	77584-3714
5	Ferrer-Pilarta Norma & An	13512 Misty Shadow LN		Pearland	TX	77584-3705
6	Fisher Sheri	13510 Misty Shadow LN		Pearland	TX	77584-3705
7	Harris Montrell Deon & Te	13511 Mystic Arbor LN		Pearland	TX	77584-3712
8	Henderson Erika N & John	2001 Rolling Fog DR		Pearland	TX	77584-3714
9	Mahaffey Donna	13701 Rainwater DR		Pearland	TX	77584-2162
10	Martin Karen	2003 Rolling Fog DR		Pearland	TX	77584-3714
11	Miller Anthony S & Nicole	2116 Rolling Fog DR		Pearland	TX	77584-3715
12	Moore Philip	13711 Rainwater DR		Pearland	TX	77584-2162
13	Nance Virginia	13615 Rainwater DR		Pearland	TX	77584-2160
14	Nguyen Jimmy	13611 Rainwater Drive		Pearland	TX	77584
15	Nguyen Mason Bao & Mei	2101 Rolling Fog DR		Pearland	TX	77584-3716
16	Nguyen Sharon	13617 Rainwater DR		Pearland	TX	77584-2160
17	Oladele Oladimeji T & Abi	2004 Rolling Fog DR		Pearland	TX	77584-3713
18	Pearland Investments Limi	5195 Las Vegas BLVD	c/o Collins Brothers Corp	Las Vegas	NV	89119-3209
19	Perry Homes LLC	Property Tax Department PO Box 34306		Houston	TX	77234-4306
20	Phipps Harold M Jr & Susa	13709 Rainwater DR		Pearland	TX	77584-2162
21	Price Winnetta & Fred D J	13705 Rainwater DR		Pearland	TX	77584-2162
22	Shadow Creek Ranch Develo	5195 LAS VEGAS BLVD		LAS VEGAS	NV	89119-3209
23	State of Texas	PO Box 1386		Houston	TX	77251-1386
24	Tran Quynh	13609 Rainwater DR		Pearland	TX	77584-2160
25	Triumph Homebuilders LP	10110 W Sam Houston PKWY Suite 200		Houston	TX	77064
26	Yuan Zhuoquan	2103 Rolling Fog DR		Pearland	TX	77584-3716

LINE	BEARING	DISTANCE
L1	S 72-32-55 E	37.65
L2	N 89-17-52 E	115.00
L3	N 00-43-31 W	25.66
L4	N 17-27-05 E	46.36
L5	N 17-27-05 E	43.93
L6	S 72-32-55 E	115.00
L7	N 37-00-04 E	121.12
L8	N 59-38-53 E	102.53
L9	S 74-23-01 E	94.82
L10	S 52-56-09 E	64.82
L11	S 31-29-17 E	94.82
L12	S 11-24-27 W	90.72
L13	S 37-22-19 E	73.86
L14	S 40-15-46 E	105.67
L15	S 03-16-11 E	90.67
L16	S 44-02-33 W	20.34
L17	S 06-37-43 W	41.75
L18	S 36-24-28 W	60.92
L19	S 34-57-56 W	50.00
L20	S 34-58-39 W	59.96
L21	S 33-26-07 W	108.72
L22	S 30-33-03 W	108.72
L23	S 28-23-16 W	54.37
L24	S 27-27-58 W	54.91
L25	S 62-33-00 E	5.00
L26	S 27-27-00 W	115.00
L27	N 62-33-00 W	10.00
L28	S 27-27-00 W	169.90
L29	N 03-14-40 W	65.00
L30	S 86-38-33 W	109.74
L31	S 02-37-31 E	29.98
L32	S 01-02-48 E	7.00
L33	S 62-33-00 E	85.00
L34	S 17-27-05 W	44.46
L35	N 17-27-05 E	44.46
L36	N 17-27-05 E	44.46
L37	N 27-27-00 E	24.74
L38	S 34-57-56 W	31.63
L39	S 34-57-56 W	42.28
L40	N 55-02-04 W	90.02
L41	N 55-02-04 W	140.02
L42	S 55-02-04 E	90.02
L43	S 52-56-09 E	119.74
L44	S 52-56-09 E	75.00
L45	S 37-00-04 W	6.72
L46	N 37-00-04 E	112.63
L47	N 37-00-04 E	6.72
L48	S 54-17-49 W	84.50
L49	S 89-42-08 W	25.21
L50	S 10-18-59 W	20.00
L51	S 63-02-10 W	53.04
L52	N 28-00-00 W	52.98
L53	N 17-28-05 E	84.21
L54	N 39-22-17 W	21.21
L55	N 10-41-25 E	48.01
L56	N 84-22-17 W	107.13
L57	N 88-38-44 W	105.00
L58	N 50-36-51 W	59.01
L59	N 32-23-31 W	59.35
L60	N 13-55-55 W	59.35
L61	N 26-43-54 E	57.89
L62	N 02-52-20 E	57.98
L63	N 19-24-49 W	57.98
L64	N 41-41-27 W	57.94
L65	N 52-56-09 W	60.00
L66	N 37-41-24 E	186.88

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	300.00	3.04	6.07	6.07	1-09-36	S 04-07-20 E
C2	325.00	15.59	31.15	31.16	5-29-37	S 49-33-47 E
C3	300.00	169.76	295.49	308.96	59-00-28	S 33-02-46 E
C4	325.00	184.07	320.33	334.96	59-03-07	S 33-01-26 E
C5	350.00	39.67	78.84	79.00	12-55-59	S 09-55-36 E
C6	350.00	96.37	185.82	188.08	30-47-19	S 47-09-20 E
C7	25.00	23.75	34.44	37.99	87-04-12	N 27-06-30 E
C8	25.00	20.40	31.61	34.22	78-25-40	N 70-58-31 W
C9	475.00	51.71	102.82	103.02	12-25-36	N 76-53-25 E
C10	500.00	106.74	208.77	210.32	24-06-03	N 76-54-10 E
C11	525.00	57.36	114.05	114.27	12-28-17	N 76-02-48 E
C12	25.00	9.99	18.55	19.00	43-32-50	S 75-07-19 E
C13	50.00	44.93	66.84	240.96	276-07-08	S 11-24-25 E
C14	25.00	12.13	21.82	22.58	51-44-55	S 56-24-28 W
C15	25.00	25.00	35.36	39.27	90-00-00	N 73-27-00 E
C16	25.00	25.00	35.36	39.27	90-00-00	N 17-33-00 E
C17	25.00	25.00	35.36	39.27	90-00-00	N 17-33-00 W
C18	25.00	25.00	35.36	39.27	90-00-00	N 73-27-00 E
C19	25.00	20.98	32.14	34.81	80-00-05	S 32-32-57 E
C20	50.00	41.96	64.28	69.81	80-00-05	S 32-32-57 E
C21	75.00	62.93	96.42	104.72	80-00-05	S 32-32-57 E
C22	2775.00	149.42	298.20	298.42	7-30-54	S 31-12-28 W
C23	2300.00	191.06	381.48	381.70	7-30-54	S 31-12-28 W
C24	2325.00	78.06	156.03	156.06	3-50-45	S 29-22-23 W
C25	2325.00	24.99	49.97	49.98	1-13-54	S 34-21-00 W
C26	25.00	24.47	34.98	38.74	88-46-51	N 13-05-41 W
C27	25.00	24.47	34.98	38.74	88-46-51	N 78-07-28 E
C28	25.00	21.53	32.63	35.35	81-28-19	S 16-44-57 E
C29	50.00	43.06	65.26	71.10	81-28-19	S 16-44-57 E
C30	75.00	64.59	97.89	106.65	81-28-19	S 16-44-57 E
C31	1475.00	86.96	173.62	173.72	6-44-53	S 27-23-47 W
C32	1500.00	117.00	233.29	233.52	6-50-12	S 28-26-48 W
C33	1525.00	90.86	181.40	181.50	6-49-09	S 27-23-47 W
C34	25.00	10.91	20.00	20.57	47-08-53	N 07-13-56 E
C35	50.00	44.74	66.66	241.17	276-21-42	N 58-09-40 W
C36	25.00	11.47	20.85	21.50	48-17-05	S 55-22-38 W
C37	25.00	25.00	35.36	39.27	90-00-00	S 79-57-56 W
C38	25.00	25.00	35.36	39.27	90-00-00	S 10-02-04 E
C39	265.00	255.75	568.05	406.89	87-57-52	N 09-01-00 W
C40	260.00	279.88	492.77	445.23	87-57-52	N 09-01-00 W
C41	315.00	304.00	437.49	483.61	87-57-52	N 09-01-00 W
C42	25.00	25.00	35.36	39.27	90-00-00	S 07-59-58 E
C43	25.00	11.18	20.41	21.03	48-11-23	S 81-05-45 W
C44	50.00	44.72	66.67	241.19	276-22-46	N 52-59-56 W
C45	25.00	11.18	20.41	21.03	48-11-23	N 12-54-23 E
C46	25.00	25.00	35.36	39.27	90-00-00	N 82-00-04 E
C47	325.00	1.95	3.91	3.91	0-41-21	S 52-39-16 E
C48	350.00	2.10	4.21	4.21	0-41-21	S 52-39-16 E
C49	375.00	2.25	4.51	4.51	0-41-21	S 52-39-16 E
C50	50.00	48.99	69.99	77.52	88-49-50	S 17-27-05 W
C51	315.00	20.00	39.92	39.95	7-15-57	S 04-59-15 W

LINE	BEARING	DISTANCE
L1	S 72-32-55 E	37.65
L2	N 89-17-52 E	115.00
L3	N 00-43-31 W	25.66
L4	N 17-27-05 E	46.36
L5	N 17-27-05 E	43.93
L6	S 72-32-55 E	115.00
L7	N 37-00-04 E	121.12
L8	N 59-38-53 E	102.53
L9	S 74-23-01 E	94.82
L10	S 52-56-09 E	64.82
L11	S 31-29-17 E	94.82
L12	S 11-24-27 W	90.72
L13	S 37-22-19 E	73.86
L14	S 40-15-46 E	105.67
L15	S 03-16-11 E	90.67
L16	S 44-02-33 W	20.34
L17	S 06-37-43 W	41.75
L18	S 36-24-28 W	60.92
L19	S 34-57-56 W	50.00
L20	S 34-58-39 W	59.96
L21	S 33-26-07 W	108.72
L22	S 30-33-03 W	108.72
L23	S 28-23-16 W	54.37
L24	S 27-27-58 W	54.91
L25	S 62-33-00 E	5.00
L26	S 27-27-00 W	115.00
L27	N 62-33-00 W	10.00
L28	S 27-27-00 W	169.90
L29	N 03-14-40 W	65.00
L30	S 86-38-33 W	109.74
L31	S 02-37-31 E	29.98
L32	S 01-02-48 E	7.00
L33	S 62-33-00 E	85.00
L34	S 17-27-05 W	44.46
L35	N 17-27-05 E	44.46
L36	N 17-27-05 E	44.46
L37	N 27-27-00 E	24.74
L38	S 34-57-56 W	31.63
L39	S 34-57-56 W	42.28
L40	N 55-02-04 W	90.02
L41	N 55-02-04 W	140.02
L42	S 55-02-04 E	90.02
L43	S 52-56-09 E	119.74
L44	S 52-56-09 E	75.00
L45	S 37-00-04 W	6.72
L46	N 37-00-04 E	112.63
L47	N 37-00-04 E	6.72
L48	S 54-17-49 W	84.50
L49	S 89-42-08 W	25.21
L50	S 10-18-59 W	20.00
L51	S 63-02-10 W	53.04
L52	N 28-00-00 W	52.98
L53	N 17-28-05 E	84.21
L54	N 39-22-17 W	21.21
L55	N 10-41-25 E	48.01
L56	N 84-22-17 W	107.13
L57	N 88-38-44 W	105.00
L58	N 50-36-51 W	59.01
L59	N 32-23-31 W	59.35
L60	N 13-55-55 W	59.35
L61	N 26-43-54 E	57.89
L62	N 02-52-20 E	57.98
L63	N 19-24-49 W	57.98
L64	N 41-41-27 W	57.94
L65	N 52-56-09 W	60.00
L66	N 37-41-24 E	186.88



BLOCKS	LOTS	SQ.FT.	BLOCKS	LOTS	SQ.FT.
BLOCK 1	LOT 1	7358.728	BLOCK 4	LOT 1	5088.526
BLOCK 1	LOT 2	7184.504	BLOCK 4	LOT 2	7648.310
BLOCK 1	LOT 3	7171.809	BLOCK 4	LOT 3	7257.733
BLOCK 1	LOT 4	7188.408	BLOCK 4	LOT 4	7015.000
BLOCK 1	LOT 5	7184.185	BLOCK 4	LOT 5	7015.000
BLOCK 1	LOT 6	7088.082	BLOCK 4	LOT 6	7015.000
BLOCK 1	LOT 7	6990.041	BLOCK 4	LOT 7	7260.800
BLOCK 1	LOT 8	6990.000	BLOCK 4	LOT 8	7701.517
BLOCK 1	LOT 9	7475.000	BLOCK 4	LOT 9	7688.808
BLOCK 1	LOT 10	7340.874	BLOCK 4	LOT 10	8028.301
BLOCK 1	LOT 11	6325.000	BLOCK 4	LOT 11	11432.458
BLOCK 2	LOT 1	7433.528	BLOCK 4	LOT 12	13050.876
BLOCK 2	LOT 2	7433.528	BLOCK 4	LOT 13	8981.912
BLOCK 2	LOT 3	7433.528	BLOCK 4	LOT 14	7881.992
BLOCK 2	LOT 4	7433.528	BLOCK 4	LOT 15	8941.860
BLOCK 2	LOT 5	7433.528	BLOCK 4	LOT 16	8177.668
BLOCK 2	LOT 6	7433.528	BLOCK 4	LOT 17	9126.737
BLOCK 2	LOT 7	7433.528	BLOCK 4	LOT 18	13201.639
BLOCK 2	LOT 8	7433.528	BLOCK 4	LOT 19	9535.243
BLOCK 2	LOT 9	7433.528	BLOCK 4	LOT 20	9535.445
BLOCK 2	LOT 10	7886.275	BLOCK 4	LOT 21	7747.900
BLOCK 2	LOT 11	8649.171	BLOCK 4	LOT 22	7924.649
BLOCK 2	LOT 12	12411.656	BLOCK 4	LOT 23	7437.797
BLOCK 2	LOT 13	10035.348	BLOCK 4	LOT 24	8361.588
BLOCK 2	LOT 14	9060.892	BLOCK 4	LOT 25	7467.194
BLOCK 2	LOT 15	12200.388	BLOCK 4	LOT 26	7222.824
BLOCK 2	LOT 16	12606.211	BLOCK 4	LOT 27	7392.055
BLOCK 2	LOT 17	10336.313	BLOCK 4	LOT 28	7111.854
BLOCK 3	LOT 1	9079.791	BLOCK 4	LOT 29	9437.140
BLOCK 3	LOT 2	9079.791	BLOCK 4	LOT 30	9391.088
BLOCK 3	LOT 3	9016.967	BLOCK 4	LOT 31	9391.088
BLOCK 3	LOT 4	7881.662	BLOCK 4	LOT 32	9404.181
BLOCK 3	LOT 5	6900.000	BLOCK 4	LOT 33	6900.000
BLOCK 3	LOT 6	6900.000	BLOCK 4	LOT 34	7223.542
BLOCK 3	LOT 7	6900.000	BLOCK 4	LOT 35	7853.462
BLOCK 3	LOT 8	6900.000	BLOCK 4	LOT 36	7748.942
BLOCK 3	LOT 9	6900.000	BLOCK 4	LOT 37	7301.498
BLOCK 3	LOT 10	7340.874	BLOCK 4	LOT 38	9489.216
BLOCK 3	LOT 11	6900.000	BLOCK 4	LOT 39	9750.837
BLOCK 3	LOT 12	6900.000	BLOCK 4	LOT 40	11211.068
BLOCK 3	LOT 13	6900.000	BLOCK 4	LOT 41	12174.715
BLOCK 3	LOT 14	6900.000	BLOCK 4	LOT 42	10071.251
BLOCK 3	LOT 15	6900.000	BLOCK 4	LOT 43	9511.245
BLOCK 3	LOT 16	6900.000	BLOCK 4	LOT 44	8537.39

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, AND WE, THE CITY OF PEARLAND, ACTING BY AND THROUGH _____, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-45B PARTIAL REPLAT NO. 1, 23,791 ACRES OUT OF THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, THE H. LEVERING SURVEY, ABSTRACT 279, I.C. STAFFORD SURVEY, ABSTRACT 668 AND THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PEARLAND INVESTMENT LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY M.M.L.B. CORP., ITS GENERAL PARTNER, BY LAWRENCE CANARELLI, VICE PRESIDENT THIS _____ DAY OF _____, 2011.

PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: M.M.L.B. CORP., ITS GENERAL PARTNER

BY: _____
LAWRENCE CANARELLI, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE CANARELLI, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-45B PARTIAL REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2011.

JERRY KOZA, JR., CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2011.

DARRIN COKER
CITY ATTORNEY

NARCISO LIRA III, P.E.
CITY ENGINEER

METES AND BOUNDS DESCRIPTION

BEING 23.791 ACRES OF LAND LOCATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT NUMBER 557, THE H. LEVERING SURVEY, ABSTRACT NUMBER 279, THE I. C. STAFFORD SURVEY, ABSTRACT NUMBER 668, AND THE S. G. HAYNIE SURVEY, ABSTRACT NUMBER 620, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING PORTION OF SHADOW CREEK RANCH SF-45B, A SUBDIVISION OF RECORD IN PLAT NUMBER 20050109, PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (P.R.F.B.C.T.), BEING A PORTION OF THOSE CERTAIN CALLED 71.0721 ACRE TRACT (TRACT II) AND 92.2409 ACRE TRACT (TRACT IV) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028625, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND FILE NUMBER 99-019973 OF OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), A PORTION OF THAT CERTAIN CALLED 60.971 ACRE TRACT (TRACT I) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028628, O.P.R.F.B.C.T. AND FILE NUMBER 99-019976, O.R.B.C.T., AND BEING A PORTION OF THOSE LOTS OF SAID SHADOW CREEK RANCH SF-45B CONVEYED TO 741SCR, LTD BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011065924, O.P.R.F.B.C.T., SAID 23.791 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, MAD27):

BEGINNING AT THE SOUTH CORNER LOT 1, BLOCK 2, OF SAID SHADOW CREEK RANCH SF-45B, SAME BEING THE WEST CORNER OF LOT 3, BLOCK 3 OF SHADOW CREEK RANCH SF-45A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050108, P.R.F.B.C.T., SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF RESTRICTED RESERVE "C" OF SHADOW CREEK RANCH SF-46A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20060179, P.R.F.B.C.T.;

THENCE, ALONG THE SOUTHERLY LINE OF SAID SHADOW CREEK RANCH SF-45B THE FOLLOWING FIVE (5) COURSES:

1. THENCE, NORTH 82° 33' 00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID RESTRICTED RESERVE "C" OF SAID SHADOW CREEK RANCH SF-46A, 678.14 FEET TO THE NORTH CORNER OF SAID RESTRICTED RESERVE "C", SAID POINT BEING ON THE EAST LINE OF THAT CERTAIN CALLED 14.59 ACRE TRACT CONVEYED TO HOUSTON LIGHTING AND POWER COMPANY BY INSTRUMENT OF RECORD IN VOLUME 516, PAGE 179, DEED RECORDS OF SAID FORT BEND COUNTY (D.R.F.B.C.T.)
2. NORTH 03° 14' 40" WEST, ALONG THE EAST LINE OF SAID 14.59 ACRE TRACT, 65.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 14.59 ACRE TRACT;
3. SOUTH 86° 38' 33" WEST, ALONG THE NORTH LINE OF SAID 14.59 ACRE TRACT, 109.74 FEET TO A POINT FOR CORNER;
4. SOUTH 02° 37' 31" EAST, CONTINUING ALONG THE NORTH LINE OF SAID 14.59 ACRE TRACT, 29.98 FEET TO A POINT FOR CORNER;
5. SOUTH 86° 42' 09" WEST, CONTINUING ALONG THE NORTH LINE OF SAID 14.59 ACRE TRACT, 218.87 FEET TO A POINT FOR THE SOUTHEAST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B, SAID RESTRICTED RESERVE "A" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2007154519, O.P.R.F.B.C.T.;

THENCE, ALONG THE EASTERLY LINE OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B THE FOLLOWING FIVE (5) COURSES:

1. NORTH 17° 28' 05" EAST, 129.08 FEET TO A POINT FOR CORNER;
2. NORTH 63° 02' 10" EAST, 53.04 FEET TO A POINT FOR CORNER ON THE WESTERLY END OF SUNSET SPRING COURT (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;
3. ALONG THE WESTERLY END OF SAID SUNSET SPRING COURT 77.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88° 49' 50", AND A CHORD THAT BEARS NORTH 17° 27' 05" EAST, 69.99 FEET TO A POINT FOR CORNER;
4. NORTH 28° 08' 00" WEST, 52.98 FEET TO A POINT FOR CORNER;
5. NORTH 17° 28' 05" EAST, 84.21 FEET TO A POINT FOR COMMON EAST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B AND RESTRICTED RESERVE "C" OF SHADOW CREEK RANCH SF-45C, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050110, P.R.F.B.C.T.;

THENCE, SOUTH 72° 32' 55" EAST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, 37.65 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 01' 51" EAST, CONTINUING ALONG SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C AND ITS EXTENSION TO THE EAST RIGHT-OF-WAY LINE OF SUNSET SPRINGS DRIVE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, 187.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNSET SPRINGS DRIVE, 6.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01° 09' 36", AND A CHORD THAT BEARS SOUTH 04° 07' 20" EAST, 6.07 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 17' 52" EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNSET SPRINGS DRIVE AND BISECTING LOT 1, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B, 115.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00° 43' 31" WEST, 25.66 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 10° 41' 25" EAST, ALONG THE SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 48.01 FEET TO A POINT FOR CORNER;

THENCE, NORTH 17° 27' 05" EAST, CONTINUING ALONG THE SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 46.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 72° 32' 55" EAST, DEPARTING SAID COMMON LINE, 165.00 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF TIDE ROCK LANE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, SAID POINT BEING ON THE WEST LINE OF LOT 1, BLOCK 4 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 17° 27' 05" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 43.93 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4;

THENCE, ALONG THE SAID COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 72° 32' 55" EAST, 115.00 FEET TO A POINT FOR CORNER;
2. NORTH 17° 27' 05" EAST, 223.00 FEET TO A POINT FOR CORNER;
3. NORTH 25° 18' 38" EAST, 212.32 FEET TO A POINT FOR CORNER;
4. NORTH 37° 00' 04" EAST, 160.25 FEET TO A POINT FOR CORNER;
5. NORTH 45° 10' 28" WEST, 132.75 FEET TO A POINT FOR CORNER ON THE WEST LINE OF LOT 41, BLOCK 4 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 37° 41' 24" EAST, BISECTING SAID LOT 41, 166.66 FEET TO A POINT FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF CAYMAN BEND LANE, (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAYMAN BEND LANE AND ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 31.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05° 29' 37", AND A CHORD THAT BEARS NORTH 49° 33' 47" WEST, 31.15 FEET TO A POINT FOR THE WEST CORNER OF LOT 1, BLOCK 5 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, NORTH 37° 00' 04" EAST, CONTINUING ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C, 121.12 FEET TO A POINT FOR THE COMMON EAST CORNER OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, SAID POINT BEING ON THE WESTERLY LINE OF RESERVE "A" OF SHADOW CREEK RANCH SF-45A;

THENCE, ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45A AND SF-45B THE FOLLOWING NINE (9) COURSES:

1. NORTH 59° 38' 53" EAST, 102.53 FEET TO A POINT FOR CORNER;
2. SOUTH 74° 23' 01" EAST, 94.82 FEET TO A POINT FOR CORNER;
3. SOUTH 52° 56' 09" EAST, 64.82 FEET TO A POINT FOR CORNER;
4. SOUTH 31° 29' 17" EAST, 94.82 FEET TO A POINT FOR CORNER;
5. SOUTH 11° 24' 27" WEST, 90.72 FEET TO A POINT FOR CORNER;
6. SOUTH 37° 22' 19" EAST, 73.86 FEET TO A POINT FOR CORNER;
7. SOUTH 40° 15' 46" EAST, 105.67 FEET TO A POINT FOR CORNER;
8. SOUTH 21° 45' 59" EAST, 141.20 FEET TO A POINT FOR CORNER;

9. SOUTH 03° 16' 11" EAST, 90.67 FEET TO A POINT FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45B, SAID RESTRICTED RESERVE "B" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2007154519, O.P.R.F.B.C.T.;

THENCE, SOUTH 44° 02' 33" WEST, ALONG THE NORTHERLY LINE OF SAID RESTRICTED RESERVE "B", 20.34 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 38' 44" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID RESTRICTED RESERVE "B", 105.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "B", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE LAKE DRIVE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BISCAYNE LAKE DRIVE 39.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 07° 15' 57", AND A CHORD THAT BEARS SOUTH 04° 59' 15" WEST, 39.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B";

THENCE, SOUTH 84° 22' 17" EAST, ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B", 107.13 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 39° 22' 17" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B", 21.21 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "B", SAID POINT BEING ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45A AND SF-45B;

THENCE, ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45A AND SF-45B THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 05° 37' 43" WEST, 41.75 FEET TO A POINT FOR THE NORTH CORNER OF LOT 18, BLOCK 1 OF SAID SHADOW CREEK RANCH SF-45A;
2. SOUTH 29° 31' 56" WEST, 158.14 FEET TO A POINT FOR CORNER;
3. SOUTH 36° 24' 28" WEST, 60.02 FEET TO A POINT FOR CORNER;
4. SOUTH 34° 57' 56" WEST, 50.00 FEET TO A POINT FOR CORNER;
5. SOUTH 34° 58' 39" WEST, 59.96 FEET TO A POINT FOR CORNER;
6. SOUTH 33° 26' 07" WEST, 108.72 FEET TO A POINT FOR CORNER;
7. SOUTH 30° 33' 03" WEST, 108.72 FEET TO A POINT FOR CORNER;
8. SOUTH 28° 23' 16" WEST, 54.37 FEET TO A POINT FOR CORNER;
9. SOUTH 27° 27' 58" WEST, 54.91 FEET TO A POINT FOR CORNER;
10. SOUTH 27° 27' 00" WEST, 168.00 FEET TO A POINT FOR CORNER;
11. SOUTH 62° 33' 00" EAST, 5.00 FEET TO A POINT FOR CORNER;
12. SOUTH 27° 27' 00" WEST, 115.00 FEET TO A POINT FOR CORNER;
13. NORTH 62° 33' 00" WEST, 10.00 FEET TO A POINT FOR CORNER;
14. SOUTH 27° 27' 00" WEST, 169.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.791 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON RECORD INFORMATION ONLY AND DOES NOT REFLECT AN ON THE GROUND SURVEY. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

NOTES:

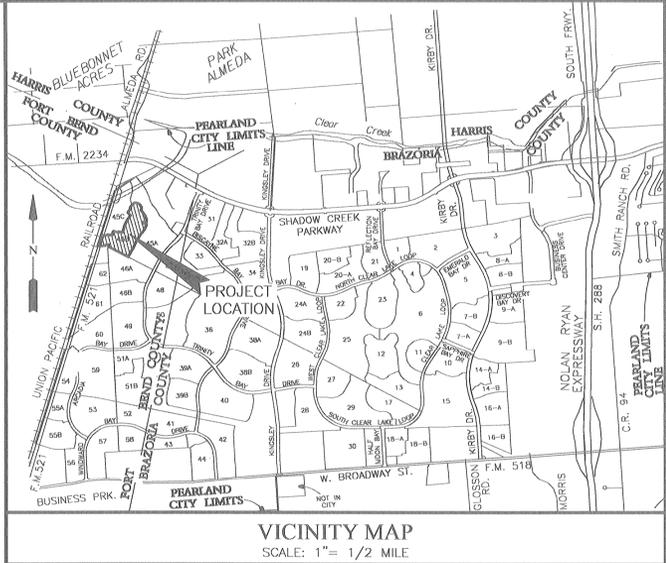
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1115732153, EFFECTIVE DATE AUGUST 22, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 99987.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
5. FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
7. T.B.M. = TOP OF 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY CORNER OF RESERVE A OF SHADOW CREEK RANCH SF-45B.

ELEV.= 60.89 NGVD-29, 1987 ADJUSTMENT

8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0283K, REVISED APRIL 20, 2000, THE SUBJECT TRACT LIES WHOLLY WITHIN THE EXISTING 100-YEAR FLOOD PLAIN.

B.F.E.= 62.00 FEET 1973 ADJUSTMENT

9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR FORT BEND COUNTY.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
15. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
16. THERE ARE 18 PROPOSED STREET LIGHTS.



MOORING POINT DRIVE AND BISCAYNE LAKE DRIVE

FINAL PLAT OF SHADOW CREEK RANCH SF-45B PARTIAL REPLAT NO. 1

A SUBDIVISION OF 23,791 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, THE H. LEVERING SURVEY, ABSTRACT 279, THE I.C. STAFFORD SURVEY, ABSTRACT 668 AND THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45B, AS RECORDED IN PLAT NO. 20050109 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

99 LOTS 0 RESERVE 5 BLOCKS
SEPTEMBER 28, 2011 JOB NO. 2027-0145B-309

REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
BY: PSWA, INC., ITS GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

CITY OF PEARLAND
3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
PH. (281) 652-1663

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026



PLAT NO. P-612F-2011-0048

SHEET 2 OF 2

P&Z Agenda Item

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 10/03/2011

AGENDA ITEM SUBJECT: Public Hearing for the Replat of Shadow Creek Ranch SF-45B

Old Business New Business Discussion Item Workshop

The applicant is proposing to reconfigure the lot sizes of the previously recorded plats of Shadow Creek Ranch SF-45C and SF-45B.

PUBLIC HEARING

- I Call to order
- II Purpose of Hearing
- III Application Information and Case Summary
 - A Staff Report
 - B Applicant Presentation
- I Persons wishing to speak for or against the proposed request
- II Commission/Staff discussion
- III Adjournment

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45C & SF-45B

A request by LJA Engineering, Inc., on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45C to reconfigure lot sizes, totaling 19.890 acres and a Partial Replat of Shadow Creek Ranch SF-45B subdivision to add a portion to Shadow Creek Ranch SF-45C, on the following described property, to wit:

Legal Description: Being a subdivision of 19.328 acres of land situated in the H. Levering Survey, Abstract 279 and the I.C. Stafford Survey, Abstract 669, City of Pearland Fort Bend County, Texas; Also being a Partial Replat of Shadow Creek Ranch SF-45C, as recorded in Plat No. 20050110 of the Plat Records of Fort Bend County Texas.

And a portion Shadow Creek Ranch SF-45B a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas.

General location: Caymen Bend Lane and Sunset Springs Drive.

SUMMARY: The applicant is proposing a partial replat to reconfigure the residential lots within the Shadow Creek Ranch SF-45C and SF-45B subdivisions. The proposed replat increases the size of the lots and reduces the total number of lots by eight. When reconfiguring Shadow Creek Ranch SF-45B lots, a small portion was left over and this replat intends to use the remaining toward the lot sizes for SF-45C.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Planned Unit Development), Fort Bend County	Drainage and Vacant Land
South	PUD (Planned Unit Development)	Drainage and Vacant Land

East	PUD (Planned Unit Development)	Drainage and Vacant Land
West	PUD (Planned Unit Development)	Road and Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This plat is within the Shadow Creek Ranch Planned Unit Development and therefore has to comply with the regulations of the PUD.

SHADOW CREEK RANCH DEVELOPMENT STANDARDS: SCR R-6

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

Area Regulations: SCR R-6 (Single-Family Dwelling District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	6,000 SF	6,344 SF
b) Minimum Lot Width	50 Feet	56.14 Feet
c) Minimum Lot Depth	N/A	114.61 Feet
d) Maximum Lot Coverage	60%	< 60%

PLATTING STATUS: The subject property was previously recorded as Shadow Creek Ranch SF-45C and SF-45B.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential; this request conforms to the goals and objectives of this land use designation.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by 50-foot wide local roads and is in conformance to the Thoroughfare Plan. The interior lots will be served by local roads, which will have to be constructed prior to releasing building permits for the subdivision.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of single-family homes. When permits are received for this development they will be reviewed to conform to the minimum requirements of the Shadow Creek Ranch R-6 (Single-Family Dwelling District).

AVAILABILITY OF UTILITIES: The subject parcel has already installed sewer, water and storm sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

OUTSTANDING ITEMS: The following plat was resubmitted on 09/26/2011 and reviewed for this staff report. City staff is working with the surveyor to get the remaining items resolved prior to the meeting, but all unsatisfied comments will be a condition of approval. These outstanding items are minor and do not affect the validity of the submitted replat.

STAFF RECOMMENDATION: Staff recommends approval, with conditions of the Partial Replat of Shadow Creek Ranch SF-45C & SF-45B as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and the Shadow Creek Ranch Planned Unit Development.

CONDITIONS OF APPROVAL:

1. Utility no objection letters from AT&T and Centerpoint.
2. Add a lot area table
3. 2006 Autocad Compatible CD
4. Remove note #6
5. Minor corrections to note #9.
6. A general address above the title block.
7. 2 mylars with signatures
8. 3 paper copies
9. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
4. Notification
5. Replat of Shadow Creek Ranch SF-45C & SF-45B



Vicinity and Zoning Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH
SF-45C & SF-45B
Plat #P-612F-2011-0048

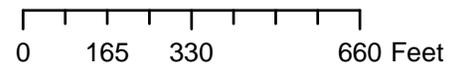
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Subject Site

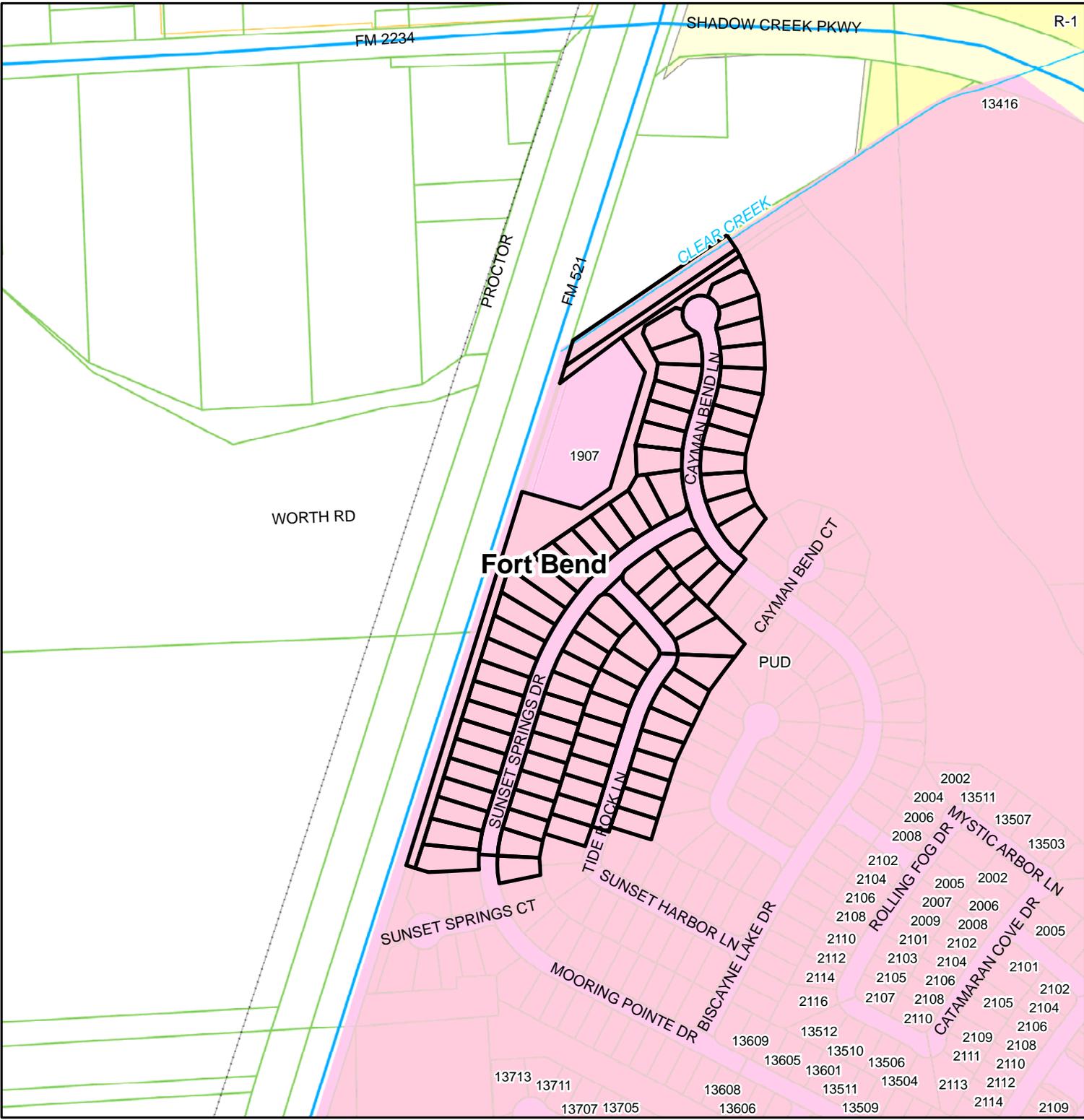
Zoning

R-1

PUD



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.





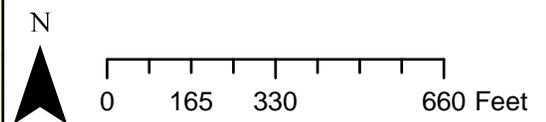
Future Land Use Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH
SF-45C & SF-45B

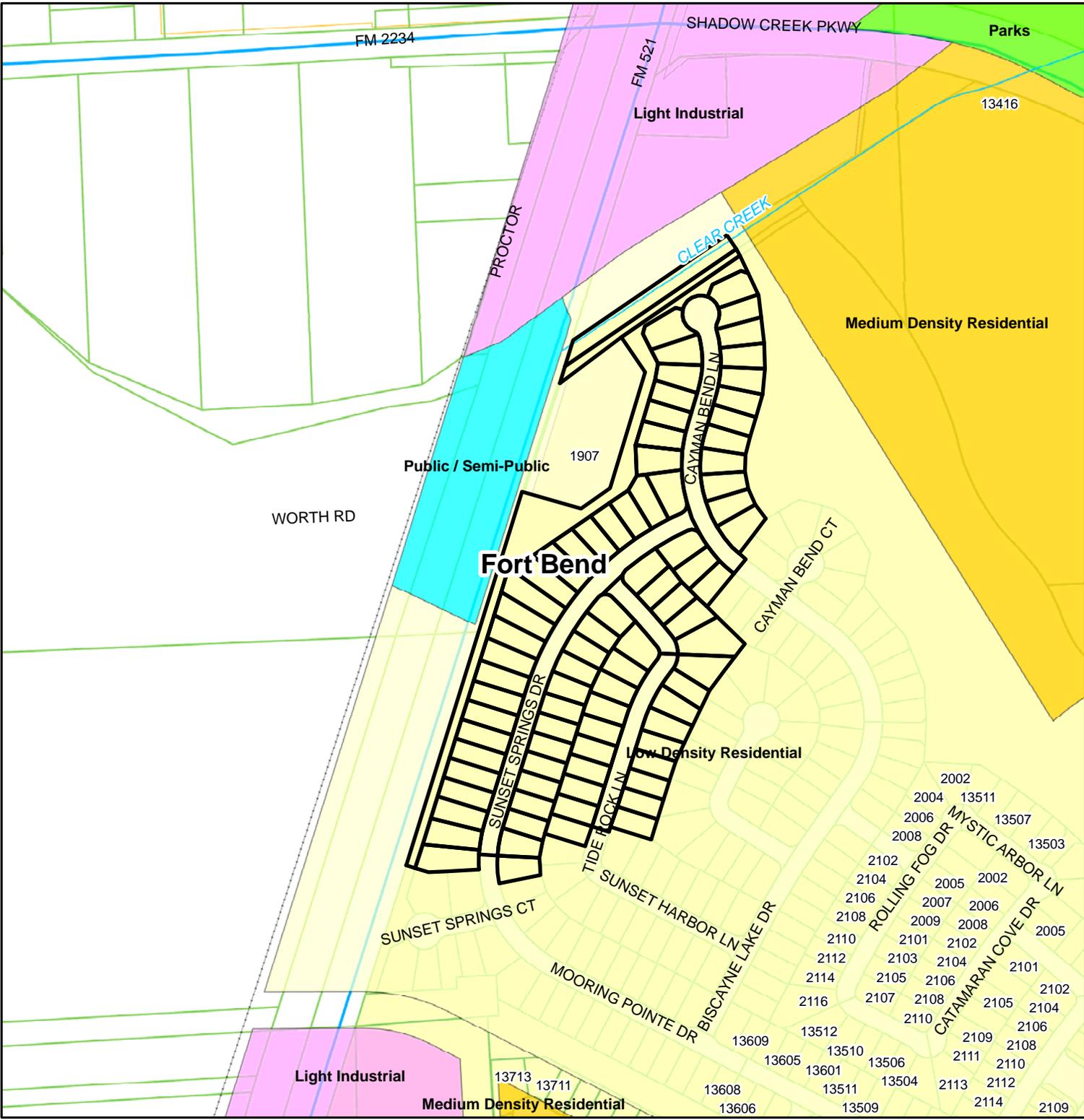
Plat #P-612F-2011-0048

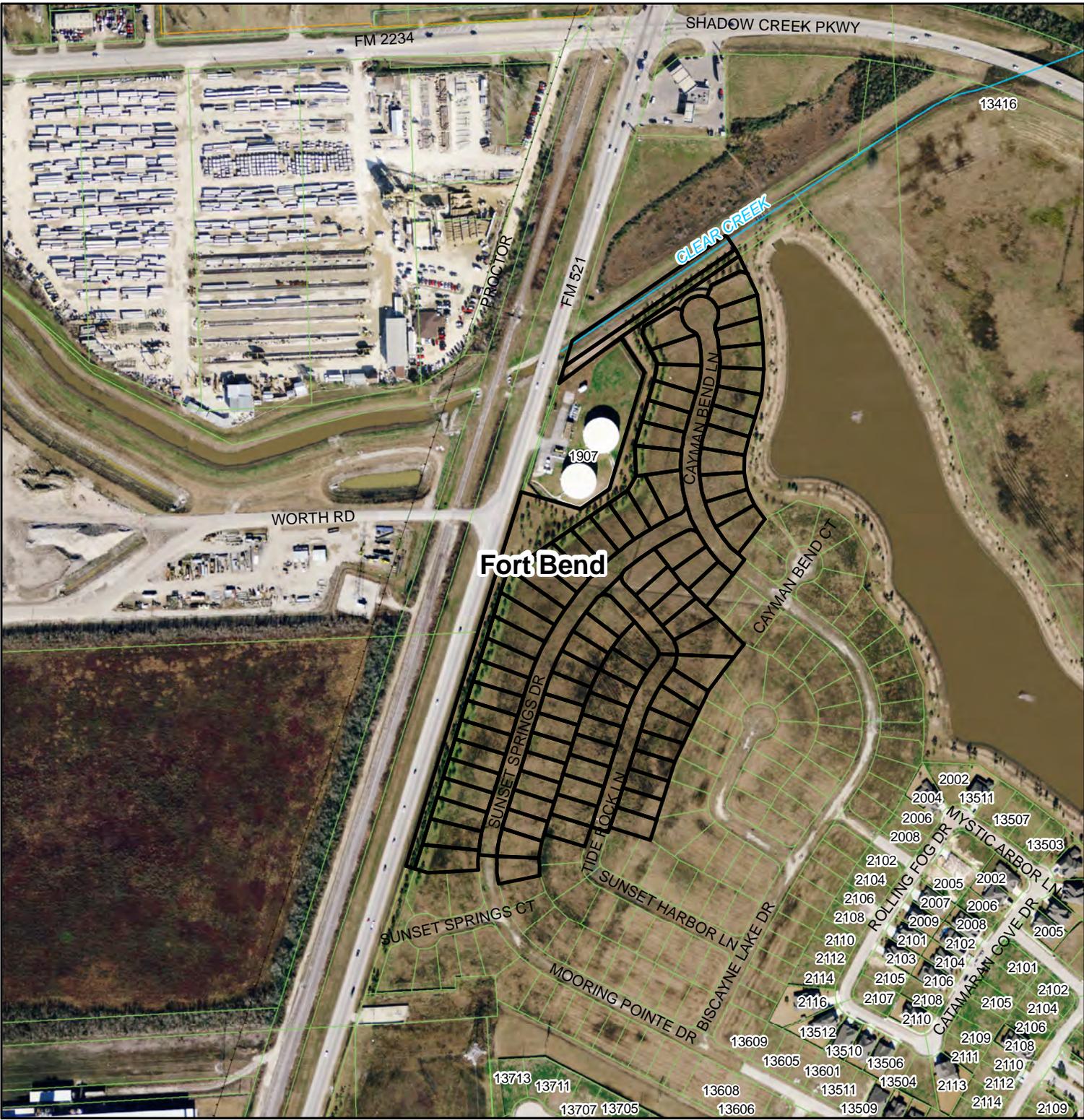
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-  Subject Site
- LandUse**
-  Light Industrial
-  Low Density Residential
-  Medium Density Residential
-  Public / Semi-Public



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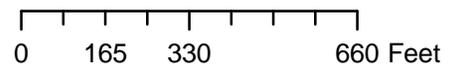


Aerial Map

PARTIAL REPLAT OF THE
 SHADOW CREEK RANCH
 SF-45C & SF-45B
 Plat #P-612F-2011-0048

Legend

 Subject Site



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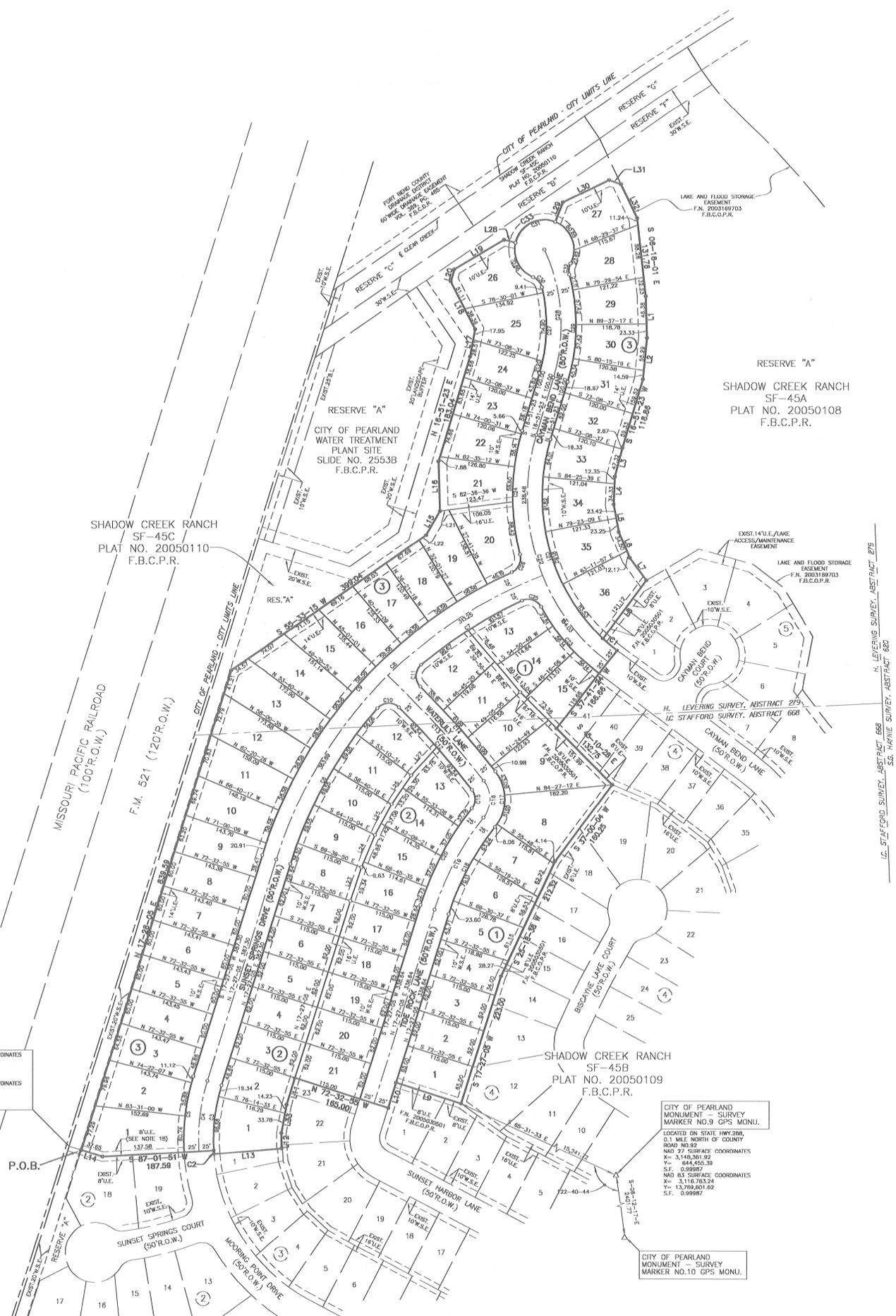
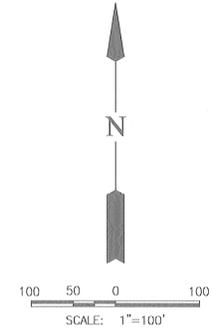
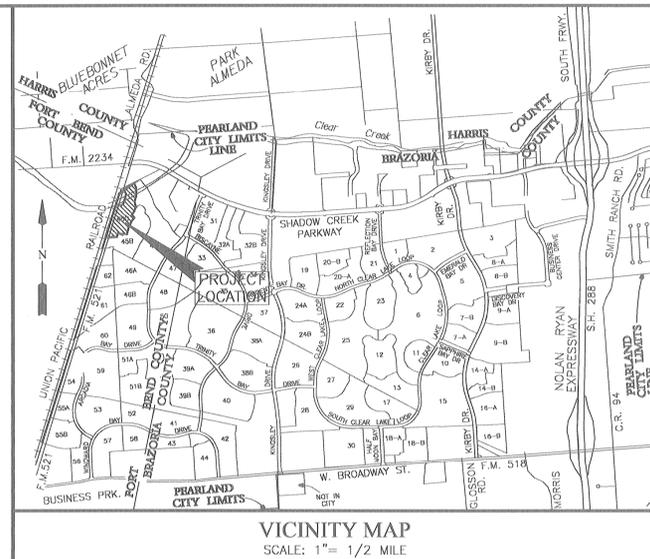
PLAT APPLICATION #P-61F-2011-0048

PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C and SF-45B

PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address_1	Address_2	CITY	STATE	OWNERZIP
1	City of Pearland	111 E Locust ST	111 E Locust ST STE 100A	Angleton	TX	77515-4682
2	Pearland Investments Limi	5195 Las Vegas BLVD	c/o Collins Brothers Corp 5195 Las Vegas BLVD S	Las Vegas	NV	89119-3209
3	Shadow Creek Ranch Mainte	5925 Hollister ST	c/o Association Management Inc 5925 Hollister ST	Houston	TX	77040-6205
4	State of Texas		PO Box 1386	Houston	TX	77251-1386
5	Zakfam & Associates Inc	502 Murphy RD	502 Murphy RD	Stafford	TX	77477-5418

LINE	BEARING	DISTANCE
L1	S 01-52-01 E	69.71
L2	S 05-35-18 W	89.89
L3	S 14-39-42 W	49.99
L4	S 02-29-02 W	46.67
L5	S 10-35-22 E	46.67
L6	S 23-39-46 E	46.67
L7	S 36-41-01 E	46.30
L8	S 37-00-04 W	121.12
L9	N 72-32-55 W	115.00
L10	S 17-27-05 W	43.93
L11	S 17-27-05 W	46.36
L12	S 00-43-31 E	25.66
L13	S 85-17-52 W	115.00
L14	N 72-32-55 W	37.85
L15	S 30-24-17 W	45.85
L16	S 01-46-47 E	83.21
L17	N 10-41-12 E	48.46
L18	N 27-19-29 W	89.47
L19	N 59-19-54 E	97.18
L20	N 16-00-12 E	21.82
L21	S 82-36-36 W	15.41
L22	N 55-33-15 E	14.37
L23	N 18-11-52 E	59.34
L24	N 23-05-03 E	58.49
L25	N 28-34-49 E	58.49
L26	N 34-04-35 E	58.49
L27	N 42-52-07 E	63.75
L28	N 76-34-31 W	20.00
L29	N 21-35-18 E	35.09
L30	N 64-24-19 E	86.36
L31	S 70-35-41 E	21.21
L32	S 25-35-41 E	62.92
L33	S 10-41-25 W	33.78



CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	325.00	15.99	31.15	31.16	5-29-37	S 49-33-47 E
C2	300.00	3.04	6.07	6.07	1-09-36	N 04-07-20 W
C3	300.00	55.58	109.31	109.92	20-59-37	S 06-57-17 W
C4	325.00	60.09	118.17	118.83	20-56-58	S 08-58-36 W
C5	350.00	84.59	127.03	127.74	20-54-42	S 06-59-44 W
C6	725.00	152.80	299.04	301.20	23-48-12	S 29-21-11 W
C7	725.00	101.78	201.58	202.23	15-58-56	S 57-26-19 W
C8	750.00	363.49	654.19	676.94	51-42-52	S 43-18-31 W
C9	775.00	347.24	633.78	652.92	48-16-13	S 41-35-11 W
C10	25.00	26.52	36.38	40.75	93-22-57	S 87-56-45 W
C11	25.00	27.17	36.79	41.35	94-45-51	S 02-03-55 W
C12	1475.00	92.66	184.95	185.07	7-11-21	N 41-48-06 W
C13	1500.00	119.95	239.14	239.40	9-08-39	N 42-44-45 W
C14	1525.00	95.18	190.00	190.12	7-08-35	N 41-44-43 W
C15	25.00	19.88	31.12	33.60	76-59-39	N 00-19-24 E
C16	50.00	39.77	62.25	67.19	76-59-39	N 00-19-24 E
C17	75.00	59.65	93.37	100.79	76-59-39	N 00-19-24 E
C18	445.00	83.96	165.01	165.97	21-22-09	S 28-08-09 W
C19	470.00	88.68	174.28	175.29	21-22-09	S 28-08-09 W
C20	495.00	93.39	183.55	184.62	21-22-09	S 28-08-09 W
C21	325.00	224.06	368.94	392.33	69-09-59	S 17-43-36 E
C22	350.00	241.30	397.32	422.51	69-09-59	S 17-43-36 E
C23	375.00	75.91	148.81	149.80	22-53-16	S 40-51-58 E
C24	375.00	107.20	206.14	208.83	31-54-24	S 00-54-11 W
C25	25.00	22.97	33.83	37.15	85-08-53	N 71-59-46 W
C26	25.00	21.27	32.40	35.24	80-48-18	N 25-20-09 E
C27	275.00	74.50	143.82	145.51	30-19-04	N 01-41-51 E
C28	300.00	115.26	215.18	220.09	42-02-01	N 04-09-37 W
C29	325.00	93.61	179.91	182.29	32-08-12	N 00-47-17 E
C30	25.00	12.82	22.82	23.70	54-18-53	N 40-37-07 W
C31	50.00	45.08	66.96	74.07	275-55-39	S 70-11-16 W
C32	25.00	9.96	18.50	18.95	43-25-55	S 06-26-08 W
C33	50.00	45.08	66.96	74.07	275-55-39	S 70-11-16 W

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.654	72,068	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.400	17,430	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.054	89,498	

- LEGEND
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ⊗ PROPOSED STREET LIGHT
 - ⊗ EXISTING STREET LIGHT
 - ⊗ FUTURE STREET LIGHT
 - B.L. BUILDING LINE
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - ST.M.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - F.N. FILE NUMBER
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - ↔ STREET NAME CHANGE

FINAL PLAT OF
SHADOW CREEK RANCH SF-45C
 PARTIAL REPLAT NO. 1
 A SUBDIVISION OF 19.328 ACRES OF LAND SITUATED IN THE H. LEVERING SURVEY, ABSTRACT 279 AND THE I.C. STAFFORD SURVEY, ABSTRACT 668, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; AS LO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C, AS RECORDED IN PLAT NO. 20050110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

72 LOTS 2 RESERVES (2.054 ACRES) 3 BLOCKS
 SEPTEMBER 26, 2011 JOB NO. 2027-0145C-309
 REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
 BY: PSWA, INC., ITS GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 P.O. BOX 34306, HOUSTON, TEXAS 77234

CITY OF PEARLAND
 3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
 PH. (281) 652-1663

ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Suite 600 Houston, Texas 77042
 Phone 713.953.5200 Fax 713.953.5026

NAD27 SURFACE COORDINATES
 X= 3,133,623.36
 Y= 650,700.82
 S.F. 0.99987
 NAD83 SURFACE COORDINATES
 X= 3,102,294.09
 Y= 13,775,847.34
 S.F. 0.99987

CITY OF PEARLAND MONUMENT - SURVEY MARKER NO.9 GPS MONU.
 LOCATED ON STATE HWY 288, 0.1 MILE NORTH OF COUNTY ROAD NO.92
 NAD 27 SURFACE COORDINATES
 X= 3,146,361.92
 Y= 644,455.39
 S.F. 0.99987
 NAD 83 SURFACE COORDINATES
 X= 3,116,783.24
 Y= 13,769,801.82
 S.F. 0.99987

CITY OF PEARLAND MONUMENT - SURVEY MARKER NO.10 GPS MONU.

METES AND BOUNDS DESCRIPTION

BEING 19.328 ACRES OF LAND LOCATED IN THE H. LEVERING SURVEY, ABSTRACT NUMBER 279 AND THE I. C. STAFFORD SURVEY, ABSTRACT NUMBER 668, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF SHADOW CREEK RANCH SF-45B, A SUBDIVISION OF RECORD IN PLAT NUMBER 20050109, PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (P.R.F.B.C.T.) AND A PORTION OF SHADOW CREEK RANCH SF-45C, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050110, P.R.F.B.C.T., BEING A PORTION OF THAT CERTAIN CALLED 71.0721 ACRE TRACT (TRACT 10) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028625, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND FILE NUMBER 99-015973 OF OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), BEING A PORTION OF THAT CERTAIN CALLED 60.971 ACRES TRACT (TRACT 1) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028629, O.P.R.F.B.C.T. AND FILE NUMBER 99-015976, O.R.B.C.T., ALL OF THE LOTS OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C WERE CONVEYED TO 741 SCR, LTD BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011068924, O.P.R.F.B.C.T., AND RESTRICTED RESERVES "A" AND "B" OF SAID SHADOW CREEK RANCH SF-45C WERE CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2006156247, O.P.R.F.B.C.T., SAID 19.328 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING AT THE NORTH CORNER OF RESTRICTED RESERVE "A" OF THE SHADOW CREEK RANCH WATER TREATMENT PLANT SITE, A SUBDIVISION OF RECORD UNDER SLIDE NUMBER 25539, P.R.F.B.C.T., SAID POINT BEING ON THE SOUTHEASTERLY LINE OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45C, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C;

THENCE, SOUTH 55° 29' 45" WEST, ALONG A NORTHERLY LINE OF SAID SHADOW CREEK RANCH WATER TREATMENT PLANT SITE AND THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B" 207.56 FEET TO A POINT FOR THE COMMON WEST CORNER OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45C AND RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH WATER TREATMENT PLANT SITE, SAID POINT BEING ON THE EASTERLY LINE OF A FIVE FOOT WIDE DEDICATION FOR THE WIDENING OF FM 521 AS SHOWN ON SAID SHADOW CREEK RANCH SF-45C;

THENCE, NORTH 17° 27' 05" EAST, ALONG THE EASTERLY LINE OF SAID FIVE FOOT WIDE DEDICATION AND A WESTERLY LINE OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45C, 48.68 FEET TO A POINT FOR COMMON WEST CORNER OF RESTRICTED RESERVES "B" AND "C" OF SAID SHADOW CREEK RANCH SF-45C;

THENCE, NORTH 55° 29' 45" EAST, ALONG THE COMMON LINE OF SAID RESTRICTED RESERVES "B" AND "C" OF SAID SHADOW CREEK RANCH SF-45C, 564.18 FEET TO A POINT FOR THE COMMON EAST CORNER OF SAID RESTRICTED RESERVE "B" AND "C" OF SAID SHADOW CREEK RANCH SF-45C; SAID POINT BEING THE COMMON WEST CORNER OF RESTRICTED RESERVES "A" AND "C" OF SAID SHADOW CREEK RANCH SF-45A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050108, P.R.F.B.C.T.;

THENCE, ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45A AND SF-45C THE FOLLOWING TEN (10) COURSES:

- 1. SOUTH 25° 35' 41" EAST, 146.92 FEET TO A POINT FOR CORNER;
2. SOUTH 06° 16' 01" EAST, 131.76 FEET TO A POINT FOR CORNER;
3. SOUTH 01° 52' 01" EAST, 69.71 FEET TO A POINT FOR CORNER;
4. SOUTH 05° 35' 18" WEST, 69.89 FEET TO A POINT FOR CORNER;
5. SOUTH 16° 51' 23" WEST, 118.86 FEET TO A POINT FOR CORNER;
6. SOUTH 14° 39' 42" WEST, 49.99 FEET TO A POINT FOR CORNER;
7. SOUTH 02° 29' 02" WEST, 46.67 FEET TO A POINT FOR CORNER;
8. SOUTH 10° 35' 22" EAST, 46.67 FEET TO A POINT FOR CORNER;
9. SOUTH 23° 39' 46" EAST, 46.67 FEET TO A POINT FOR CORNER;
10. SOUTH 36° 41' 01" EAST, 46.30 FEET TO A POINT FOR THE COMMON NORTH CORNER OF SAID SHADOW CREEK RANCH SF-45C AND THE AFOREMENTIONED SHADOW CREEK RANCH SF-45B;

THENCE, SOUTH 37° 00' 04" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C, 121.12 FEET TO A POINT FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF CAYMAN BEND LANE, (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45C, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAYMAN BEND LANE AND CONTINUING ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C AND ITS EXTENSION, 31.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05° 29' 37", AND A CHORD THAT BEARS SOUTH 49° 33' 47" EAST, 31.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 37° 41' 24" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND BISECTING LOT 41, BLOCK 4 OF SAID SHADOW CREEK RANCH SF-45B, 166.66 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C;

THENCE, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 45° 10' 28" EAST, 132.75 FEET TO A POINT FOR CORNER;
2. SOUTH 37° 00' 04" WEST, 160.25 FEET TO A POINT FOR CORNER;
3. SOUTH 25° 18' 38" WEST, 212.32 FEET TO A POINT FOR CORNER;
4. SOUTH 17° 27' 05" WEST, 223.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID SHADOW CREEK RANCH SF-45C;
5. NORTH 72° 32' 55" WEST, 115.00 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF TIDE ROCK LANE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B;

THENCE, SOUTH 17° 27' 05" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TIDE ROCK LANE, 43.93 FEET TO A POINT FOR CORNER;

THENCE, NORTH 72° 32' 55" WEST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID TIDE ROCK LANE AND BISECTING LOT 23, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B, 165.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17° 27' 05" WEST, 46.36 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C;

THENCE, SOUTH 10° 41' 25" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, 46.36 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, SOUTH 00° 43' 31" EAST, 25.66 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 17' 52" WEST, 115.00 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF SUNSET SPRINGS DRIVE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNSET SPRINGS DRIVE, 6.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01° 09' 36", AND A CHORD THAT BEARS NORTH 04° 07' 20" WEST, 6.07 FEET TO A POINT FOR CORNER;

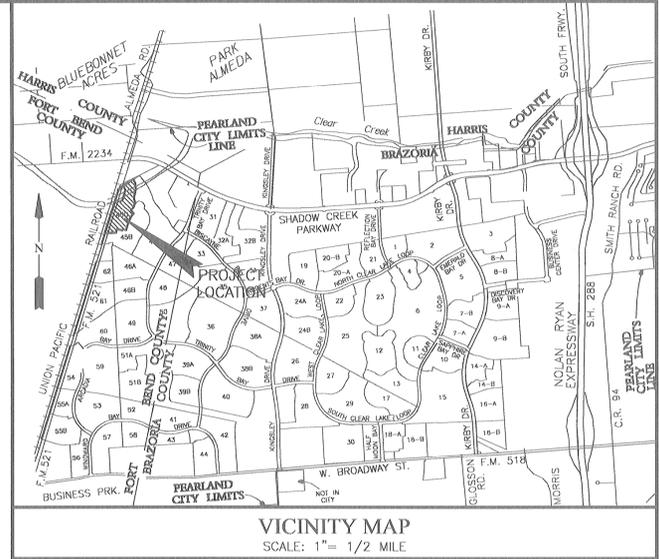
THENCE, SOUTH 87° 01' 51" WEST, 187.59 FEET TO A POINT FOR AN ANGLE POINT ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C;

THENCE, NORTH 72° 32' 55" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, 59.12 FEET TO A POINT FOR THE COMMON WEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B AND RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C, SAID POINT BEING ON THE AFOREMENTIONED EASTERLY LINE OF SAID FIVE FOOT WIDE DEDICATION;

THENCE, NORTH 17° 27' 05" EAST, ALONG A WEST LINE OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C AND SAID EASTERLY LINE OF SAID FIVE FOOT WIDE DEDICATION, 1063.72 FEET TO A POINT FOR THE COMMON WEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C AND RESTRICTED RESERVE "A" OF THE AFOREMENTIONED SHADOW CREEK RANCH WATER TREATMENT PLANT SITE;

THENCE, ALONG THE COMMON LINE OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C AND RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH WATER TREATMENT PLANT SITE THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 73° 08' 37" EAST, 165.64 FEET TO A POINT FOR CORNER;
2. NORTH 55° 33' 40" EAST, 99.76 FEET TO A POINT FOR CORNER;
3. NORTH 16° 51' 23" EAST, 328.42 FEET TO A POINT FOR CORNER;
4. NORTH 34° 26' 27" WEST, 115.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.328 ACRES OF LAND.



NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1115732217, EFFECTIVE DATE AUGUST 24, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 99987.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
5. FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955", THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1975 ADJUSTMENT.
7. I.B.M. = TOP OF 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY CORNER OF RESERVE A OF SHADOW CREEK RANCH SF-45C.
ELEV.= 60.89 NGVD-29, 1987 ADJUSTMENT
8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48157C 02B3K, REVISED APRIL 20, 2000, THE SUBJECT TRACT LIES WHOLLY WITHIN THE EXISTING 100-YEAR FLOOD PLAIN.
B.F.E.= 62.00 FEET 1973 ADJUSTMENT
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR FORT BEND COUNTY.
12. LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PEARLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PEARLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
16. THIS PROPERTY IS ZONED PUD: SCR R-6.
17. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
18. AN EIGHT (8) FOOT FEET WIDE PUBLIC UTILITY EASEMENT, AS SET FORTH AND DEFINED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2005030501 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT; AND WE, THE CITY OF PEARLAND, ACTING BY AND THROUGH THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-45C PARTIAL REPLAT NO. 1, 19.328 ACRES OUT OF THE H. LEVERING SURVEY, ABSTRACT 279, I.C. STAFFORD SURVEY, ABSTRACT 668, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PEARLAND INVESTMENT LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY M.M.L.B. CORP., ITS GENERAL PARTNER, BY LAWRENCE CANARELLI, VICE PRESIDENT THIS DAY OF 2011.

PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: M.M.L.B. CORP., ITS GENERAL PARTNER

BY: LAWRENCE CANARELLI, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE CANARELLI, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-45C PARTIAL REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2011.

JERRY KOZA, JR., CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS DAY OF 2011.

DARRIN COKER
CITY ATTORNEY
NARCISO LIRA III, P.E.
CITY ENGINEER

FINAL PLAT OF
SHADOW CREEK RANCH
SF-45C
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 19.328 ACRES OF LAND SITUATED IN THE H. LEVERING SURVEY, ABSTRACT 279 AND THE I.C. STAFFORD SURVEY, ABSTRACT 668, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C, AS RECORDED IN PLAT NO. 20050110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

72 LOTS 2 RESERVES (2.054 ACRES) 3 BLOCKS
SEPTEMBER 26, 2011 JOB NO. 2027-0145C-309

REASON FOR REPLAT: TO RECONFIGURE LOT SIZES
OWNERS:
741SCR, LTD.
BY: PSWA, INC., ITS GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

CITY OF PEARLAND
3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
PH. (281) 652-1663

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026

Plot Time: Mon, 08 Sep 2010 11:51:03 AM User Name: t_reed@outlook.com Path Name: C:\Users\jstuck\Documents\Projects\2027\Final\2027-0145C-C-77.dwg

P&Z Agenda Item

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 10/03/2011

AGENDA ITEM SUBJECT: Partial Replat of Shadow Creek Ranch SF-45B and SF-45B

Old Business **New Business** Discussion Item Workshop

Summary:

The applicant is proposing to reconfigure the lot sizes of the previously recorded plats of Shadow Creek Ranch SF-45C and SF-45B.

Staff Recommendation: Approval, with conditions.

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-45C & SF-45B

A request by LJA Engineering, Inc., on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-45C to reconfigure lot sizes, totaling 19.890 acres and a Partial Replat of Shadow Creek Ranch SF-45B subdivision to add a portion to Shadow Creek Ranch SF-45C, on the following described property, to wit:

Legal Description: Being a subdivision of 19.328 acres of land situated in the H. Levering Survey, Abstract 279 and the I.C. Stafford Survey, Abstract 669, City of Pearland Fort Bend County, Texas; Also being a Partial Replat of Shadow Creek Ranch SF-45C, as recorded in Plat No. 20050110 of the Plat Records of Fort Bend County Texas.

And a portion Shadow Creek Ranch SF-45B a subdivision of 24.173 acres of land situated in the George Mac Donald Survey, Abstract 557, The H. Levering Survey, Abstract 668 and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-45B, As recorded in Plat No. 20050109 of the Plat Records of Fort Bend County, Texas.

General location: Caymen Bend Lane and Sunset Springs Drive.

SUMMARY: The applicant is proposing a partial replat to reconfigure the residential lots within the Shadow Creek Ranch SF-45C and SF-45B subdivisions. The proposed replat increases the size of the lots and reduces the total number of lots by eight. When reconfiguring Shadow Creek Ranch SF-45B lots, a small portion was left over and this replat intends to use the remaining toward the lot sizes for SF-45C.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Planned Unit Development), Fort Bend County	Drainage and Vacant Land
South	PUD (Planned Unit Development)	Drainage and Vacant Land

East	PUD (Planned Unit Development)	Drainage and Vacant Land
West	PUD (Planned Unit Development)	Road and Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This plat is within the Shadow Creek Ranch Planned Unit Development and therefore has to comply with the regulations of the PUD.

SHADOW CREEK RANCH DEVELOPMENT STANDARDS: SCR R-6

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

Area Regulations: SCR R-6 (Single-Family Dwelling District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	6,000 SF	6,344 SF
b) Minimum Lot Width	50 Feet	56.14 Feet
c) Minimum Lot Depth	N/A	114.61 Feet
d) Maximum Lot Coverage	60%	< 60%

PLATTING STATUS: The subject property was previously recorded as Shadow Creek Ranch SF-45C and SF-45B.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential; this request conforms to the goals and objectives of this land use designation.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by 50-foot wide local roads and is in conformance to the Thoroughfare Plan. The interior lots will be served by local roads, which will have to be constructed prior to releasing building permits for the subdivision.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of single-family homes. When permits are received for this development they will be reviewed to conform to the minimum requirements of the Shadow Creek Ranch R-6 (Single-Family Dwelling District).

AVAILABILITY OF UTILITIES: The subject parcel has already installed sewer, water and storm sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

OUTSTANDING ITEMS: The following plat was resubmitted on 09/26/2011 and reviewed for this staff report. City staff is working with the surveyor to get the remaining items resolved prior to the meeting, but all unsatisfied comments will be a condition of approval. These outstanding items are minor and do not affect the validity of the submitted replat.

STAFF RECOMMENDATION: Staff recommends approval, with conditions of the Partial Replat of Shadow Creek Ranch SF-45C & SF-45B as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and the Shadow Creek Ranch Planned Unit Development.

CONDITIONS OF APPROVAL:

1. Utility no objection letters from AT&T and Centerpoint.
2. Add a lot area table
3. 2006 Autocad Compatible CD
4. Remove note #6
5. Minor corrections to note #9.
6. A general address above the title block.
7. 2 mylars with signatures
8. 3 paper copies
9. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
4. Notification
5. Replat of Shadow Creek Ranch SF-45C & SF-45B



Vicinity and Zoning Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH
SF-45C & SF-45B
Plat #P-612F-2011-0048

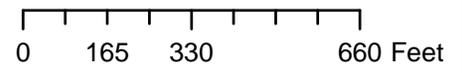
Legend

 Subject Site

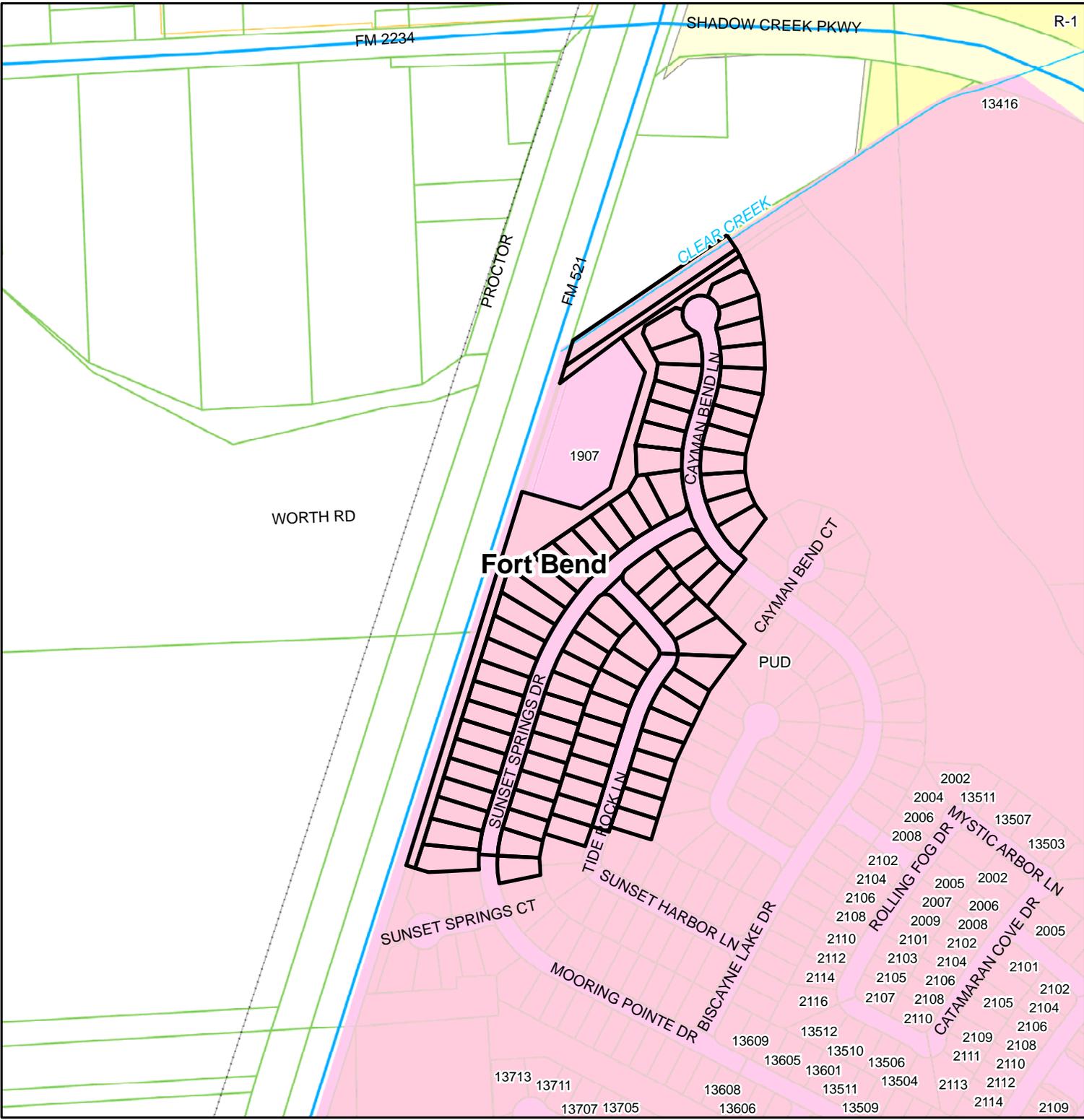
Zoning

 R-1

 PUD



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.





Future Land Use Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH
SF-45C & SF-45B

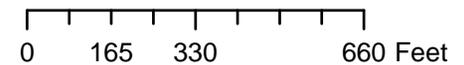
Plat #P-612F-2011-0048

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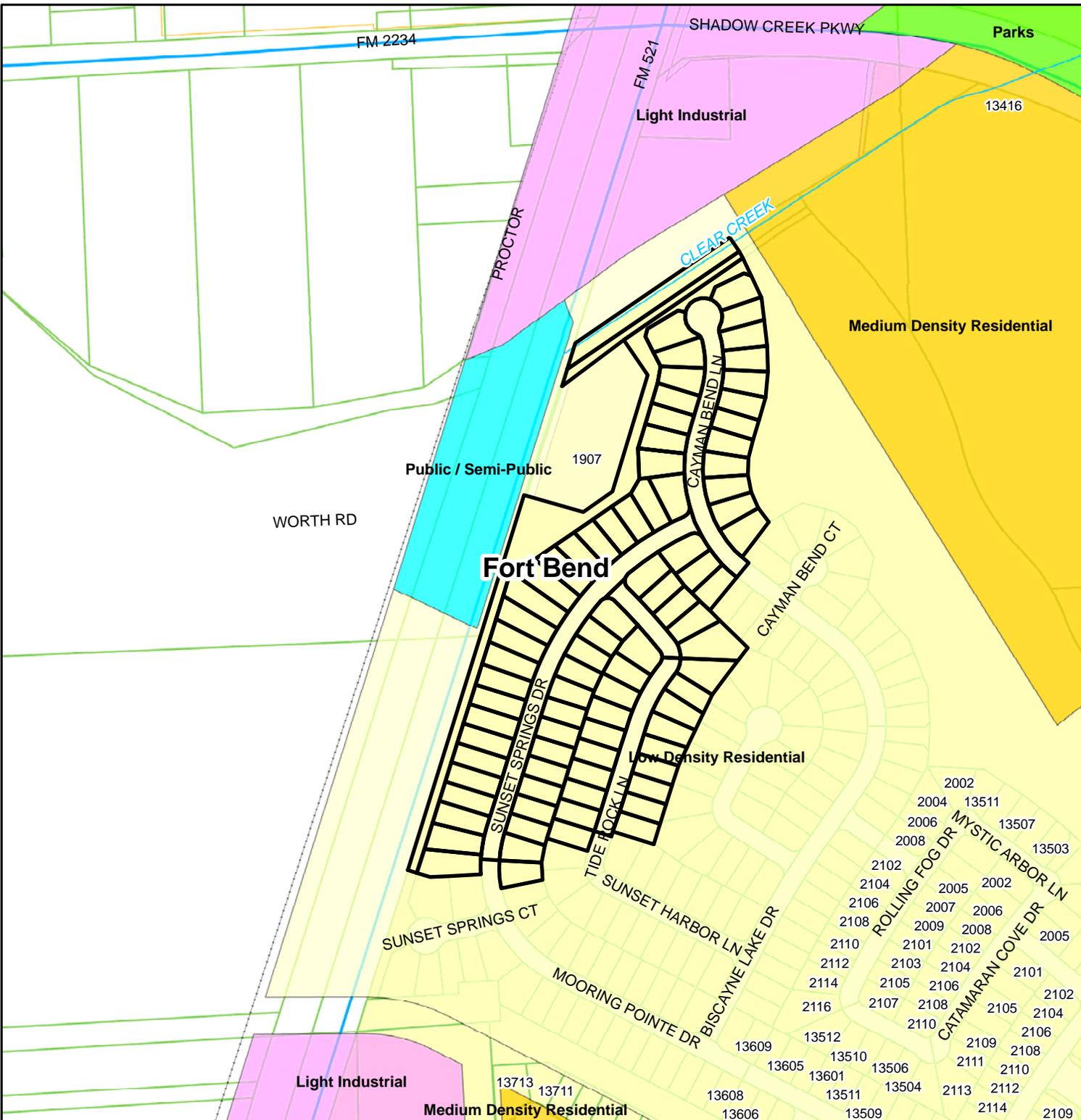
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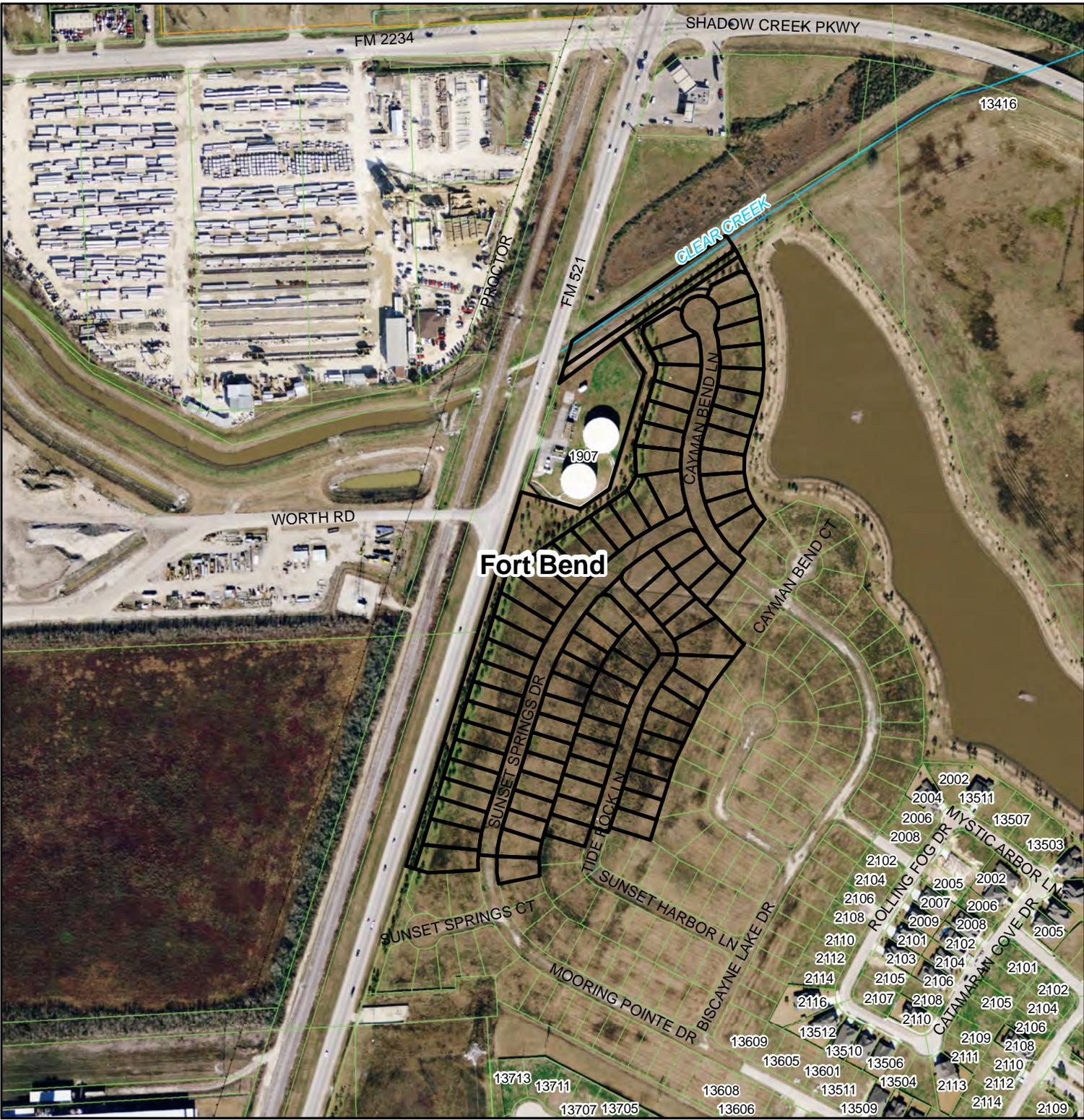
Land Use

- Light Industrial
- Low Density Residential
- Medium Density Residential
- Public / Semi-Public



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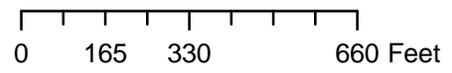


Aerial Map

PARTIAL REPLAT OF THE
 SHADOW CREEK RANCH
 SF-45C & SF-45B
 Plat #P-612F-2011-0048

Legend

 Subject Site



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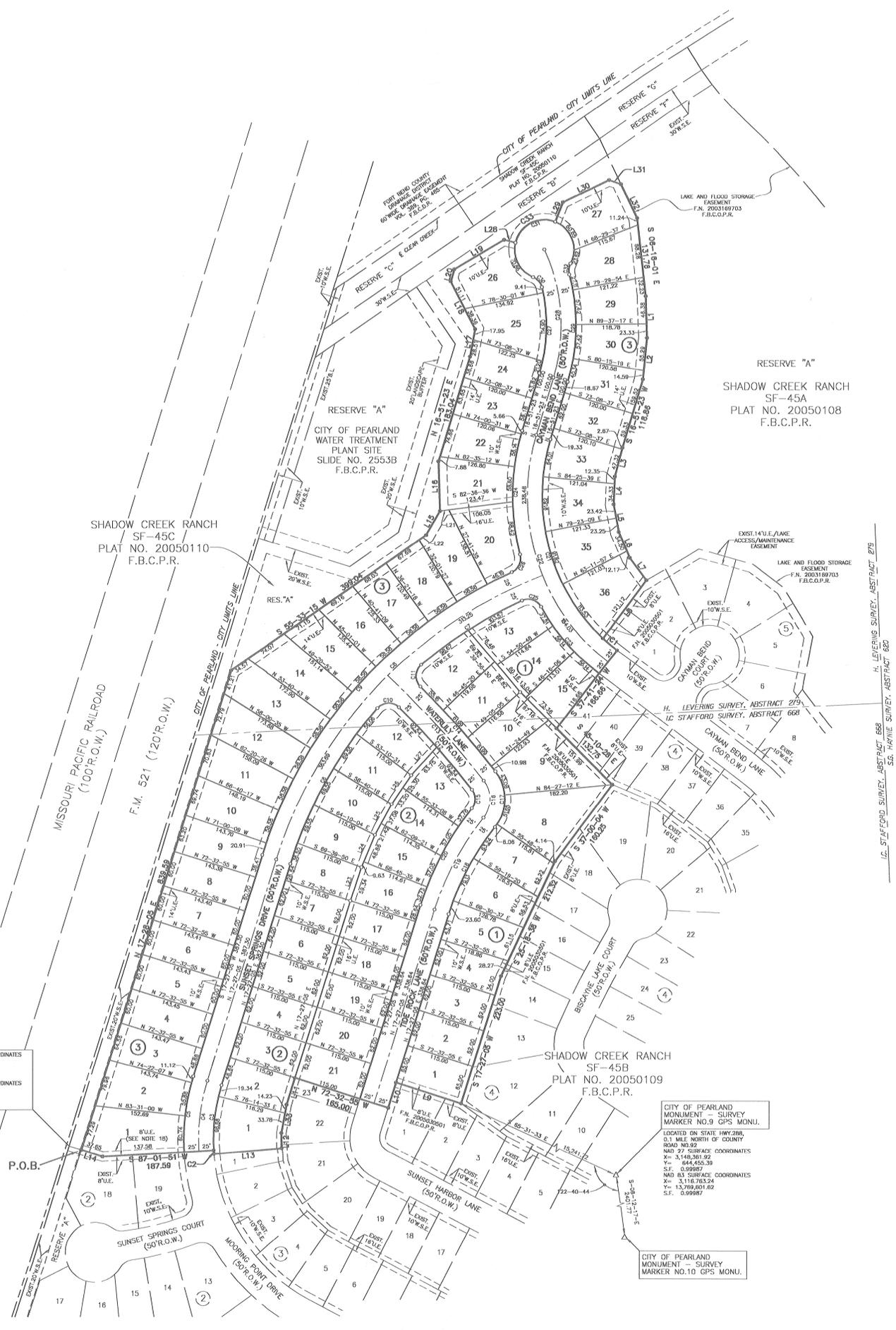
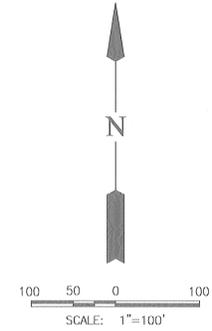
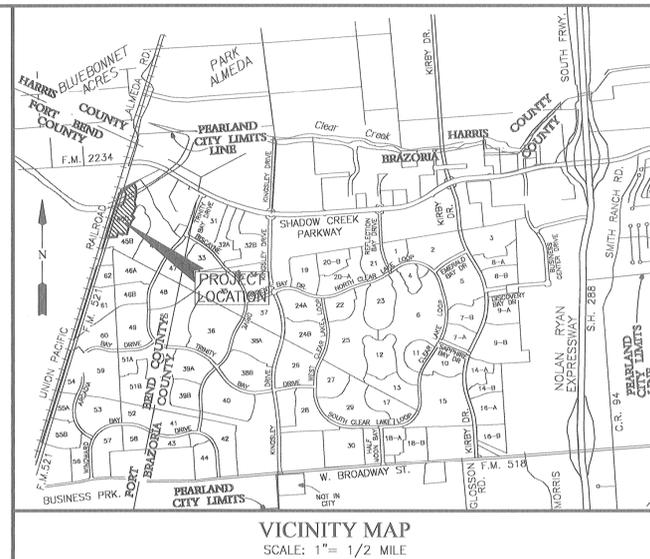
PLAT APPLICATION #P-61F-2011-0048

PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C and SF-45B

PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address_1	Address_2	CITY	STATE	OWNERZIP
1	City of Pearland	111 E Locust ST	111 E Locust ST STE 100A	Angleton	TX	77515-4682
2	Pearland Investments Limi	5195 Las Vegas BLVD	c/o Collins Brothers Corp 5195 Las Vegas BLVD S	Las Vegas	NV	89119-3209
3	Shadow Creek Ranch Mainte	5925 Hollister ST	c/o Association Management Inc 5925 Hollister ST	Houston	TX	77040-6205
4	State of Texas		PO Box 1386	Houston	TX	77251-1386
5	Zakfam & Associates Inc	502 Murphy RD	502 Murphy RD	Stafford	TX	77477-5418

LINE	BEARING	DISTANCE
L1	S 01-52-01 E	69.71
L2	S 05-35-18 W	89.89
L3	S 14-39-42 W	49.99
L4	S 02-29-02 W	46.67
L5	S 10-35-22 E	46.67
L6	S 23-39-46 E	46.67
L7	S 36-41-01 E	46.30
L8	S 37-00-04 W	121.12
L9	N 72-32-55 W	115.00
L10	S 17-27-05 W	43.93
L11	S 17-27-05 W	46.36
L12	S 00-43-31 E	25.66
L13	S 85-17-52 W	115.00
L14	N 72-32-55 W	37.85
L15	S 30-24-17 W	45.85
L16	S 01-46-47 E	83.21
L17	N 10-41-12 E	48.46
L18	N 27-19-29 W	89.47
L19	N 59-19-54 E	97.18
L20	N 16-00-12 E	21.82
L21	S 82-36-36 W	15.41
L22	N 55-33-15 E	14.37
L23	N 18-11-52 E	59.34
L24	N 23-05-03 E	58.49
L25	N 28-34-49 E	58.49
L26	N 34-04-35 E	58.49
L27	N 42-52-07 E	63.75
L28	N 76-34-31 W	20.00
L29	N 21-35-18 E	35.09
L30	N 64-24-19 E	86.36
L31	S 70-35-41 E	21.21
L32	S 25-35-41 E	62.92
L33	S 10-41-25 W	33.78



CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	325.00	15.99	31.15	31.16	5-29-37	S 49-33-47 E
C2	300.00	3.04	6.07	6.07	1-09-36	N 04-07-20 W
C3	300.00	55.58	109.31	109.92	20-59-37	S 06-57-17 W
C4	325.00	60.09	118.17	118.83	20-56-58	S 08-58-36 W
C5	350.00	84.59	127.03	127.74	20-54-42	S 06-59-44 W
C6	725.00	152.80	299.04	301.20	23-48-12	S 29-21-11 W
C7	725.00	101.78	201.58	202.23	15-58-56	S 57-26-19 W
C8	750.00	363.49	654.19	676.94	51-42-52	S 43-18-31 W
C9	775.00	347.24	633.78	652.92	48-16-13	S 41-35-11 W
C10	25.00	26.52	36.38	40.75	93-22-57	S 87-56-45 W
C11	25.00	27.17	36.79	41.35	94-45-51	S 02-03-55 W
C12	1475.00	92.66	184.95	185.07	7-11-21	N 41-48-06 W
C13	1500.00	119.95	239.14	239.40	9-08-39	N 42-44-45 W
C14	1525.00	95.18	190.00	190.12	7-08-35	N 41-44-43 W
C15	25.00	19.88	31.12	33.60	76-59-39	N 00-19-24 E
C16	50.00	39.77	62.25	67.19	76-59-39	N 00-19-24 E
C17	75.00	59.65	93.37	100.79	76-59-39	N 00-19-24 E
C18	445.00	83.96	165.01	165.97	21-22-09	S 28-08-09 W
C19	470.00	88.68	174.28	175.29	21-22-09	S 28-08-09 W
C20	495.00	93.39	183.55	184.62	21-22-09	S 28-08-09 W
C21	325.00	224.06	368.94	392.33	69-09-59	S 17-43-36 E
C22	350.00	241.30	397.32	422.51	69-09-59	S 17-43-36 E
C23	375.00	75.91	148.81	149.80	22-53-16	S 40-51-58 E
C24	375.00	107.20	206.14	208.83	31-54-24	S 00-54-11 W
C25	25.00	22.97	33.83	37.15	85-08-53	N 71-59-46 W
C26	25.00	21.27	32.40	35.24	80-48-18	N 25-20-09 E
C27	275.00	74.50	143.82	145.51	30-19-04	N 01-41-51 E
C28	300.00	115.26	215.18	220.09	42-02-01	N 04-09-37 W
C29	325.00	93.61	179.91	182.29	32-08-12	N 00-47-17 E
C30	25.00	12.82	22.82	23.70	54-18-53	N 40-37-07 W
C31	50.00	45.08	66.96	74.07	275-55-39	S 70-11-16 W
C32	25.00	9.96	18.50	18.95	43-25-55	S 06-26-08 W
C33	50.00	45.08	66.96	74.07	275-55-39	S 70-11-16 W

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.654	72,068	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.400	17,430	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.054	89,498	

FINAL PLAT OF
SHADOW CREEK RANCH SF-45C
 PARTIAL REPLAT NO. 1
 A SUBDIVISION OF 19.328 ACRES OF LAND SITUATED IN THE H. LEVERING SURVEY, ABSTRACT 279 AND THE I.C. STAFFORD SURVEY, ABSTRACT 668, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; AS LO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C, AS RECORDED IN PLAT NO. 20050110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

72 LOTS 2 RESERVES (2.054 ACRES) 3 BLOCKS
 SEPTEMBER 26, 2011 JOB NO. 2027-0145C-309

REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
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ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Houston, Texas 77042 Fax 713.953.5026

- LEGEND
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ⊗ PROPOSED STREET LIGHT
 - ⊗ EXISTING STREET LIGHT
 - ⊗ FUTURE STREET LIGHT
 - B.L. BUILDING LINE
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - ST.M.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - F.N. FILE NUMBER
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - ↔ STREET NAME CHANGE

NAD27 SURFACE COORDINATES
 X= 3,133,623.36
 Y= 650,700.82
 S.F. 0.99987
 NAD83 SURFACE COORDINATES
 X= 3,102,294.09
 Y= 13,775,847.34
 S.F. 0.99987

CITY OF PEARLAND MONUMENT - SURVEY MARKER NO.9 GPS MONU.
 LOCATED ON STATE HWY 288, 0.1 MILE NORTH OF COUNTY ROAD NO.92
 NAD 27 SURFACE COORDINATES
 X= 3,146,361.92
 Y= 644,455.39
 S.F. 0.99987
 NAD 83 SURFACE COORDINATES
 X= 3,116,783.24
 Y= 13,769,801.82
 S.F. 0.99987

CITY OF PEARLAND MONUMENT - SURVEY MARKER NO.10 GPS MONU.

METES AND BOUNDS DESCRIPTION

BEING 19.328 ACRES OF LAND LOCATED IN THE H. LEVERING SURVEY, ABSTRACT NUMBER 279 AND THE I. C. STAFFORD SURVEY, ABSTRACT NUMBER 668, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF SHADOW CREEK RANCH SF-45B, A SUBDIVISION OF RECORD IN PLAT NUMBER 20050109, PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (P.R.F.B.C.T.) AND A PORTION OF SHADOW CREEK RANCH SF-45C, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050110, P.R.F.B.C.T., BEING A PORTION OF THAT CERTAIN CALLED 71.0721 ACRE TRACT (TRACT 10) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028625, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND FILE NUMBER 99-015973 OF OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), BEING A PORTION OF THAT CERTAIN CALLED 60.971 ACRES TRACT (TRACT 1) CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENTS OF RECORD IN FILE NUMBER 1999028629, O.P.R.F.B.C.T. AND FILE NUMBER 99-015976, O.R.B.C.T., ALL OF THE LOTS OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C WERE CONVEYED TO 741 SCR, LTD BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011068924, O.P.R.F.B.C.T., AND RESTRICTED RESERVES "A" AND "B" OF SAID SHADOW CREEK RANCH SF-45C WERE CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2006156247, O.P.R.F.B.C.T., SAID 19.328 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING AT THE NORTH CORNER OF RESTRICTED RESERVE "A" OF THE SHADOW CREEK RANCH WATER TREATMENT PLANT SITE, A SUBDIVISION OF RECORD UNDER SLIDE NUMBER 25539, P.R.F.B.C.T., SAID POINT BEING ON THE SOUTHEASTERLY LINE OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45C, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C;

THENCE, SOUTH 55° 29' 45" WEST, ALONG A NORTHERLY LINE OF SAID SHADOW CREEK RANCH WATER TREATMENT PLANT SITE AND THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "B" 207.56 FEET TO A POINT FOR THE COMMON WEST CORNER OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45C AND RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH WATER TREATMENT PLANT SITE, SAID POINT BEING ON THE EASTERLY LINE OF A FIVE FOOT WIDE DEDICATION FOR THE WIDENING OF FM 521 AS SHOWN ON SAID SHADOW CREEK RANCH SF-45C;

THENCE, NORTH 17° 27' 05" EAST, ALONG THE EASTERLY LINE OF SAID FIVE FOOT WIDE DEDICATION AND A WESTERLY LINE OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-45C, 48.68 FEET TO A POINT FOR COMMON WEST CORNER OF RESTRICTED RESERVES "B" AND "C" OF SAID SHADOW CREEK RANCH SF-45C;

THENCE, NORTH 55° 29' 45" EAST, ALONG THE COMMON LINE OF SAID RESTRICTED RESERVES "B" AND "C" OF SAID SHADOW CREEK RANCH SF-45C, 564.18 FEET TO A POINT FOR THE COMMON EAST CORNER OF SAID RESTRICTED RESERVE "B" AND "C" OF SAID SHADOW CREEK RANCH SF-45C; SAID POINT BEING THE COMMON WEST CORNER OF RESTRICTED RESERVES "A" AND "C" OF SAID SHADOW CREEK RANCH SF-45A, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050108, P.R.F.B.C.T.;

THENCE, ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45A AND SF-45C THE FOLLOWING TEN (10) COURSES:

- 1. SOUTH 25° 35' 41" EAST, 146.92 FEET TO A POINT FOR CORNER;
2. SOUTH 06° 16' 01" EAST, 131.76 FEET TO A POINT FOR CORNER;
3. SOUTH 01° 52' 01" EAST, 69.71 FEET TO A POINT FOR CORNER;
4. SOUTH 05° 35' 18" WEST, 69.89 FEET TO A POINT FOR CORNER;
5. SOUTH 16° 51' 23" WEST, 118.86 FEET TO A POINT FOR CORNER;
6. SOUTH 14° 39' 42" WEST, 49.99 FEET TO A POINT FOR CORNER;
7. SOUTH 02° 29' 02" WEST, 46.67 FEET TO A POINT FOR CORNER;
8. SOUTH 10° 35' 22" EAST, 46.67 FEET TO A POINT FOR CORNER;
9. SOUTH 23° 39' 46" EAST, 46.67 FEET TO A POINT FOR CORNER;
10. SOUTH 36° 41' 01" EAST, 46.30 FEET TO A POINT FOR THE COMMON NORTH CORNER OF SAID SHADOW CREEK RANCH SF-45C AND THE AFOREMENTIONED SHADOW CREEK RANCH SF-45B;

THENCE, SOUTH 37° 00' 04" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C, 121.12 FEET TO A POINT FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF CAYMAN BEND LANE, (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45C, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAYMAN BEND LANE AND CONTINUING ALONG THE COMMON LINE OF SHADOW CREEK RANCH SF-45B AND SF-45C AND ITS EXTENSION, 31.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05° 29' 37", AND A CHORD THAT BEARS SOUTH 49° 33' 47" EAST, 31.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 37° 41' 24" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND BISECTING LOT 41, BLOCK 4 OF SAID SHADOW CREEK RANCH SF-45B, 166.66 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C;

THENCE, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SHADOW CREEK RANCH SF-45C THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 45° 10' 28" EAST, 132.75 FEET TO A POINT FOR CORNER;
2. SOUTH 37° 00' 04" WEST, 160.25 FEET TO A POINT FOR CORNER;
3. SOUTH 25° 18' 38" WEST, 212.32 FEET TO A POINT FOR CORNER;
4. SOUTH 17° 27' 05" WEST, 223.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID SHADOW CREEK RANCH SF-45C;
5. NORTH 72° 32' 55" WEST, 115.00 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF TIDE ROCK LANE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B;

THENCE, SOUTH 17° 27' 05" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TIDE ROCK LANE, 43.93 FEET TO A POINT FOR CORNER;

THENCE, NORTH 72° 32' 55" WEST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID TIDE ROCK LANE AND BISECTING LOT 23, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B, 165.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17° 27' 05" WEST, 46.36 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C;

THENCE, SOUTH 10° 41' 25" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, 46.36 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID SHADOW CREEK RANCH SF-45B;

THENCE, SOUTH 00° 43' 31" EAST, 25.66 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 17' 52" WEST, 115.00 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF SUNSET SPRINGS DRIVE (50 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH SF-45B, THE BEGINNING OF A CURVE;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SUNSET SPRINGS DRIVE, 6.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 01° 09' 36", AND A CHORD THAT BEARS NORTH 04° 07' 20" WEST, 6.07 FEET TO A POINT FOR CORNER;

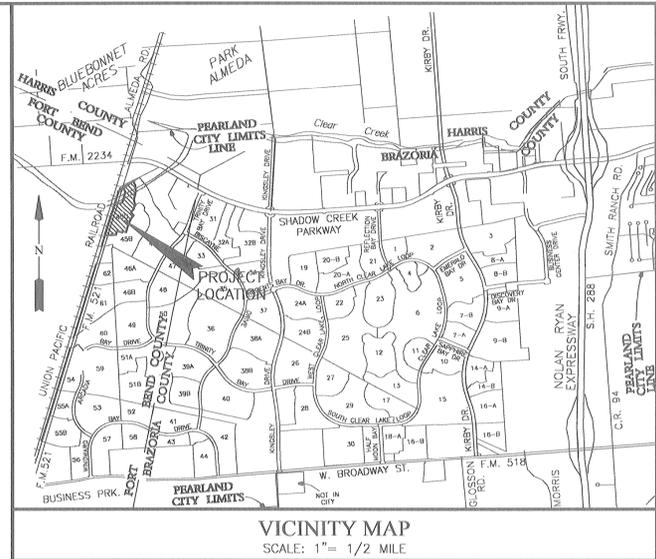
THENCE, SOUTH 87° 01' 51" WEST, 187.59 FEET TO A POINT FOR AN ANGLE POINT ON THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C;

THENCE, NORTH 72° 32' 55" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-45B AND SF-45C, 59.12 FEET TO A POINT FOR THE COMMON WEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45B AND RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C, SAID POINT BEING ON THE AFOREMENTIONED EASTERLY LINE OF SAID FIVE FOOT WIDE DEDICATION;

THENCE, NORTH 17° 27' 05" EAST, ALONG A WEST LINE OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C AND SAID EASTERLY LINE OF SAID FIVE FOOT WIDE DEDICATION, 1063.72 FEET TO A POINT FOR THE COMMON WEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C AND RESTRICTED RESERVE "A" OF THE AFOREMENTIONED SHADOW CREEK RANCH WATER TREATMENT PLANT SITE;

THENCE, ALONG THE COMMON LINE OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-45C AND RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH WATER TREATMENT PLANT SITE THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 73° 08' 37" EAST, 165.64 FEET TO A POINT FOR CORNER;
2. NORTH 55° 33' 40" EAST, 99.76 FEET TO A POINT FOR CORNER;
3. NORTH 16° 51' 23" EAST, 328.42 FEET TO A POINT FOR CORNER;
4. NORTH 34° 26' 27" WEST, 115.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.328 ACRES OF LAND.



NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1115732217, EFFECTIVE DATE AUGUST 24, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 99987.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
5. FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955", THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1975 ADJUSTMENT.
7. I.B.M. = TOP OF 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY CORNER OF RESERVE A OF SHADOW CREEK RANCH SF-45C.
ELEV.= 60.89 NGVD-29, 1987 ADJUSTMENT
8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48157C 02B3K, REVISED APRIL 20, 2000, THE SUBJECT TRACT LIES WHOLLY WITHIN THE EXISTING 100-YEAR FLOOD PLAIN.
B.F.E.= 62.00 FEET 1973 ADJUSTMENT
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR FORT BEND COUNTY.
12. LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PEARLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PEARLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
16. THIS PROPERTY IS ZONED PUD: SCR R-6.
17. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
18. AN EIGHT (8) FOOT FEET WIDE PUBLIC UTILITY EASEMENT, AS SET FORTH AND DEFINED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2005030501 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT; AND WE, THE CITY OF PEARLAND, ACTING BY AND THROUGH THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-45C PARTIAL REPLAT NO. 1, 19.328 ACRES OUT OF THE H. LEVERING SURVEY, ABSTRACT 279, I.C. STAFFORD SURVEY, ABSTRACT 668, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PEARLAND INVESTMENT LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY M.M.L.B. CORP., ITS GENERAL PARTNER, BY LAWRENCE CANARELLI, VICE PRESIDENT THIS DAY OF 2011.

PEARLAND INVESTMENT LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: M.M.L.B. CORP., ITS GENERAL PARTNER

BY: LAWRENCE CANARELLI, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE CANARELLI, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-45C PARTIAL REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2011.

JERRY KOZA, JR., CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS DAY OF 2011.

DARRIN COKER, CITY ATTORNEY
NARCISO LIRA III, P.E., CITY ENGINEER

FINAL PLAT OF
SHADOW CREEK RANCH
SF-45C
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 19.328 ACRES OF LAND SITUATED IN THE H. LEVERING SURVEY, ABSTRACT 279 AND THE I.C. STAFFORD SURVEY, ABSTRACT 668, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-45C, AS RECORDED IN PLAT NO. 20050110 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

72 LOTS 2 RESERVES (2.054 ACRES) 3 BLOCKS
SEPTEMBER 26, 2011 JOB NO. 2027-0145C-309

REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
BY: PSWA, INC., ITS GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

CITY OF PEARLAND
3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
PH. (281) 652-1663

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Suite 600
Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026

Plot Time: Mon, 08 Sep 2010 11:51:03 AM User Name: t_reed@ljae.com
Plot Name: P:\A-Suite\2027\Final\2027-0145C-309.dwg

P&Z Agenda Item

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 10/03/2011

AGENDA ITEM SUBJECT: Public Hearing for the Replat of Shadow Creek Ranch SF-49

Old Business New Business Discussion Item Workshop

Summary: The applicant is proposing to reconfigure the lot sizes of the previously recorded plat of Shadow Creek Ranch SF-49

PUBLIC HEARING

- I** Call to order
- II** Purpose of Hearing
- III** Application Information and Case Summary
 - A** Staff Report
 - B** Applicant Presentation
- I** Persons wishing to speak for or against the proposed request
- II** Commission/Staff discussion
- III** Adjournment

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-49

A request by LJA Engineering, INC on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-49 to reconfigure lot sizes, totaling approximately 25.890 acres in the Shadow Creek Ranch – SF 49 subdivision, on the following described property, to wit:

Legal Description: Being a subdivision of 25.890 acres of land situated in the George Mac Donald Survey, Abstract 557, and the H.T.& B.R.R. Co. Survey, Sec. 83, Abstract 761, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-49, as recorded in plat No. 20060136 of the Plat Records of Fort Bend County, Texas

General location: Northwest corner of Arcadia Bay Drive and Trinity Bay Drive.

SUMMARY: The applicant is proposing a partial replat to reconfigure the residential lots within the Shadow Creek Ranch SF-49. The proposed replat increases the size of the lots and reduces the total number of lots by 40.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Planned Unit Development), Fort Bend County	Drainage
South	PUD (Planned Unit Development)	Single Family Homes and Vacant Land
East	PUD (Planned Unit Development)	Single Family Homes and Vacant Land
West	PUD (Planned Unit Development)	Drainage and Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This plat is within the Shadow Creek Ranch Planned Unit Development and therefore has to comply with the regulations of the PUD.

SHADOW CREEK RANCH DEVELOPMENT STANDARDS: SCR R-6

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

Area Regulations: SCR R-6 (Single-Family Dwelling District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	5,000 SF	8,313 SF
b) Minimum Lot Width	50 Feet	56.14 Feet
c) Minimum Lot Depth	N/A	115 Feet
d) Maximum Lot Coverage	60%	<= 60%

PLATTING STATUS: The subject property was previously recorded as Shadow Creek Ranch SF-49.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential and Medium Density; this request conforms to the goals and objectives of these land use designations.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by Arcadia Bay Drive, an 80-foot wide local road and is in conformance to the Thoroughfare Plan. The interior lots will be served by local roads, which will have to be constructed prior to releasing building permits for the subdivision.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of single-family homes. When permits are received for this development they will be reviewed to conform to the minimum requirements of the Shadow Creek Ranch R-7 (Single-Family Dwelling District).

AVAILABILITY OF UTILITIES: The subject parcels have sewer, water and storm sewer services.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

OUTSTANDING ITEMS: The following plat was resubmitted on 09/26/2011 and reviewed

P&Z 10/03/2011

Partial Replat - Shadow Creek Ranch – 49

for this staff report. City staff is working with the surveyor to get the remaining items resolved prior to the meeting, but all unsatisfied comments will be a condition of approval. These outstanding items are minor and do not affect the validity of the submitted replat.

STAFF RECOMMENDATION: Staff recommends approval, with conditions of the Partial Replat of Shadow Creek Ranch SF-49 as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and the Shadow Creek Ranch Planned Unit Development.

CONDITIONS OF APPROVAL:

1. Utility no objection letters from AT&T and Centerpoint.
2. 2006 Autocad Compatible CD
3. Remove note #12
4. Add standard note regarding dedicated easements.
5. 2 mylars with signatures
6. 3 paper copies
7. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
4. Notification
5. Replat of Shadow Creek Ranch SF-49



Vicinity and Zoning Map

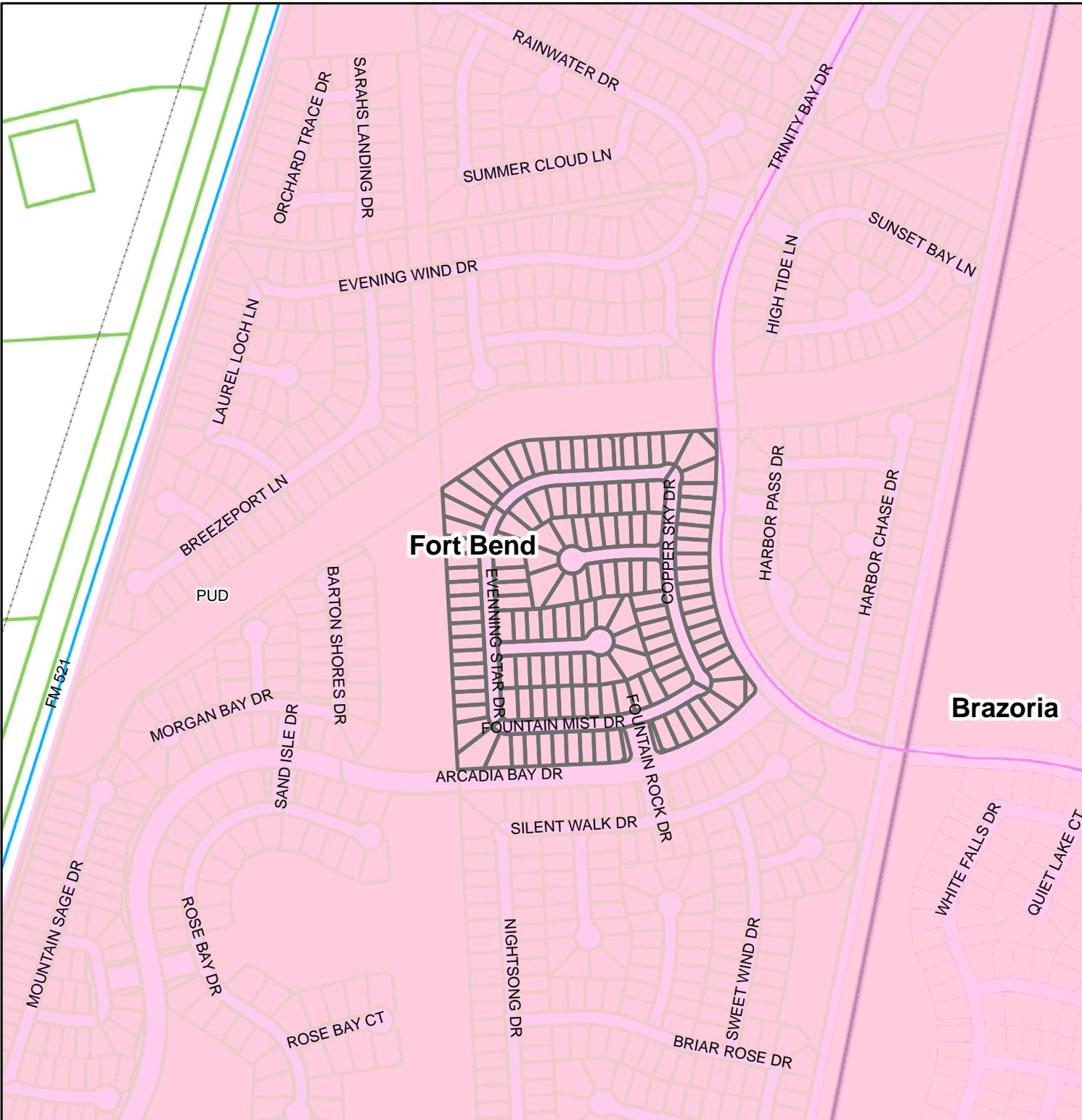
PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-49

Plat #P-616K-2011-0049

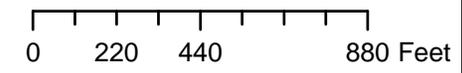
Legend

 Subject Site

Zoning
 PUD



Brazoria



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.



Future Land Use Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-49

Plat #P-616K-2011-0049

Legend

Subject Site

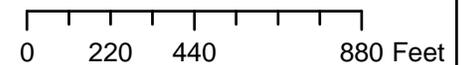
LandUse

Light Industrial

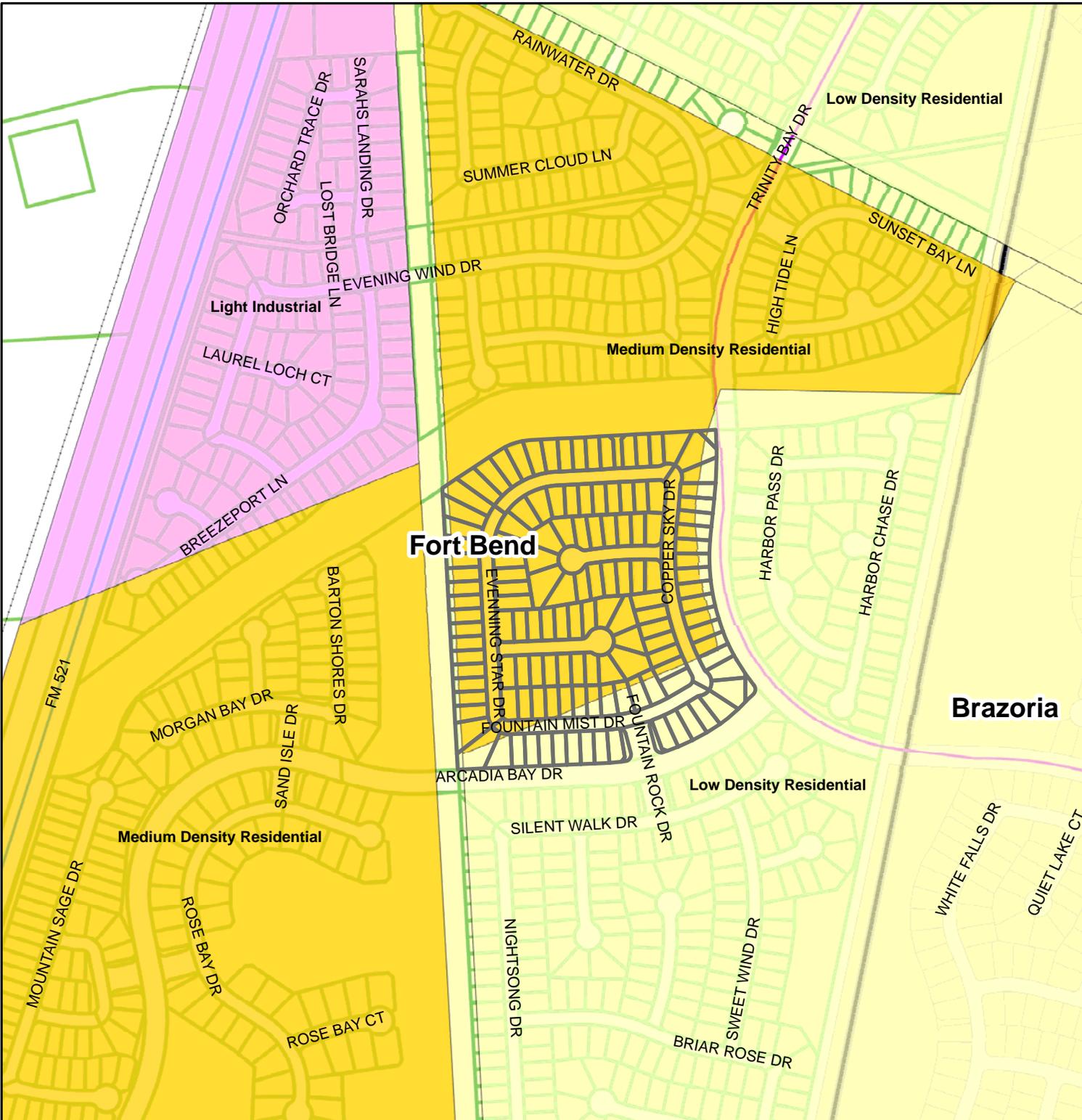
Low Density Residential

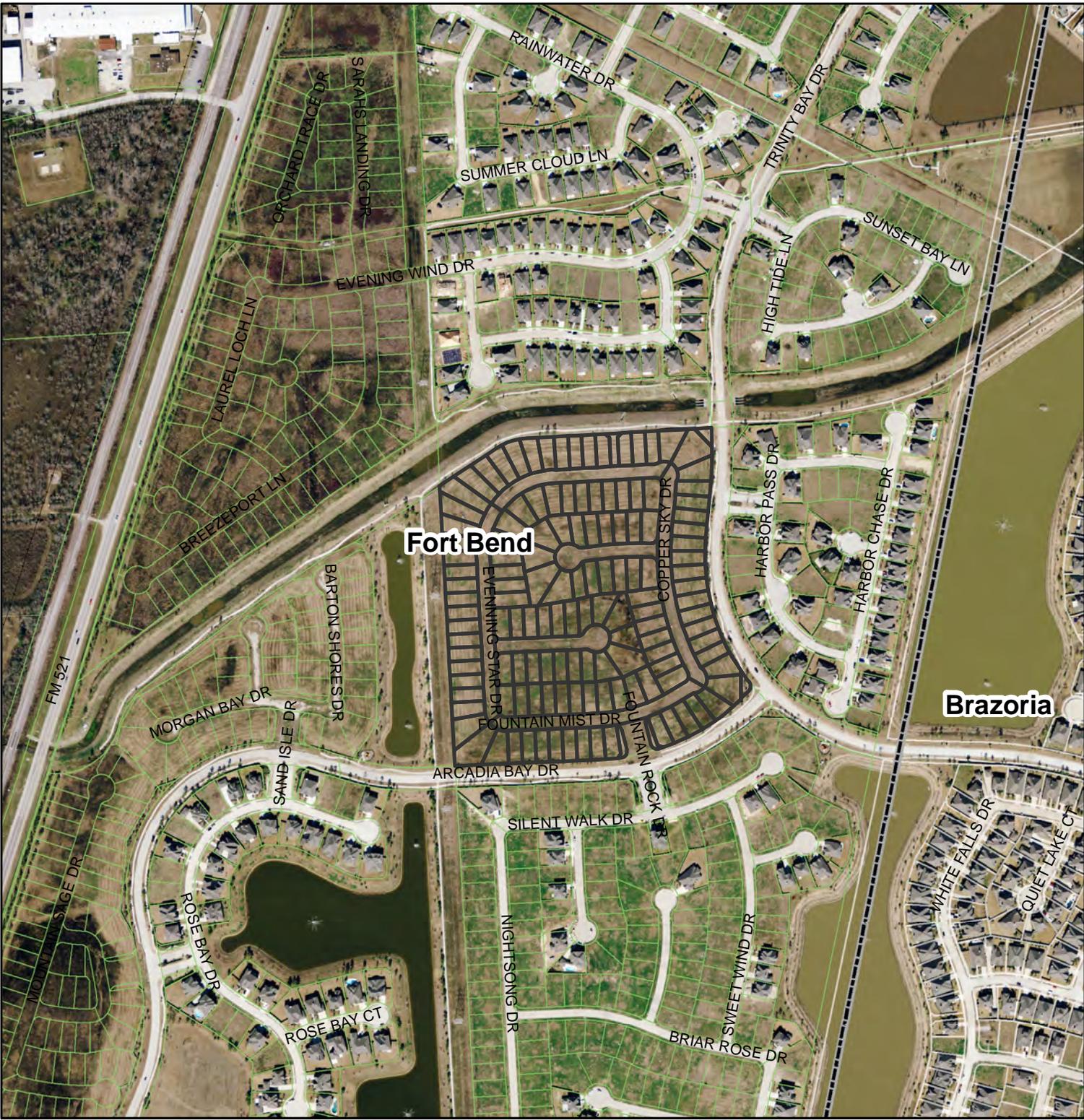
Medium Density Residential

Public / Semi-Public



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Aerial Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-49

Plat #P-616K-2011-0049

Legend

 Subject Site



0 220 440 880 Feet

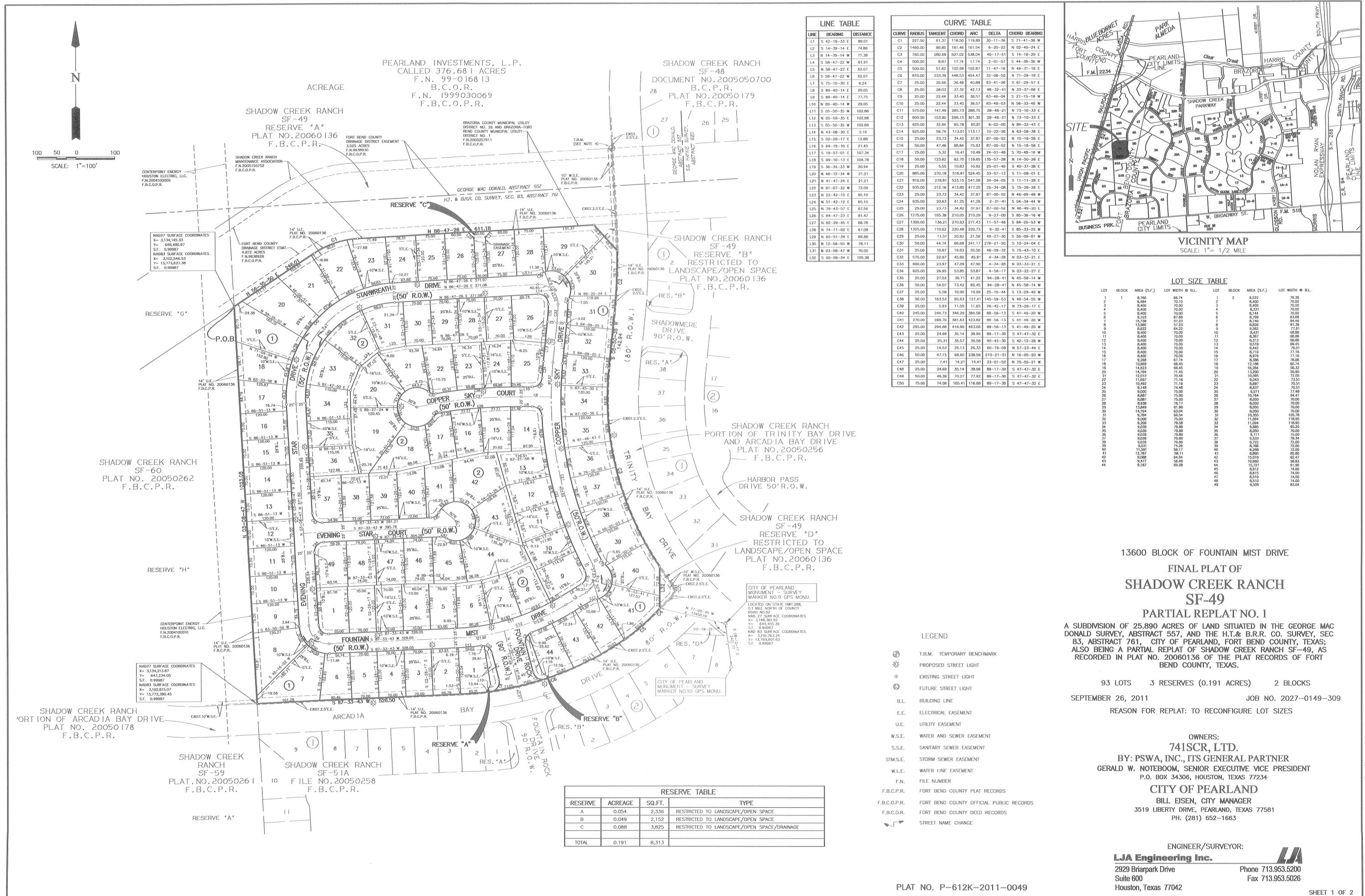
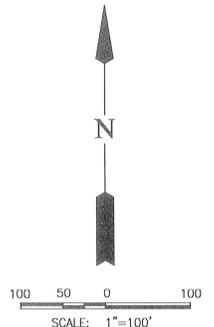
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PLAT APPLICATION #P-616K-2011-0049
PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49
PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address	Address_2	Address_3	City	State	Zip
1	City of Pearland	111 E Locust ST			Angleton	TX	77515-4682
2	George Kevin T & Manju Ba	2410 Harbor Pass DR			Pearland	TX	77584-3428
3	Gibson Earnest	13617 Silent Walk DR			Pearland	TX	77584-3740
4	Hand Steven Scott & Teres	13602 Orchard Wind LN			Pearland	TX	77584-1772
5	Hartwell Erinn & Rasheen	2302 Harbor Pass DR			Pearland	TX	77584-3426
6	Hu Xiyi	13610 Orchard Wind LN			Pearland	TX	77584-1772
7	Kinsel Jeremiah D & Thelm	13409 Indigo Sands DR			Pearland	TX	77584-3419
8	Le Hoanh V & Tuyen T	2412 Harbor Pass DR			Pearland	TX	77584-3428
9	Leon Elio & Margarita J	13614 Orchard Wind LN			Pearland	TX	77584-1772
10	Lesure Spring H & Larry	2418 Harbor Pass DR			Pearland	TX	77584-3428
11	Luong Hien	2402 Harbor Pass DR			Pearland	TX	77584-3428
12	Martin Aveyah	2307 Seabreeze LN			Pearland	TX	77584-1775
13	Menon Seema & Ashwin G	2414 Harbor Pass DR			Pearland	TX	77584-3428
14	Moore Austin & Peggy	13604 Orchard Wind LN			Pearland	TX	77584-1772
15	Muse Janie	13616 Orchard Wine LN			Pearland	TX	77584-1772
16	Opurum Uzochukwu Chiemeka	13608 Orchard Wind LN			Pearland	TX	77584-1772
17	Ovalle Rhonda & Mariano G	2502 Harbor Chase DR			Pearland	TX	77584-3424
18	Pearland Investments Limi	5195 Las Vegas BLVD	c/o Collins Brothers Corp		Las Vegas	NV	89119-3209
19	Perry Homes LLC	Property Tax Department PO Box 34306			Houston	TX	77234-4306
20	RH of Texas LP	5353 W Sam Houston PKWY STE 100			Houston	TX	77041-5160
21	Rocha Jeremy & Lisa Solis	13606 Orchard Wind LN			Pearland	TX	77584-1772
22	Shadow Creek Ranch Mainte	5925 Hollister ST	c/o Association Management Inc		Houston	TX	77040-6205
23	Taneja Navin	13612 Orchard Wind LN			Pearland	TX	77584-1772
24	Velasquez Erwin & Vivian	2504 Harbor Chase DR			Pearland	TX	77584-3424
25	Village of Diamond Bay Ho	12234 Shadow Creek PKWY	c/o Association Management Inc - Maria Shaw	STE 3114	Pearland	TX	77584-7332

PLAT APPLICATION #P-616K-2011-0049
PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49
PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address	Address_2	Address_3	City	State	Zip
26	Westin Homes & Properties	1 SUGAR CREEK CENTER BLVD	1 SUGAR CREEK CENTER BLVD STE 600		SUGAR LAND	TX	77478-3787



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42-16-33 E	89.01
L2	S 14-39-14 E	74.86
L3	N 14-39-14 W	71.38
L4	S 58-47-22 W	61.91
L5	N 58-47-22 E	62.07
L6	S 58-47-22 W	62.07
L7	S 75-10-30 E	6.24
L8	S 89-40-14 E	29.05
L9	S 89-40-14 E	77.75
L10	N 89-40-14 W	29.05
L11	S 05-50-35 W	102.88
L12	N 05-50-35 E	102.88
L13	S 05-50-35 W	102.88
L14	N 05-50-35 E	102.88
L15	S 02-26-17 E	12.88
L16	S 64-19-10 E	21.45
L17	S 19-57-01 E	107.34
L18	S 09-10-13 E	104.78
L19	S 36-34-33 W	20.94
L20	N 46-12-34 W	21.21
L21	N 41-47-26 E	21.21
L22	N 01-07-32 W	72.09
L23	N 22-42-10 E	65.10
L24	N 51-42-12 E	65.10
L25	N 79-43-57 E	67.58
L26	S 84-47-23 E	61.47
L27	N 62-29-45 E	66.78
L28	N 74-11-02 E	67.08
L29	N 65-51-34 E	69.68
L30	N 12-56-55 W	76.11
L31	N 03-08-47 W	70.00
L32	S 00-09-24 E	105.38

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARINGS
C1	227.59	61.37	118.50	118.80	30-11-36	S 71-41-38 W
C2	1460.00	80.85	161.46	161.54	6-20-22	N 02-40-24 E
C3	785.00	290.69	527.02	538.04	40-17-51	S 14-18-20 E
C4	500.00	8.87	17.74	17.74	2-01-57	S 44-36-36 W
C5	500.00	51.62	102.69	102.87	11-47-16	N 49-31-16 E
C6	810.00	233.39	448.53	454.47	32-08-50	N 71-29-18 E
C7	25.00	26.66	36.48	40.88	61-41-26	S 61-29-57 E
C8	25.00	28.03	37.32	42.13	96-32-41	N 33-37-06 E
C9	25.00	22.44	33.40	36.57	83-49-04	S 27-15-18 W
C10	25.00	22.44	33.40	36.57	83-49-03	N 56-33-46 W
C11	575.00	147.49	285.73	288.75	28-46-21	N 73-10-33 E
C12	600.00	153.90	298.15	301.30	28-46-21	N 73-10-33 E
C13	625.00	32.94	65.78	65.81	6-02-00	N 84-32-43 E
C14	625.00	56.74	113.01	113.17	10-22-28	N 83-56-36 E
C15	105.00	23.73	34.42	37.87	87-00-52	N 19-18-56 E
C16	50.00	47.46	68.84	75.93	87-00-52	N 19-18-56 E
C17	25.00	5.32	10.41	10.49	24-01-48	S 70-48-16 W
C18	50.00	123.62	92.70	118.65	135-57-28	N 14-50-26 E
C19	25.00	5.55	10.83	10.92	25-01-40	S 40-37-28 E
C20	885.00	270.18	516.81	524.45	33-57-13	S 11-08-01 E
C21	910.00	278.81	533.15	541.09	34-04-05	S 11-11-29 E
C22	935.00	212.16	413.80	417.25	25-34-08	S 19-26-26 E
C23	25.00	23.73	34.42	37.87	87-00-52	N 46-09-48 W
C24	935.00	203.63	412.25	412.26	2-31-41	S 04-34-44 W
C25	25.00	23.73	34.42	37.87	87-00-52	N 46-09-48 W
C26	1275.00	105.38	210.00	210.29	9-27-00	S 85-36-16 W
C27	1300.00	136.21	270.83	271.43	11-57-44	S 84-20-53 W
C28	1325.00	110.62	220.48	220.73	9-32-41	S 85-33-25 W
C29	25.00	11.51	23.02	23.56	49-27-30	S 56-09-01 W
C30	50.00	44.74	66.60	71.17	276-21-20	S 10-24-04 E
C31	25.00	10.87	19.53	20.50	46-59-32	S 75-43-10 E
C32	575.00	22.97	45.90	45.91	4-34-28	N 03-33-21 E
C33	600.00	23.97	47.89	47.90	4-34-28	N 03-33-21 E
C34	625.00	26.95	53.85	53.87	4-56-17	N 03-32-27 E
C35	25.00	27.03	36.71	41.22	94-28-41	N 45-58-14 W
C36	50.00	54.07	73.42	82.45	94-28-41	N 45-58-14 W
C37	25.00	5.58	10.90	10.99	25-10-44	S 13-29-40 W
C38	50.00	163.53	95.63	127.41	145-59-53	N 46-54-55 W
C39	25.00	5.93	11.50	11.65	26-42-17	N 73-26-17 E
C40	245.00	244.73	346.29	384.58	89-56-13	S 41-49-20 W
C41	270.00	260.70	381.63	423.82	89-56-13	S 41-49-20 W
C42	295.00	294.68	416.96	463.06	89-56-13	S 41-49-20 W
C43	25.00	24.69	35.14	38.96	89-17-30	S 47-47-32 E
C44	25.00	25.31	35.57	39.58	89-17-30	S 47-47-32 E
C45	25.00	14.53	25.13	26.33	60-19-59	N 57-33-44 E
C46	50.00	47.15	68.60	73.56	273-21-51	N 16-05-20 W
C47	25.00	7.41	14.21	14.41	33-01-02	N 75-55-21 W
C48	25.00	24.69	35.14	38.96	89-17-30	S 47-47-32 E
C49	50.00	49.39	70.27	77.92	89-17-30	S 47-47-32 E
C50	75.00	74.08	105.41	116.88	89-17-30	S 47-47-32 E



LOT SIZE TABLE

LOT	BLOCK	AREA (S.F.)	LOT WIDTH @ B.L.	LOT	BLOCK	AREA (S.F.)	LOT WIDTH @ B.L.
1	1	8,766	68.74	1	2	9,522	76.38
2	1	8,494	70.10	2	2	8,400	70.00
3	1	8,400	70.00	3	2	8,400	70.00
4	1	8,400	70.00	4	2	8,531	70.00
5	1	8,400	70.00	5	2	8,144	70.00
6	1	8,144	67.68	6	2	8,144	67.68
7	1	15,738	57.23	7	2	8,740	64.44
8	1	13,988	57.23	8	2	8,008	61.39
9	1	8,622	64.22	9	2	9,562	77.91
10	1	8,400	70.00	10	2	8,400	68.88
11	1	8,400	70.00	11	2	8,400	68.88
12	1	8,400	70.00	12	2	8,313	68.88
13	1	8,400	70.00	13	2	8,400	68.88
14	1	8,400	70.00	14	2	8,442	70.00
15	1	8,400	70.00	15	2	8,400	71.16
16	1	8,400	70.00	16	2	8,976	71.16
17	1	8,268	67.14	17	2	8,388	70.00
18	1	10,889	68.45	18	2	13,200	66.74
19	1	14,923	68.45	19	2	16,284	72.28
20	1	14,194	71.45	20	2	12,000	56.90
21	1	15,019	70.46	21	2	10,000	72.28
22	1	11,657	71.16	22	2	9,043	73.51
23	1	10,499	71.16	23	2	8,869	70.00
24	1	9,148	74.48	24	2	8,537	64.47
25	1	9,000	70.00	25	2	8,271	74.46
26	1	8,887	70.00	26	2	8,000	70.00
27	1	8,838	70.00	27	2	8,000	64.47
28	1	8,887	70.00	28	2	8,000	70.00
29	1	13,849	61.86	29	2	8,050	70.00
30	1	14,194	63.04	30	2	8,050	70.00
31	1	9,784	68.54	31	2	10,325	105.78
32	1	9,000	75.00	32	2	8,050	70.00
33	1	9,208	78.28	33	2	11,094	118.85
34	1	9,039	78.89	34	2	9,885	95.28
35	1	9,039	78.89	35	2	8,050	70.00
36	1	9,039	78.89	36	2	8,050	70.00
37	1	9,039	78.89	37	2	9,533	76.46
38	1	9,039	78.89	38	2	8,722	72.00
39	1	9,039	78.89	39	2	14,250	6,786
40	1	11,591	58.11	40	2	9,288	72.00
41	1	12,767	58.11	41	2	8,860	68.88
42	1	9,086	64.54	42	2	15,019	62.47
43	1	9,477	56.48	43	2	9,477	10,883
44	1	9,187	69.28	44	2	15,721	61.96
				45	2	8,512	74.88
				46	2	8,615	74.00
				47	2	8,510	74.00
				48	2	8,510	74.00
				49	2	9,509	83.04

13600 BLOCK OF FOUNTAIN MIST DRIVE
 FINAL PLAT OF
 SHADOW CREEK RANCH
 SF-49
 PARTIAL REPLAT NO. 1
 A SUBDIVISION OF 25.890 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, AND THE H.T. & B.R.R. CO. SURVEY, SEC 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49, AS RECORDED IN PLAT NO. 20060136 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

93 LOTS 3 RESERVES (0.191 ACRES) 2 BLOCKS
 SEPTEMBER 26, 2011 JOB NO. 2027-0149-309
 REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
 BY: PSWA, INC., ITS GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 P.O. BOX 34306, HOUSTON, TEXAS 77234
CITY OF PEARLAND
 BILL EISEN, CITY MANAGER
 3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
 PH. (281) 652-1663

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.054	2,336	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.049	2,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.088	3,825	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	0.191	8,313	

- LEGEND**
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ⊗ PROPOSED STREET LIGHT
 - ⊙ EXISTING STREET LIGHT
 - ⊙ FUTURE STREET LIGHT
 - B.L. BUILDING LINE
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - SIM.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - F.N. FILE NUMBER
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - STREET NAME CHANGE

PLAT NO. P-612K-2011-0049

ENGINEER/SURVEYOR:
LJA Engineering Inc.
 2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT; AND WE, CITY OF PEARLAND, ACTING BY AND THROUGH PAULINE COLLINS, PRESIDENT; OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-49 PARTIAL REPLAT NO. 1, 25.890 ACRES OUT OF THE GEORGE MAC DONALD SURVEY, ABSTRACT 557 AND THE H.T.& B.R.R. CO. SURVEY, SEC. 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 741SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, 741SCR, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., ITS GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2011.

741SCR, LTD.

BY: PSWA, INC., ITS GENERAL PARTNER

BY: GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-49 PARTIAL REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2011.

JERRY KAZA, JR., CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2011.

DARRIN COKER
CITY ATTORNEY

NARCISO LIRA III, P.E.
CITY ENGINEER

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1115732081, EFFECTIVE DATE AUGUST 23, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 99987.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
- T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE NORTHWEST CORNER OF SHADOW CREEK RANCH SF-49 (AS SHOWN BY SYMBOL).
ELEV.= 61.17' NGVD-29, 1987 ADJUSTMENT
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0283K, REVISED APRIL 20, 2000, THE SUBJECT TRACT LIES WHOLLY WITHIN THE EXISTING 100-YEAR FLOOD PLAIN.
B.F.E.= 62.00 FEET 2000 ADJUSTMENT
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR FORT BEND COUNTY.
- LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
- THIS PROPERTY IS ZONED PUD (SCR 7) AT THE TIME OF PLATTING.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL SPLIT EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED
- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
- THERE ARE 22 STREET LIGHTS PROPOSED ON THIS PLAT.
- NO LOTS SHALL HAVE DIRECT ACCESS TO TRINITY BAY DRIVE OR ARCADIA BAY DRIVE.

METES AND BOUNDS:

BEING 25.890 ACRES OF LAND LOCATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT NUMBER 557 AND THE H.T. & B.R.R. CO. SURVEY, SEC. 83, ABSTRACT NUMBER 761, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING PORTION OF SHADOW CREEK RANCH SF-49, A SUBDIVISION OF RECORD IN PLAT NUMBER 20060136, PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), BEING A PORTION OF THAT CERTAIN CALLED 376.681 ACRE TRACT OF LAND CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENT OF RECORD IN FILE NUMBER 1999030069, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND FILE NUMBER 99-016813 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.) AND ALL OF THE LOTS OF SAID SHADOW CREEK RANCH SF-49 WERE CONVEYED TO 741 SCR, LTD BY INSTRUMENTS OF RECORD UNDER FILE NUMBER 2011065924, O.P.R.F.B.C.T., SAID 25.890 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING AT THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-49, SAME BEING THE MOST WESTERLY NORTHWEST CORNER ON THE WEST LINE OF LOT 37, BLOCK 1 OF SAID SHADOW CREEK RANCH SF-49;

THENCE, ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "A" THE FOLLOWING THREE (3) COURSES:

1. NORTH 56° 35' 50" EAST, 248.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2. 119.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 30° 11' 30", AND A CHORD THAT BEARS NORTH 71° 41' 41" EAST, 118.50 FEET TO A POINT FOR CORNER;

3. NORTH 86° 47' 26" EAST, 611.18 FEET TO A POINT FOR THE WEST CORNER OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-49, SAID RESTRICTED RESERVE "B" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2006105510, O.P.R.F.B.C.T.;

THENCE, SOUTH 42° 16' 33" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID RESTRICTED RESERVE "B", 89.01 FEET TO A POINT FOR CORNER ON THE WESTERLY RIGHT-OF-WAY LINE OF TRINITY BAY DRIVE (80 FEET WIDE) AS SHOWN ON SHADOW CREEK RANCH, PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050256, P.R.F.B.C.T., THE BEGINNING OF A CURVE;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRINITY BAY DRIVE AND THE EASTERLY LINE OF SAID SHADOW CREEK RANCH SF-49 THE FOLLOWING THREE (3) COURSES:

1. 161.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 06° 20' 22", AND A CHORD THAT BEARS SOUTH 02° 40' 24" WEST, 161.46 FEET TO A POINT FOR CORNER;

2. SOUTH 05° 50' 35" WEST, 142.94 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

3. 539.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 40° 17' 51", AND A CHORD THAT BEARS SOUTH 14° 18' 20" EAST, 527.02 FEET TO A POINT FOR THE NORTH CORNER OF RESTRICTED RESERVE "D" OF SAID SHADOW CREEK RANCH SF-49, SAID RESTRICTED RESERVE "D" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2006105510, O.P.R.F.B.C.T.;

THENCE, SOUTH 00° 09' 24" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID TRINITY BAY DRIVE AND ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "D", 105.38 FEET TO A POINT FOR THE SOUTH CORNER OF SAID RESTRICTED RESERVE "D"; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARCADIA BAY DRIVE (80 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH, PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE, THE BEGINNING OF A CURVE;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARCADIA BAY DRIVE AND THE SOUTHERLY LINE OF SAID SHADOW CREEK RANCH SF-49 THE FOLLOWING FOUR (4) COURSES:

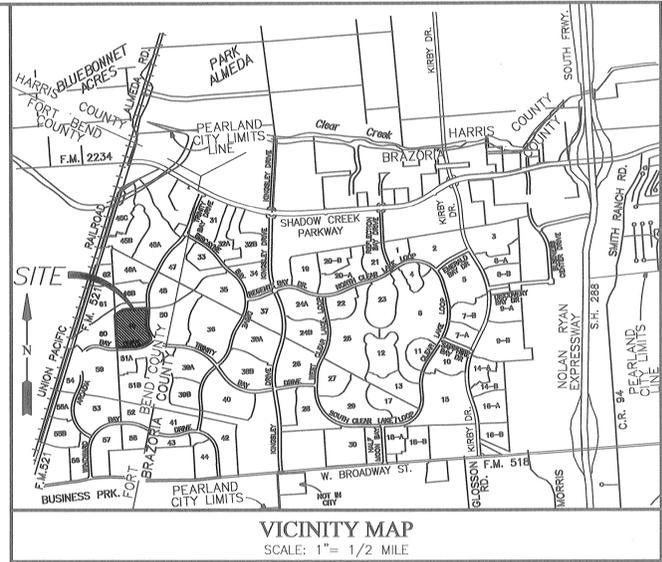
1. 177.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02° 01' 57", AND A CHORD THAT BEARS SOUTH 44° 38' 36" WEST, 177.74 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2. 102.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11° 47' 16", AND A CHORD THAT BEARS SOUTH 49° 51' 16" WEST, 102.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

3. 454.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 32° 08' 50", AND A CHORD THAT BEARS SOUTH 71° 29' 18" WEST, 448.53 FEET TO A POINT FOR CORNER;

4. SOUTH 87° 33' 43" WEST, 526.50 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID SHADOW CREEK RANCH SF-49, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SHADOW CREEK RANCH SF-60, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050252, P.R.F.B.C.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF ARCADIA BAY DRIVE AS SHOWN ON SHADOW CREEK RANCH, PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE SUBDIVISION;

THENCE, NORTH 03° 08' 47" WEST, ALONG THE WEST LINE OF SAID SHADOW CREEK RANCH SF-49 AND THE EAST LINE OF SAID SHADOW CREEK RANCH SF-60, 1023.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.890 ACRES OF LAND.



13600 BLOCK OF FOUNTAIN MIST DRIVE
FINAL PLAT OF
SHADOW CREEK RANCH
SF-49
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 25.890 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, AND THE H.T.& B.R.R. CO. SURVEY, SEC. 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49, AS RECORDED IN PLAT NO. 20060136 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

93 LOTS 3 RESERVES (0.191 ACRES) 2 BLOCKS
SEPTEMBER 26, 2011 JOB NO. 2027-0149-309
REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
BY: PSWA, INC., ITS GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234
CITY OF PEARLAND
BILL EISEN, CITY MANAGER
3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
PH. (281) 652-1663

ENGINEER/SURVEYOR:
LJA Engineering Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

PLAT NO. P-612K-2011-0049

User Name : r0ates
Print Name : \\p02asat\2021\Final\741SCR49P.dwg
Title : 7/26/11 10:28 AM

P&Z Agenda Item

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 10/03/2011
AGENDA ITEM SUBJECT: Partial Replat of Shadow Creek Ranch SF-49

Old Business **New Business** Discussion Item Workshop

Summary:

The applicant is proposing to reconfigure the lot sizes of the previously recorded plats of Shadow Creek Ranch SF-49.

Staff Recommendation: Approval, with conditions.

Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PARTIAL REPLAT OF THE SHADOW CREEK RANCH SF-49

A request by LJA Engineering, INC on behalf of 741 SCR, LTD Owner, for approval of a Partial Replat of Shadow Creek Ranch SF-49 to reconfigure lot sizes, totaling approximately 25.890 acres in the Shadow Creek Ranch – SF 49 subdivision, on the following described property, to wit:

Legal Description: Being a subdivision of 25.890 acres of land situated in the George Mac Donald Survey, Abstract 557, and the H.T.& B.R.R. Co. Survey, Sec. 83, Abstract 761, City of Pearland, Fort Bend County, Texas; also being a Partial Replat of Shadow Creek Ranch SF-49, as recorded in plat No. 20060136 of the Plat Records of Fort Bend County, Texas

General location: Northwest corner of Arcadia Bay Drive and Trinity Bay Drive.

SUMMARY: The applicant is proposing a partial replat to reconfigure the residential lots within the Shadow Creek Ranch SF-49. The proposed replat increases the size of the lots and reduces the total number of lots by 40.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Planned Unit Development), Fort Bend County	Drainage
South	PUD (Planned Unit Development)	Single Family Homes and Vacant Land
East	PUD (Planned Unit Development)	Single Family Homes and Vacant Land
West	PUD (Planned Unit Development)	Drainage and Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This plat is within the Shadow Creek Ranch Planned Unit Development and therefore has to comply with the regulations of the PUD.

SHADOW CREEK RANCH DEVELOPMENT STANDARDS: SCR R-6

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

Area Regulations: SCR R-6 (Single-Family Dwelling District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	5,000 SF	8,313 SF
b) Minimum Lot Width	50 Feet	56.14 Feet
c) Minimum Lot Depth	N/A	115 Feet
d) Maximum Lot Coverage	60%	<= 60%

PLATTING STATUS: The subject property was previously recorded as Shadow Creek Ranch SF-49.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential and Medium Density; this request conforms to the goals and objectives of these land use designations.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by Arcadia Bay Drive, an 80-foot wide local road and is in conformance to the Thoroughfare Plan. The interior lots will be served by local roads, which will have to be constructed prior to releasing building permits for the subdivision.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of single-family homes. When permits are received for this development they will be reviewed to conform to the minimum requirements of the Shadow Creek Ranch R-7 (Single-Family Dwelling District).

AVAILABILITY OF UTILITIES: The subject parcels have sewer, water and storm sewer services.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

OUTSTANDING ITEMS: The following plat was resubmitted on 09/26/2011 and reviewed

P&Z 10/03/2011

Partial Replat - Shadow Creek Ranch – 49

for this staff report. City staff is working with the surveyor to get the remaining items resolved prior to the meeting, but all unsatisfied comments will be a condition of approval. These outstanding items are minor and do not affect the validity of the submitted replat.

STAFF RECOMMENDATION: Staff recommends approval, with conditions of the Partial Replat of Shadow Creek Ranch SF-49 as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and the Shadow Creek Ranch Planned Unit Development.

CONDITIONS OF APPROVAL:

1. Utility no objection letters from AT&T and Centerpoint.
2. 2006 Autocad Compatible CD
3. Remove note #12
4. Add standard note regarding dedicated easements.
5. 2 mylars with signatures
6. 3 paper copies
7. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
4. Notification
5. Replat of Shadow Creek Ranch SF-49



Vicinity and Zoning Map

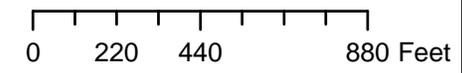
PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-49

Plat #P-616K-2011-0049

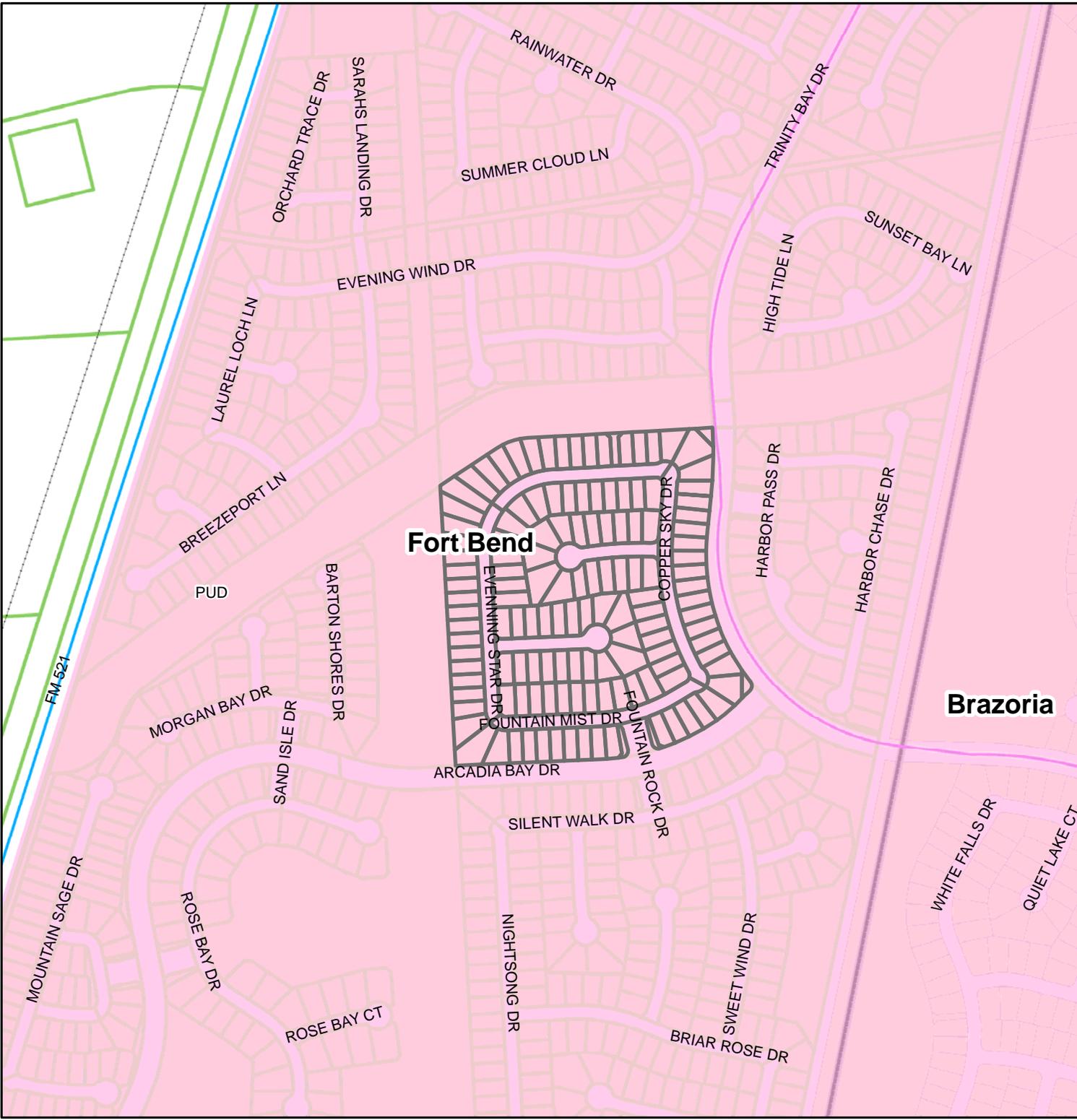
Legend

 Subject Site

Zoning
 PUD



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.





Future Land Use Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-49

Plat #P-616K-2011-0049

Legend

 Subject Site

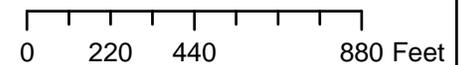
LandUse

 Light Industrial

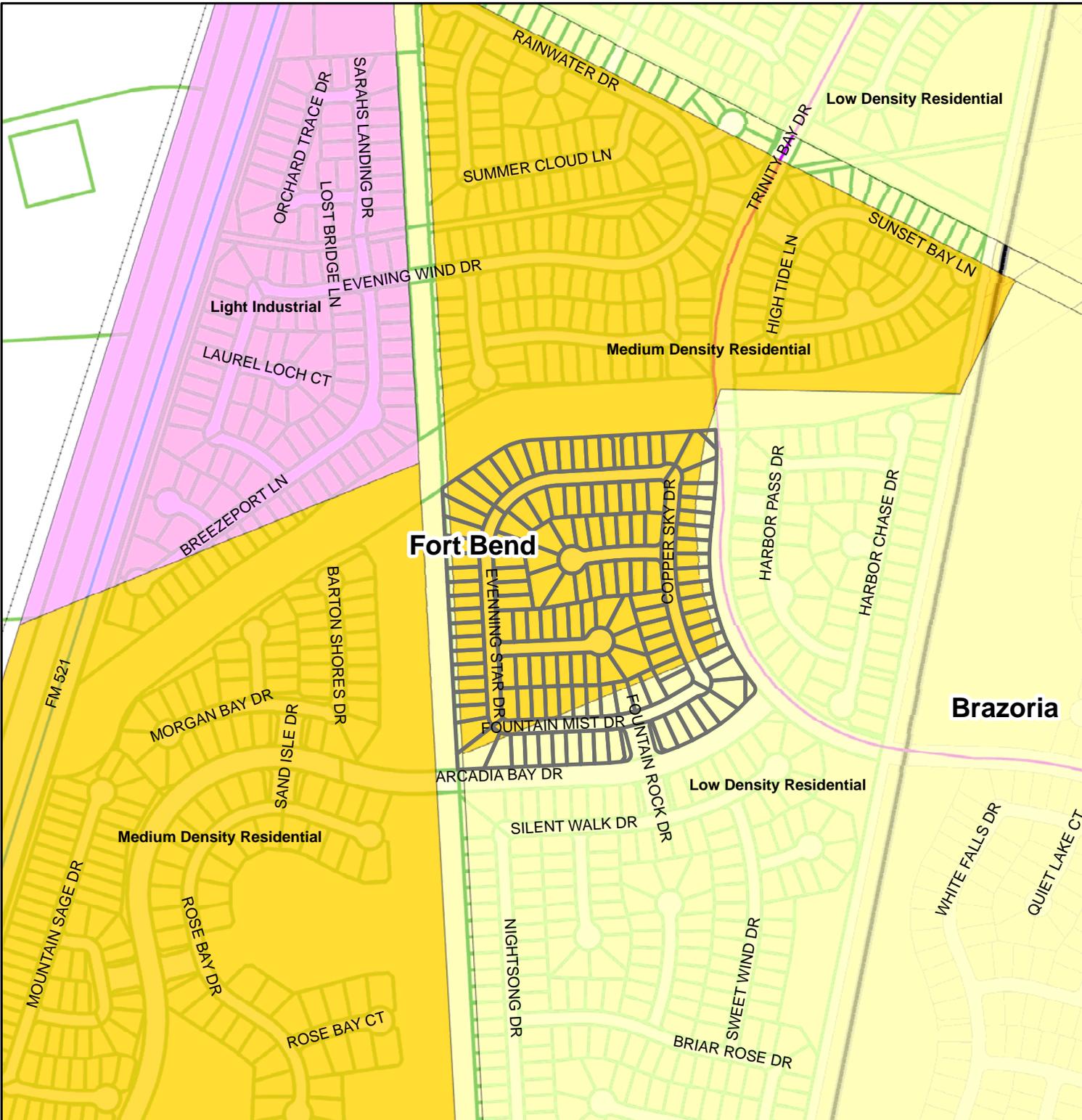
 Low Density Residential

 Medium Density Residential

 Public / Semi-Public



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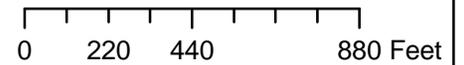
Aerial Map

PARTIAL REPLAT OF THE
SHADOW CREEK RANCH SF-49

Plat #P-616K-2011-0049

Legend

 Subject Site



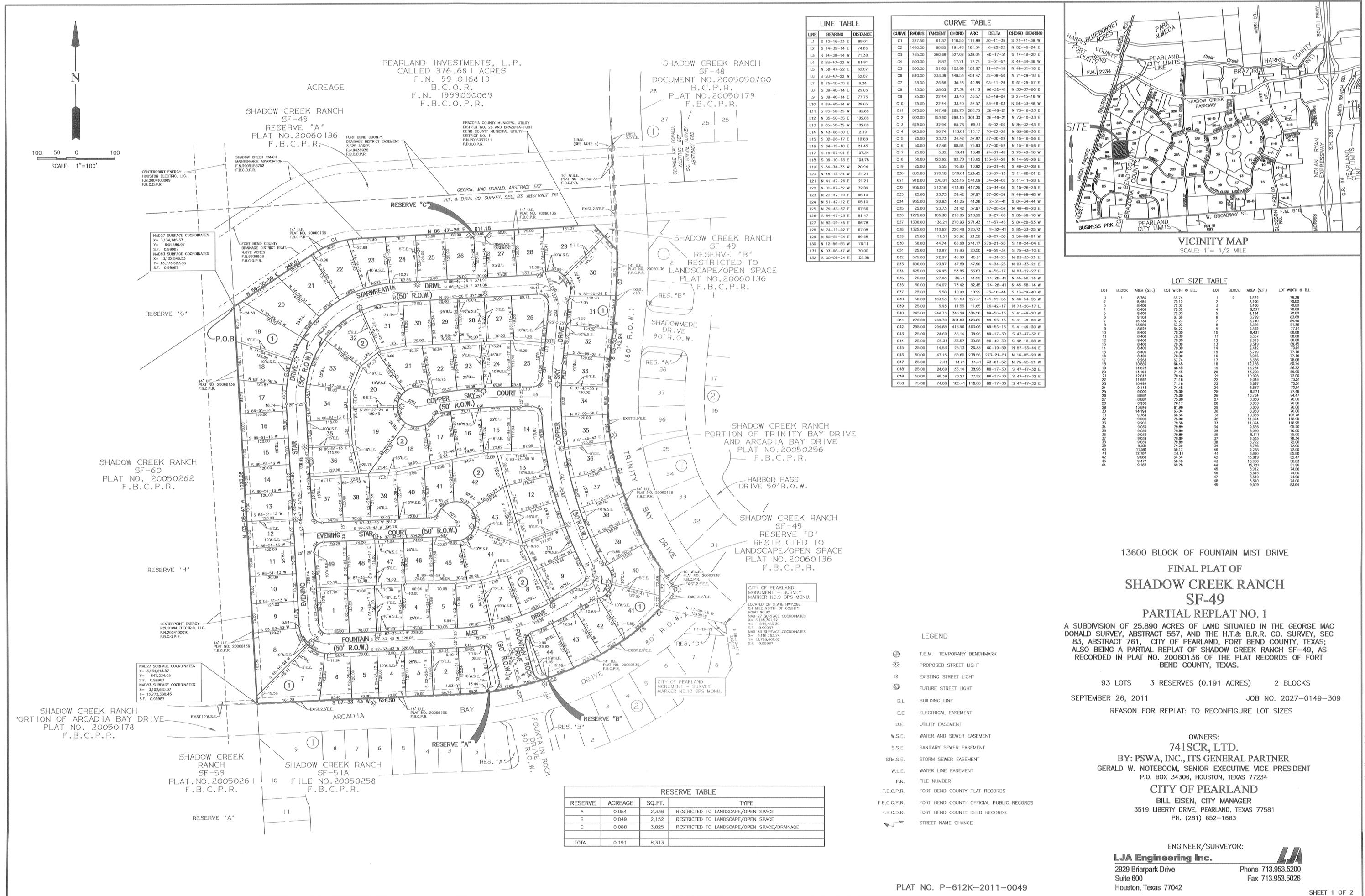
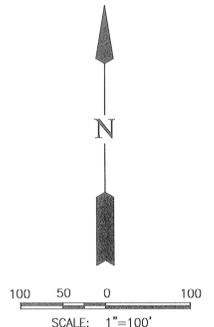
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PLAT APPLICATION #P-616K-2011-0049
PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49
PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address	Address_2	Address_3	City	State	Zip
1	City of Pearland	111 E Locust ST			Angleton	TX	77515-4682
2	George Kevin T & Manju Ba	2410 Harbor Pass DR			Pearland	TX	77584-3428
3	Gibson Earnest	13617 Silent Walk DR			Pearland	TX	77584-3740
4	Hand Steven Scott & Teres	13602 Orchard Wind LN			Pearland	TX	77584-1772
5	Hartwell Erinn & Rasheen	2302 Harbor Pass DR			Pearland	TX	77584-3426
6	Hu Xiyi	13610 Orchard Wind LN			Pearland	TX	77584-1772
7	Kinsel Jeremiah D & Thelm	13409 Indigo Sands DR			Pearland	TX	77584-3419
8	Le Hoanh V & Tuyen T	2412 Harbor Pass DR			Pearland	TX	77584-3428
9	Leon Elio & Margarita J	13614 Orchard Wind LN			Pearland	TX	77584-1772
10	Lesure Spring H & Larry	2418 Harbor Pass DR			Pearland	TX	77584-3428
11	Luong Hien	2402 Harbor Pass DR			Pearland	TX	77584-3428
12	Martin Aveyah	2307 Seabreeze LN			Pearland	TX	77584-1775
13	Menon Seema & Ashwin G	2414 Harbor Pass DR			Pearland	TX	77584-3428
14	Moore Austin & Peggy	13604 Orchard Wind LN			Pearland	TX	77584-1772
15	Muse Janie	13616 Orchard Wine LN			Pearland	TX	77584-1772
16	Opurum Uzochukwu Chiemeka	13608 Orchard Wind LN			Pearland	TX	77584-1772
17	Ovalle Rhonda & Mariano G	2502 Harbor Chase DR			Pearland	TX	77584-3424
18	Pearland Investments Limi	5195 Las Vegas BLVD	c/o Collins Brothers Corp		Las Vegas	NV	89119-3209
19	Perry Homes LLC	Property Tax Department PO Box 34306			Houston	TX	77234-4306
20	RH of Texas LP	5353 W Sam Houston PKWY STE 100			Houston	TX	77041-5160
21	Rocha Jeremy & Lisa Solis	13606 Orchard Wind LN			Pearland	TX	77584-1772
22	Shadow Creek Ranch Mainte	5925 Hollister ST	c/o Association Management Inc		Houston	TX	77040-6205
23	Taneja Navin	13612 Orchard Wind LN			Pearland	TX	77584-1772
24	Velasquez Erwin & Vivian	2504 Harbor Chase DR			Pearland	TX	77584-3424
25	Village of Diamond Bay Ho	12234 Shadow Creek PKWY	c/o Association Management Inc - Maria Shaw	STE 3114	Pearland	TX	77584-7332

PLAT APPLICATION #P-616K-2011-0049
PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49
PROPERTY OWNERS NOTIFICATION LIST

#	Owner	Address	Address_2	Address_3	City	State	Zip
26	Westin Homes & Properties	1 SUGAR CREEK CENTER BLVD	1 SUGAR CREEK CENTER BLVD STE 600		SUGAR LAND	TX	77478-3787



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42-16-33 E	89.01
L2	S 14-39-14 E	74.86
L3	N 14-39-14 W	71.38
L4	S 58-47-22 W	61.91
L5	N 58-47-22 E	62.07
L6	S 58-47-22 W	62.07
L7	S 75-10-30 E	6.24
L8	S 89-40-14 E	29.05
L9	S 89-40-14 E	77.75
L10	N 89-40-14 W	29.05
L11	S 05-50-35 W	102.88
L12	N 05-50-35 E	102.88
L13	S 05-50-35 W	102.88
L14	N 05-50-35 E	102.88
L15	S 02-26-17 E	12.88
L16	S 64-19-10 E	21.45
L17	S 19-57-01 E	107.34
L18	S 09-10-13 E	104.78
L19	S 36-34-33 W	20.94
L20	N 46-12-34 W	21.21
L21	N 41-47-26 E	21.21
L22	N 01-07-32 W	72.09
L23	N 22-42-10 E	65.10
L24	N 51-42-12 E	65.10
L25	N 79-43-57 E	67.58
L26	S 84-47-23 E	81.47
L27	N 62-29-45 E	66.78
L28	N 74-11-02 E	67.08
L29	N 65-51-34 E	69.68
L30	N 12-56-55 W	76.11
L31	N 03-08-47 W	70.00
L32	S 00-09-24 E	105.38

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARINGS
C1	227.59	61.37	118.50	118.80	30-11-36	S 71-41-38 W
C2	1460.00	80.85	161.46	161.54	6-20-22	N 02-40-24 E
C3	785.00	290.69	527.02	538.04	40-17-51	S 14-18-20 E
C4	500.00	8.87	17.74	17.74	2-01-57	S 44-36-36 W
C5	500.00	51.62	102.69	102.87	11-47-16	N 49-31-16 E
C6	810.00	233.39	448.53	454.47	32-08-50	N 71-29-18 E
C7	25.00	26.66	36.48	40.88	83-41-26	S 61-29-57 E
C8	25.00	28.03	37.32	42.13	96-32-41	N 33-37-06 E
C9	25.00	22.44	33.40	36.57	83-49-04	S 27-15-18 W
C10	25.00	22.44	33.40	36.57	83-49-03	N 56-33-46 W
C11	575.00	147.49	285.73	288.75	28-46-21	N 73-10-33 E
C12	600.00	153.90	298.15	301.30	28-46-21	N 73-10-33 E
C13	625.00	32.94	65.78	65.81	6-02-00	N 84-32-43 E
C14	625.00	56.74	113.01	113.17	10-22-28	N 83-56-36 E
C15	102.26	23.73	34.42	37.97	87-00-52	N 19-18-56 E
C16	50.00	47.46	68.84	75.93	87-00-52	N 19-18-56 E
C17	25.00	5.32	10.41	10.49	24-01-48	S 70-48-16 W
C18	50.00	123.62	92.70	118.65	135-57-28	N 14-50-26 E
C19	25.00	5.55	10.83	10.92	25-01-40	S 40-37-28 E
C20	885.00	270.18	516.81	524.45	33-57-13	S 11-08-01 E
C21	910.00	278.81	533.15	541.09	34-04-05	S 11-11-29 E
C22	935.00	212.16	413.80	417.25	25-34-08	S 19-26-26 E
C23	25.00	23.73	34.42	37.97	87-00-52	N 46-09-48 W
C24	935.00	203.63	412.25	412.26	2-31-41	S 04-34-44 W
C25	25.00	23.73	34.42	37.97	87-00-52	N 46-09-48 W
C26	1275.00	105.38	210.76	210.79	9-27-00	S 85-36-16 W
C27	1300.00	136.21	270.93	271.43	11-57-44	S 84-20-53 W
C28	1325.00	110.62	220.48	220.73	9-32-41	S 85-33-25 W
C29	25.00	11.51	23.02	23.06	49-27-30	S 56-09-01 W
C30	50.00	44.74	66.60	71.17	276-21-20	S 10-24-04 E
C31	25.00	10.87	19.53	20.00	46-59-32	S 75-43-10 E
C32	575.00	22.97	45.90	45.91	4-34-28	N 03-33-21 E
C33	600.00	23.97	47.99	47.90	4-34-28	N 03-33-21 E
C34	625.00	26.95	53.85	53.87	4-56-17	N 03-32-27 E
C35	25.00	27.03	36.71	41.22	94-28-41	N 45-58-14 W
C36	50.00	54.07	73.42	82.45	94-28-41	N 45-58-14 W
C37	25.00	5.58	10.90	10.99	25-10-44	S 13-29-40 W
C38	50.00	163.53	95.63	127.41	145-59-53	N 46-54-55 W
C39	25.00	5.93	11.50	11.65	26-42-17	N 73-26-17 E
C40	245.00	244.73	346.29	384.58	89-56-13	S 41-49-20 W
C41	270.00	260.70	381.63	423.82	89-56-13	S 41-49-20 W
C42	295.00	294.68	416.96	463.06	89-56-13	S 41-49-20 W
C43	25.00	24.69	35.14	38.96	89-17-30	S 47-47-32 E
C44	25.00	25.31	35.57	39.58	89-17-30	S 47-47-32 E
C45	25.00	14.53	25.13	26.33	60-19-59	N 57-33-44 E
C46	50.00	47.15	68.60	73.56	273-21-51	N 16-05-20 W
C47	25.00	7.41	14.21	14.41	33-01-02	N 75-55-21 W
C48	25.00	24.69	35.14	38.96	89-17-30	S 47-47-32 E
C49	50.00	49.39	70.27	77.92	89-17-30	S 47-47-32 E
C50	75.00	74.08	105.41	116.88	89-17-30	S 47-47-32 E



LOT SIZE TABLE

LOT	BLOCK	AREA (S.F.)	LOT WIDTH @ B.L.	LOT	BLOCK	AREA (S.F.)	LOT WIDTH @ B.L.
1	1	8,766	68.74	1	2	9,522	76.38
2	1	8,494	70.10	2	2	8,400	70.00
3	1	8,400	70.00	3	2	8,400	70.00
4	1	8,400	70.00	4	2	8,333	70.00
5	1	8,400	70.00	5	2	8,144	70.00
6	1	8,144	67.68	6	2	8,144	67.68
7	1	15,738	97.23	7	2	8,740	69.44
8	1	13,988	87.25	8	2	8,008	61.39
9	1	8,622	64.22	9	2	9,562	77.91
10	1	8,400	70.00	10	2	8,400	68.88
11	1	8,400	70.00	11	2	8,400	68.88
12	1	8,400	70.00	12	2	8,313	68.88
13	1	8,400	70.00	13	2	8,400	68.88
14	1	8,400	70.00	14	2	8,442	70.00
15	1	8,400	70.00	15	2	8,400	71.16
16	1	8,400	70.00	16	2	8,976	71.16
17	1	9,268	67.14	17	2	8,386	66.88
18	1	10,889	68.45	18	2	13,200	66.74
19	1	14,923	68.46	19	2	16,284	72.28
20	1	14,194	71.45	20	2	12,000	56.90
21	1	15,019	70.46	21	2	10,000	72.28
22	1	11,657	71.18	22	2	9,043	73.51
23	1	10,499	71.18	23	2	8,869	70.00
24	1	8,146	74.48	24	2	8,537	64.47
25	1	9,000	70.00	25	2	8,271	74.46
26	1	8,887	75.00	26	2	8,000	70.00
27	1	8,838	78.17	27	2	8,050	64.47
28	1	13,849	61.86	28	2	8,050	70.00
29	1	10,504	63.04	29	2	8,050	70.00
30	1	9,784	68.54	30	2	8,050	70.00
31	1	9,000	75.00	31	2	11,284	70.00
32	1	9,039	78.28	32	2	8,050	70.00
33	1	9,039	78.28	33	2	8,050	70.00
34	1	9,039	78.28	34	2	8,050	70.00
35	1	9,039	78.28	35	2	8,050	70.00
36	1	9,039	78.28	36	2	8,050	70.00
37	1	9,039	78.28	37	2	8,050	70.00
38	1	9,039	78.28	38	2	8,050	70.00
39	1	11,591	58.11	39	2	9,288	72.00
40	1	12,767	58.11	40	2	8,869	68.88
41	1	9,086	64.54	41	2	15,019	62.47
42	1	9,477	56.48	42	2	9,477	68.88
43	1	9,187	69.28	43	2	15,721	61.96
44	1			44	2	8,512	74.88
				45	2	8,615	74.00
				46	2	8,510	74.00
				47	2	8,510	74.00
				48	2	8,510	74.00
				49	2	9,509	83.04

13600 BLOCK OF FOUNTAIN MIST DRIVE
FINAL PLAT OF
SHADOW CREEK RANCH
SF-49
PARTIAL REPLAT NO. 1
 A SUBDIVISION OF 25.890 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, AND THE H.T. & B.R.R. CO. SURVEY, SEC 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49, AS RECORDED IN PLAT NO. 20060136 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

93 LOTS 3 RESERVES (0.191 ACRES) 2 BLOCKS
 SEPTEMBER 26, 2011 JOB NO. 2027-0149-309
 REASON FOR REPLAT: TO RECONFIGURE LOT SIZES

OWNERS:
741SCR, LTD.
 BY: PSWA, INC., ITS GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 P.O. BOX 34306, HOUSTON, TEXAS 77234

CITY OF PEARLAND
 BILL EISEN, CITY MANAGER
 3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
 PH. (281) 652-1663

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.054	2,336	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.049	2,152	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.088	3,825	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	0.191	8,313	

- LEGEND**
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ⊗ PROPOSED STREET LIGHT
 - ⊙ EXISTING STREET LIGHT
 - ⊙ FUTURE STREET LIGHT
 - B.L. BUILDING LINE
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - SIM.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - F.N. FILE NUMBER
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - STREET NAME CHANGE

PLAT NO. P-612K-2011-0049

ENGINEER/SURVEYOR:
LJA Engineering Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Houston, Texas 77042 Fax 713.953.5026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT; AND WE, CITY OF PEARLAND, ACTING BY AND THROUGH PAULINE COLLINS, PRESIDENT; OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-49 PARTIAL REPLAT NO. 1, 25.890 ACRES OUT OF THE GEORGE MAC DONALD SURVEY, ABSTRACT 557 AND THE H.T.& B.R.R. CO. SURVEY, SEC. 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 741SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, 741SCR, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., ITS GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2011.

741SCR, LTD.

BY: PSWA, INC., ITS GENERAL PARTNER

BY: GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-49 PARTIAL REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2011.

JERRY KAZA, JR., CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2011.

DARRIN COKER
CITY ATTORNEY

NARCISO LIRA III, P.E.
CITY ENGINEER

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1115732081, EFFECTIVE DATE AUGUST 23, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 99987.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
5. FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
7. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE NORTHWEST CORNER OF SHADOW CREEK RANCH SF-49 (AS SHOWN BY SYMBOL).
ELEV.= 61.17' NGVD-29, 1987 ADJUSTMENT
B.F.E.= 62.00 FEET 2000 ADJUSTMENT
8. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
9. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
10. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR FORT BEND COUNTY.
11. LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
15. THIS PROPERTY IS ZONED PUD (SCR 7) AT THE TIME OF PLATTING.
16. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
17. ALL SPLIT EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED
18. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
19. THERE ARE 22 STREET LIGHTS PROPOSED ON THIS PLAT.
20. NO LOTS SHALL HAVE DIRECT ACCESS TO TRINITY BAY DRIVE OR ARCADIA BAY DRIVE.

METES AND BOUNDS:

BEING 25.890 ACRES OF LAND LOCATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT NUMBER 557 AND THE H.T. & B.R.R. CO. SURVEY, SEC. 83, ABSTRACT NUMBER 761, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING PORTION OF SHADOW CREEK RANCH SF-49, A SUBDIVISION OF RECORD IN PLAT NUMBER 20060136, PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), BEING A PORTION OF THAT CERTAIN CALLED 376.681 ACRE TRACT OF LAND CONVEYED TO PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENT OF RECORD IN FILE NUMBER 1999030069, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND FILE NUMBER 99-016813 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.) AND ALL OF THE LOTS OF SAID SHADOW CREEK RANCH SF-49 WERE CONVEYED TO 741 SCR, LTD BY INSTRUMENTS OF RECORD UNDER FILE NUMBER 2011065924, O.P.R.F.B.C.T., SAID 25.890 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING AT THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A" OF SAID SHADOW CREEK RANCH SF-49, SAME BEING THE MOST WESTERLY NORTHWEST CORNER ON THE WEST LINE OF LOT 37, BLOCK 1 OF SAID SHADOW CREEK RANCH SF-49;

THENCE, ALONG THE SOUTHERLY LINE OF SAID RESTRICTED RESERVE "A" THE FOLLOWING THREE (3) COURSES:

1. NORTH 56° 35' 50" EAST, 248.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2. 119.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 30° 11' 30", AND A CHORD THAT BEARS NORTH 71° 41' 41" EAST, 118.50 FEET TO A POINT FOR CORNER;

3. NORTH 86° 47' 26" EAST, 611.18 FEET TO A POINT FOR THE WEST CORNER OF RESTRICTED RESERVE "B" OF SAID SHADOW CREEK RANCH SF-49, SAID RESTRICTED RESERVE "B" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2006105510, O.P.R.F.B.C.T.;

THENCE, SOUTH 42° 16' 33" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID RESTRICTED RESERVE "B", 89.01 FEET TO A POINT FOR CORNER ON THE WESTERLY RIGHT-OF-WAY LINE OF TRINITY BAY DRIVE (80 FEET WIDE) AS SHOWN ON SHADOW CREEK RANCH, PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050256, P.R.F.B.C.T., THE BEGINNING OF A CURVE;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRINITY BAY DRIVE AND THE EASTERLY LINE OF SAID SHADOW CREEK RANCH SF-49 THE FOLLOWING THREE (3) COURSES:

1. 161.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 06° 20' 22", AND A CHORD THAT BEARS SOUTH 02° 40' 24" WEST, 161.46 FEET TO A POINT FOR CORNER;

2. SOUTH 05° 50' 35" WEST, 142.94 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

3. 539.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 40° 17' 51", AND A CHORD THAT BEARS SOUTH 14° 18' 20" EAST, 527.02 FEET TO A POINT FOR THE NORTH CORNER OF RESTRICTED RESERVE "D" OF SAID SHADOW CREEK RANCH SF-49, SAID RESTRICTED RESERVE "D" CONVEYED TO SHADOW CREEK RANCH MAINTENANCE ASSOCIATION BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2006105510, O.P.R.F.B.C.T.;

THENCE, SOUTH 00° 09' 24" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID TRINITY BAY DRIVE AND ALONG THE WEST LINE OF SAID RESTRICTED RESERVE "D", 105.38 FEET TO A POINT FOR THE SOUTH CORNER OF SAID RESTRICTED RESERVE "D"; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARCADIA BAY DRIVE (80 FEET WIDE) AS SHOWN ON SAID SHADOW CREEK RANCH, PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE, THE BEGINNING OF A CURVE;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARCADIA BAY DRIVE AND THE SOUTHERLY LINE OF SAID SHADOW CREEK RANCH SF-49 THE FOLLOWING FOUR (4) COURSES:

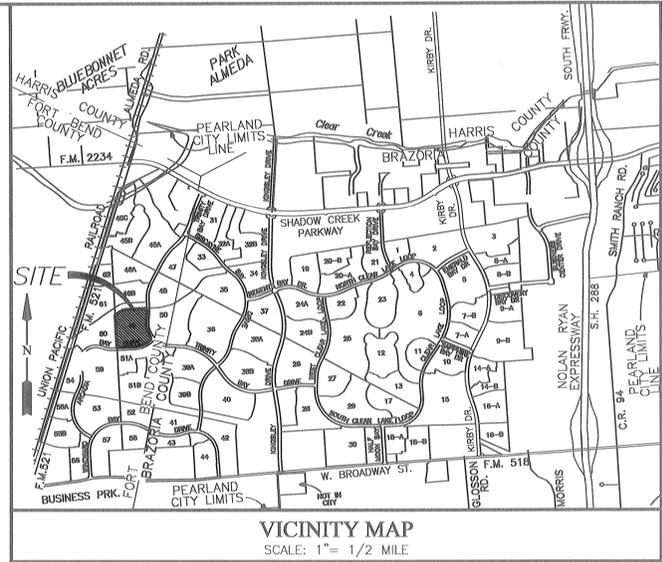
1. 177.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02° 01' 57", AND A CHORD THAT BEARS SOUTH 44° 38' 36" WEST, 177.74 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2. 102.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11° 47' 16", AND A CHORD THAT BEARS SOUTH 49° 51' 16" WEST, 102.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

3. 454.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 32° 08' 50", AND A CHORD THAT BEARS SOUTH 71° 29' 18" WEST, 448.53 FEET TO A POINT FOR CORNER;

4. SOUTH 87° 33' 43" WEST, 526.50 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID SHADOW CREEK RANCH SF-49, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SHADOW CREEK RANCH SF-60, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20050252, P.R.F.B.C.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF ARCADIA BAY DRIVE AS SHOWN ON SHADOW CREEK RANCH, PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE SUBDIVISION;

THENCE, NORTH 03° 08' 47" WEST, ALONG THE WEST LINE OF SAID SHADOW CREEK RANCH SF-49 AND THE EAST LINE OF SAID SHADOW CREEK RANCH SF-60, 1023.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.890 ACRES OF LAND.



13600 BLOCK OF FOUNTAIN MIST DRIVE
FINAL PLAT OF
SHADOW CREEK RANCH
SF-49
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 25.890 ACRES OF LAND SITUATED IN THE GEORGE MAC DONALD SURVEY, ABSTRACT 557, AND THE H.T.& B.R.R. CO. SURVEY, SEC. 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-49, AS RECORDED IN PLAT NO. 20060136 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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CITY OF PEARLAND
BILL EISEN, CITY MANAGER
3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581
PH. (281) 652-1663

ENGINEER/SURVEYOR:
LJA Engineering Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

PLAT NO. P-612K-2011-0049

User Name : r0ates
Print Name : \\c02011\p02011\Print\SCR49P.dwg
Title : 2011-09-26 09:58:27 AM
Plot Name : \\c02011\p02011\Print\SCR49P.dwg

P&Z Agenda Item

G



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 10/03/2011
AGENDA ITEM SUBJECT: Public Hearing for the Replat of Tract F of Sunrise Lake Village Phase II

Old Business **New Business** Discussion Item Workshop

Summary:

The applicant is proposing to replat Track F of Sunrise Lake Village, Phase II into two lots.

PUBLIC HEARING

- I Call to order
- II Purpose of Hearing
- III Application Information and Case Summary
 - A Staff Report
 - B Applicant Presentation
- IV Persons wishing to speak for or against the proposed request
- V Commission/Staff discussion
- VI Adjournment

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

REPLAT OF TRACT F OF SUNRISE LAKE VILLAGE, PHASE II

A request by Wilson Survey, on behalf of Texas Community Bank, N.A., Owner, for approval of a Replat of Tract F of Sunrise Lake Village Phase II to create two lots, totaling approximately 2.072 acres in the Sunrise Lake Village Phase II subdivision, on the following described property, to wit:

Legal Description: Being a 2.072 acre tract "F", Block 1 of Sunrise, Lake Village, Phase II in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas as recorded in the Clerk's File No. 2006024597 in the Brazoria County Clerk's Office.

General location: 2700 Block of Silver Lake Parkway

SUMMARY: The applicant is proposing a replat of Tract F of Sunrise Lake Village, Phase II to create two lots.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	R-3 (Single-Family Residential-3 District)	Single Family Residences
South	GB (General Business)	Commercial Strip Center
East	GB (General Business)	Commercial Strip Center and Drainage
West	PUD (Planned Unit Development)	Single Family Residents and Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This replat is within the GB (General Business Retail District) and is in conformance with the lot requirements of that district.

Area Regulations: GB (General Business Retail District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	22,500SF	43,560 SF
b) Minimum Lot Width	150 Feet	193.30 Feet
c) Minimum Lot Depth	125 Feet	137.22 Feet
d) Maximum Lot Coverage	N/A	N/A

PLATTING STATUS: The subject property was previously recorded as Tract F of Sunrise Lake Village, Phase II.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Retail, Office and Services, and Medium Density Residential. This property satisfies the intent of the Retail, Office and Services land use designation, but does not satisfy the intent of the Medium Density Residential designation. Although, the Medium Density Residential designation is not satisfied, the property has been GB (General Business Retail District) and this request satisfies all the requirements of this zoning district.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by Silverlake Parkway, an 80-foot wide Major Collector, and is in conformance with the Thoroughfare Plan.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of this commercial subdivision. Developing this site will have to satisfy the minimum requirements of the GB (General Business Retail District).

AVAILABILITY OF UTILITIES: The subject parcels have access to water and sewer services.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

STAFF RECOMMENDATION: Staff recommends approval, with conditions, of the Replat of Tract F of Sunrise Lake Village, Phase II as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the GB (General Business Retail District).

CONDITIONS OF APPROVAL:

1. Remove note #4
2. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
5. Replat of Tract F of Sunrise Lake Village, Phase II



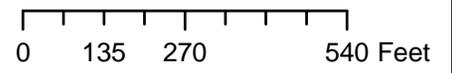
Vicinity and Zoning Map

Replat of Tract F of
Sunrise Lake Village, Ph2

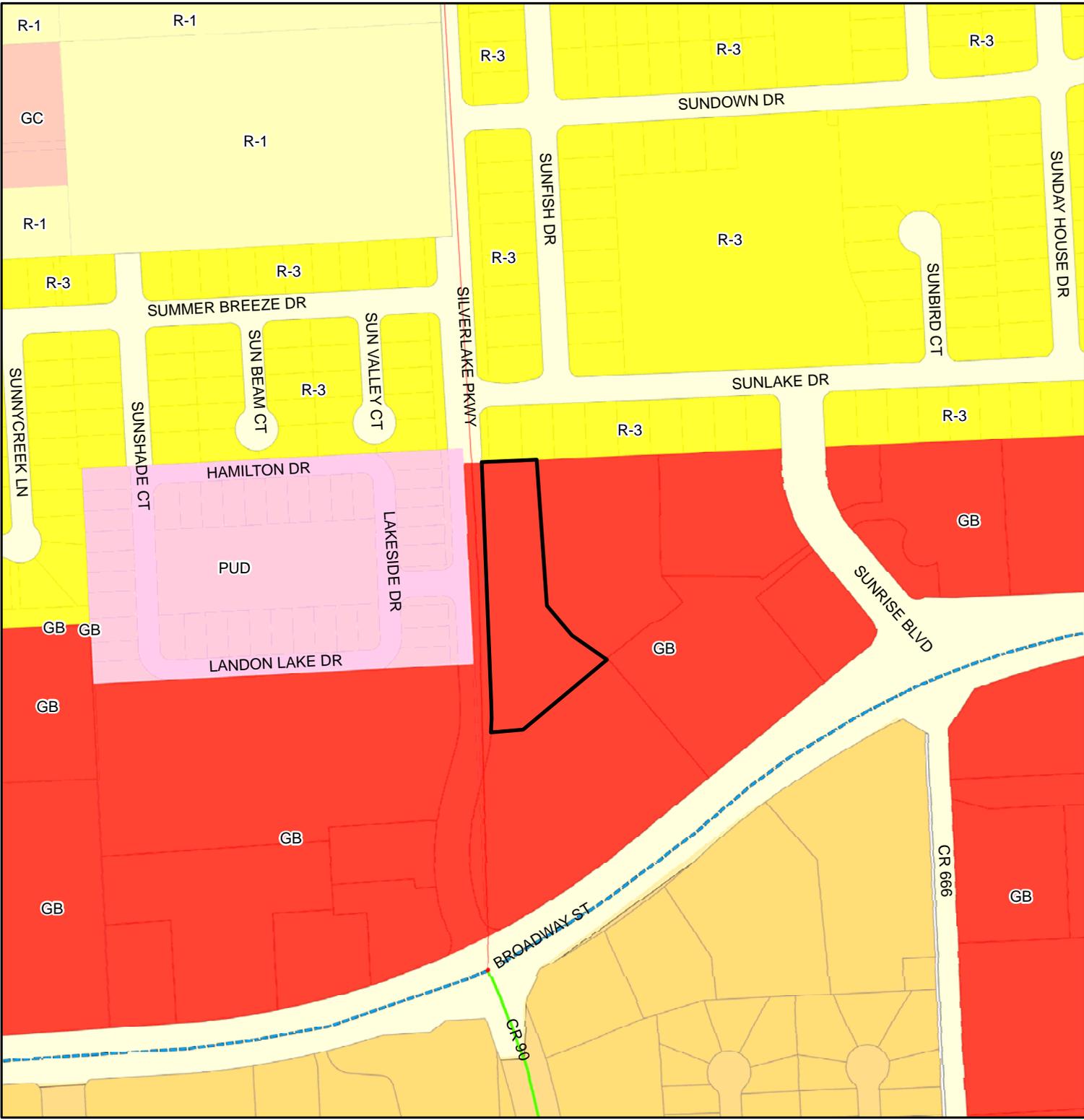
Plat #P-613Q-2011-0046

Legend

 Subject Site



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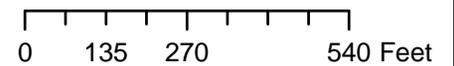
Future Land Use

Replat of Tract F of
Sunrise Lake Village, Ph2

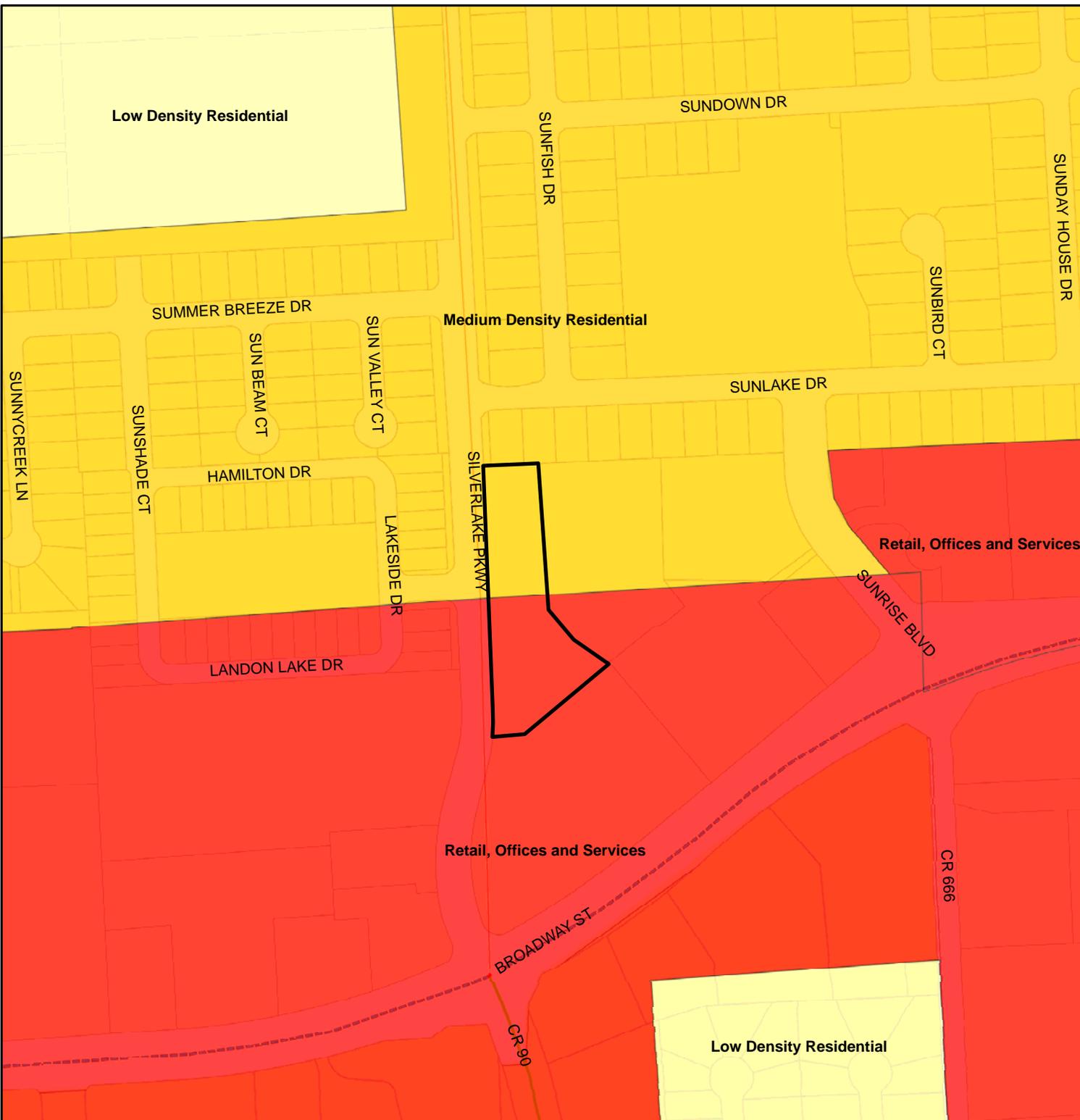
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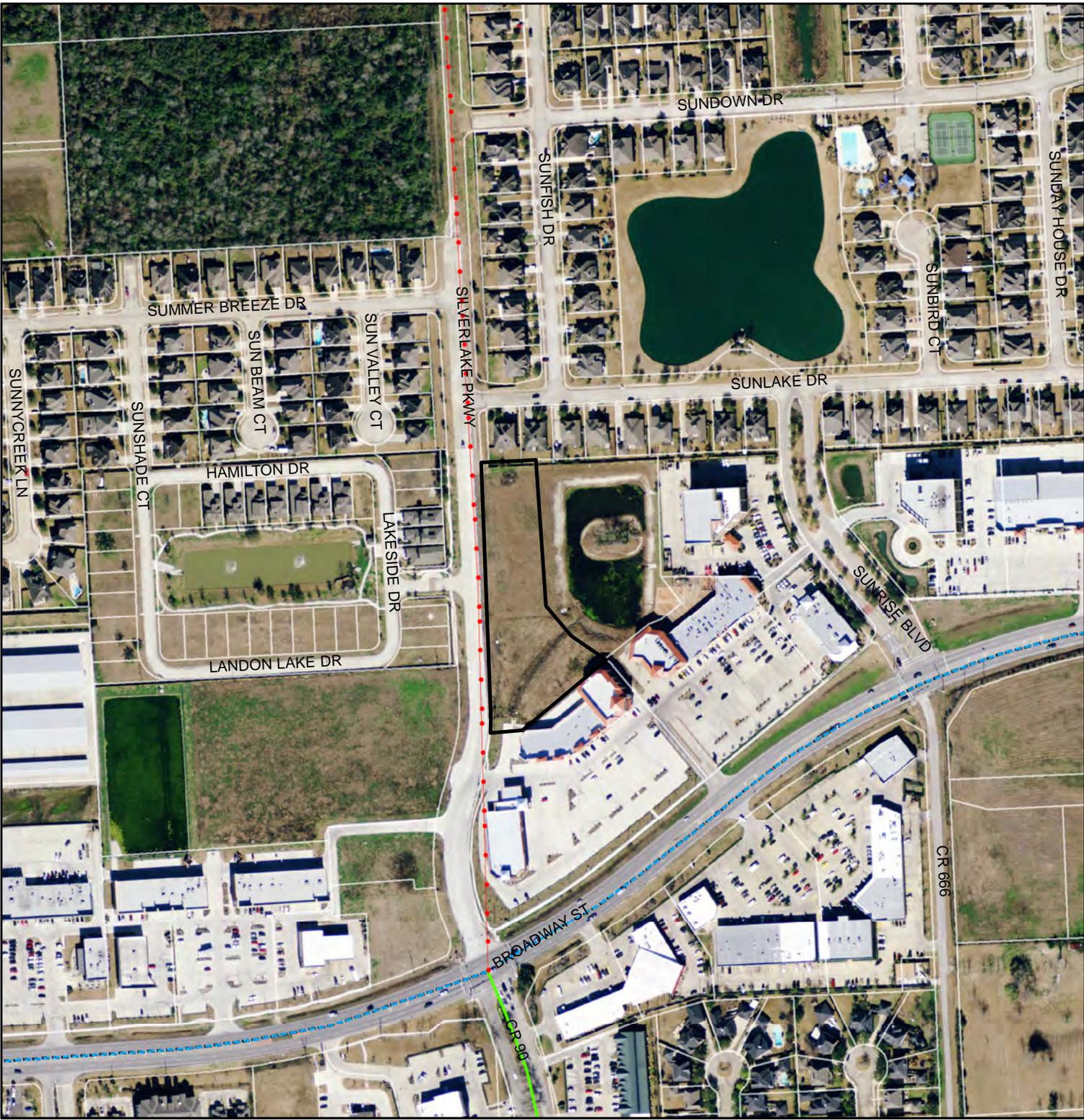
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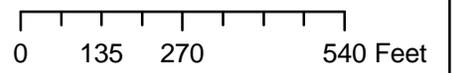
Aerial Map

Replat of Tract F of
Sunrise Lake Village, Ph2

Plat #P-613Q-2011-0046

Legend

 Subject Site



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NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF PEARLAND G.P.S. MONUMENT NO. 9 ELEV. = 59.03', NGVD 1929 (87 ADJ.). TO OBTAIN 1978 ELEVATIONS ADD A FACTOR OF 0.78'.
- ACCORDING TO THE F.I.R.M. NO. 4803900665 J, DATED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES IN AN UNSHADED ZONE "X" AREA. THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. AND IS SUBJECT TO CHANGE AS FEMA UPDATES MAPS.
- AT THE TIME OF PLATTING THIS TRACT IS ZONED "GB"—GENERAL BUSINESS.
- A SIX FOOT SIDEWALK WILL BE REQUIRED ALONG SILVERLAKE PARKWAY AT THE TIME OF DEVELOPMENT.
- THIS PLAT GRANTS MUTUAL ACCESS TO ALL TRACTS WITHIN THE SUBDIVISION AND TO OWNERS OF ADJACENT PROPERTY, WITHIN SUNRISE LAKE VILLAGE, PHASE II.
- AT THE TIME OF PLATTING THIS TRACT LIES IN M.U.D. NO. 17.
- ALL EASEMENTS AND BUILDING LINE SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SUNRISE LAKE VILLAGE, PHASE II AS RECORDED IN CLERK'S FILE NO. 2006024597 IN THE BRAZORIA COUNTY CLERK'S OFFICE UNLESS OTHERWISE NOTED.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE INSURANCE, G.F. NO.ATH-01-COM-ATH11070610U, HAVING AN EFFECTIVE DATE OF AUGUST 19, 2011.
- ALL SUBDIVISION COMMON AREAS, INCLUDING BUT NOT LIMITED TO, DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4.
- LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, TEXAS COMMUNITY BANK, N.A., ACTING BY AND THROUGH William A. Cropper, Jr. OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF "THE REPLAT OF TRACT "F" OF SUNRISE LAKE VILLAGE, PHASE II" IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

THIS IS TO CERTIFY THAT TEXAS COMMUNITY BANK, N.A., OWNER OF THE PROPERTY SUBDIVIDED AS SHOWN HEREON HAS COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS.

WE, TEXAS COMMUNITY BANK, N.A., DO HEREBY STATE THAT WE FULLY REALIZE THAT WE ARE APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN 100 FEET OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, TEXAS COMMUNITY BANK, N.A., DOES HEREBY RELEASE AND AGREE TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN SAID PERMIT.

WITNESS MY HAND IN Harris COUNTY, TEXAS
THIS 27 DAY OF Sept, 2011.

BY: William A. Cropper, Jr. PRINTED NAME: William A. Cropper, Jr.
TITLE: Senior Vice President

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William A. Cropper, Jr. OF TEXAS COMMUNITY BANK, N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF Sept, 2011.

Janice Mack Atkinson
SIGNATURE

NOTARY PUBLIC IN AND FOR Harris COUNTY, TEXAS.

MY COMMISSION EXPIRES: 07-12-2014



CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS REPLAT AND SUBDIVISION OF SUNRISE LAKE VILLAGE, PHASE II AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 27 DAY OF Sept, 2011.

Jerry Koza, Jr., CHAIRPERSON
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS 27 DAY OF Sept, 2011.

Darrin Coker
CITY ATTORNEY

Narciso Lira III, P.E.
CITY ENGINEER

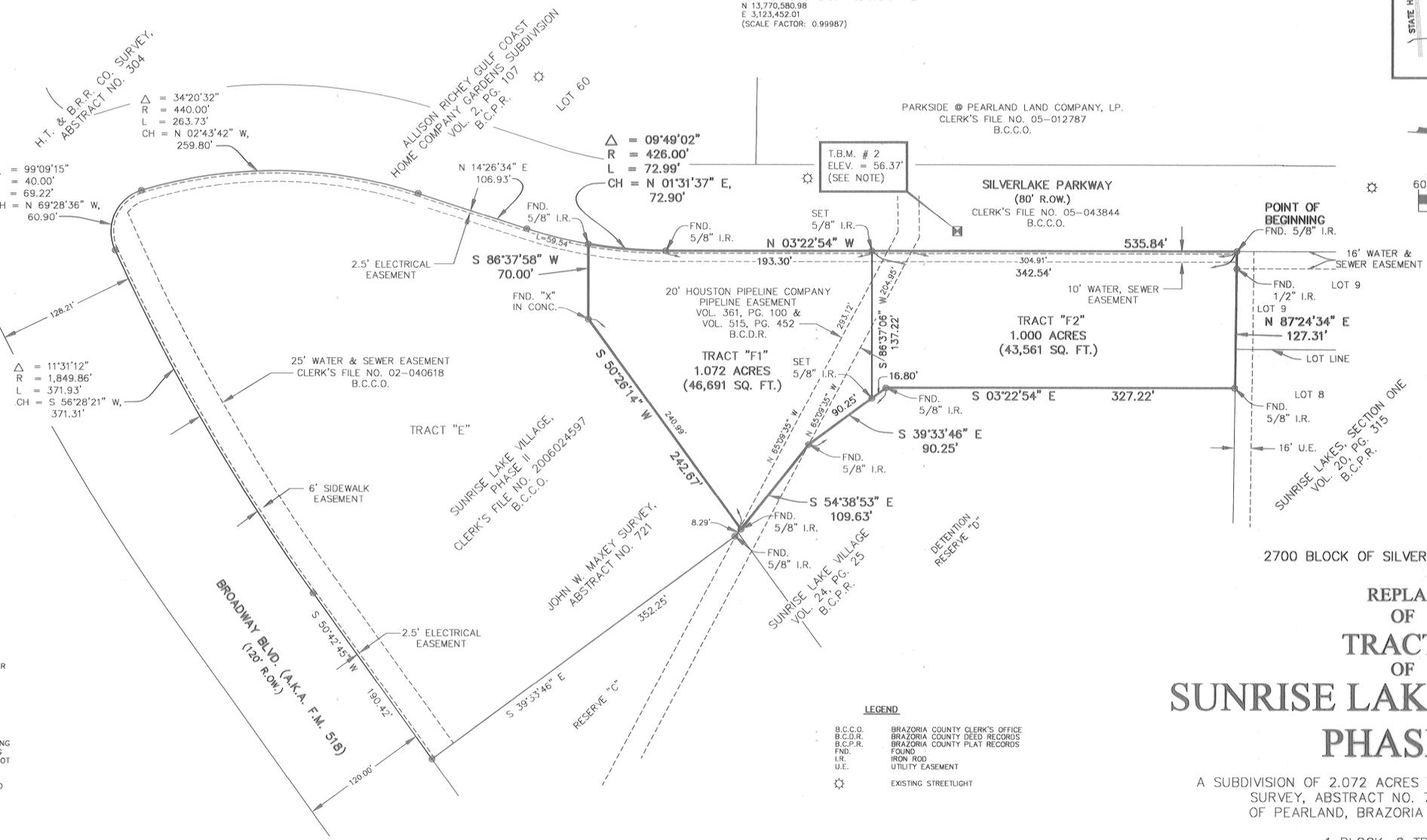
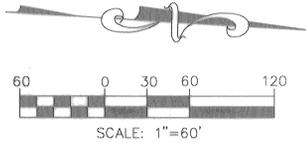
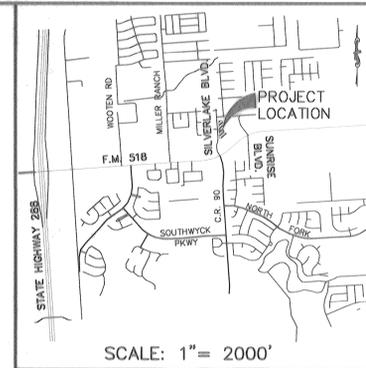
PROJECT BENCHMARK

CITY OF PEARLAND G.P.S. MONUMENT # 9,
ELEVATION = 59.03', NGVD 1929 (87 ADJ.).
(TO OBTAIN 78 ADJ. ADD 0.78')

T.B.M. # 2

TOP OF STORM MANHOLE RIM (NORTH SIDE) APPROX. 830'
NORTH OF F.M. 518 ALONG THE EAST SIDE OF SILVERLAKE
BOULEVARD, ELEV. = 56.37', (87 ADJ.)
(TO OBTAIN 78 ADJ. ADD 0.78')
TEXAS STATE PLANE SURFACE COORDINATE:
N 13,770,580.98
E 3,123,452.01
(SCALE FACTOR: 0.99987)

THE PURPOSE OF THIS
REPLAT IS TO
DIVIDE TRACT "F" INTO
TWO (2) LOTS



LEGEND

- B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- FND. FOUND
- I.R. IRON ROD
- U.E. UTILITY EASEMENT
- EXISTING STREETLIGHT

LEGAL DESCRIPTION:

A 2.072 ACRE TRACT BEING ALL OF TRACT "F", BLOCK 1 OF SUNRISE LAKE VILLAGE, PHASE II IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 721 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AS RECORDED IN CLERK'S FILE NO. 2006024597 IN THE BRAZORIA COUNTY CLERK'S OFFICE.

CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

Michael D. Wilson
SIGNATURE

MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821



REPLAT
OF
TRACT F
OF
SUNRISE LAKE VILLAGE
PHASE II

A SUBDIVISION OF 2.072 ACRES IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 721 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK, 2 TRACTS
SEPTEMBER, 2011

OWNER: TEXAS COMMUNITY BANK, N.A.
1131 UPTOWN PARK BLVD, STE. 12
HOUSTON, TEXAS 77056
PH: (713) 402-5427
CONTACT: MR. WILL CROPPER

CONTRACTOR: BEY COMMERCIAL CONSTRUCTION, LTD.
301 DENNIS STREET
HUMBLE, TEXAS 77338
PH: (281) 446-3877
CONTACT: HECTOR "HU" LANDIN

SURVEYOR: THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK

P&Z Agenda Item

H



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 10/03/2011
AGENDA ITEM SUBJECT: Replat of Tract F of Sunrise Lake Village Phase II

Old Business **New Business** Discussion Item Workshop

Summary:

The applicant is proposing to replat Track F of Sunrise Lake Village, Phase II into two lots.

Recommendation: Approval with conditions

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

REPLAT OF TRACT F OF SUNRISE LAKE VILLAGE, PHASE II

A request by Wilson Survey, on behalf of Texas Community Bank, N.A., Owner, for approval of a Replat of Tract F of Sunrise Lake Village Phase II to create two lots, totaling approximately 2.072 acres in the Sunrise Lake Village Phase II subdivision, on the following described property, to wit:

Legal Description: Being a 2.072 acre tract "F", Block 1 of Sunrise, Lake Village, Phase II in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas as recorded in the Clerk's File No. 2006024597 in the Brazoria County Clerk's Office.

General location: 2700 Block of Silver Lake Parkway

SUMMARY: The applicant is proposing a replat of Tract F of Sunrise Lake Village, Phase II to create two lots.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	R-3 (Single-Family Residential-3 District)	Single Family Residences
South	GB (General Business)	Commercial Strip Center
East	GB (General Business)	Commercial Strip Center and Drainage
West	PUD (Planned Unit Development)	Single Family Residents and Vacant Land

UNIFIED DEVELOPMENT CODE: PUD (PLANNED UNIT DEVELOPMENT): This replat is within the GB (General Business Retail District) and is in conformance with the lot requirements of that district.

Area Regulations: GB (General Business Retail District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	22,500SF	43,560 SF
b) Minimum Lot Width	150 Feet	193.30 Feet
c) Minimum Lot Depth	125 Feet	137.22 Feet
d) Maximum Lot Coverage	N/A	N/A

PLATTING STATUS: The subject property was previously recorded as Tract F of Sunrise Lake Village, Phase II.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Retail, Office and Services, and Medium Density Residential. This property satisfies the intent of the Retail, Office and Services land use designation, but does not satisfy the intent of the Medium Density Residential designation. Although, the Medium Density Residential designation is not satisfied, the property has been GB (General Business Retail District) and this request satisfies all the requirements of this zoning district.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has access by Silverlake Parkway, an 80-foot wide Major Collector, and is in conformance with the Thoroughfare Plan.

ADDITIONAL COMMENTS: No additional comments have been submitted.

SITE PLAN CONSIDERATIONS: There has not been a formally submitted site plan regarding the development of this commercial subdivision. Developing this site will have to satisfy the minimum requirements of the GB (General Business Retail District).

AVAILABILITY OF UTILITIES: The subject parcels have access to water and sewer services.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed replat should not have any significant adverse impacts on any surrounding properties.

STAFF RECOMMENDATION: Staff recommends approval, with conditions, of the Replat of Tract F of Sunrise Lake Village, Phase II as proposed by the applicant for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the GB (General Business Retail District).

CONDITIONS OF APPROVAL:

1. Remove note #4
2. Recordation fees

SUPPORTING DOCUMENTS:

1. Vicinity and Zoning Map
2. Future Land Use Plan
3. Aerial Map
5. Replat of Tract F of Sunrise Lake Village, Phase II



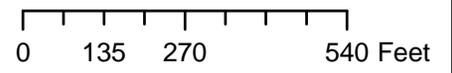
Vicinity and Zoning Map

Replat of Tract F of
Sunrise Lake Village, Ph2

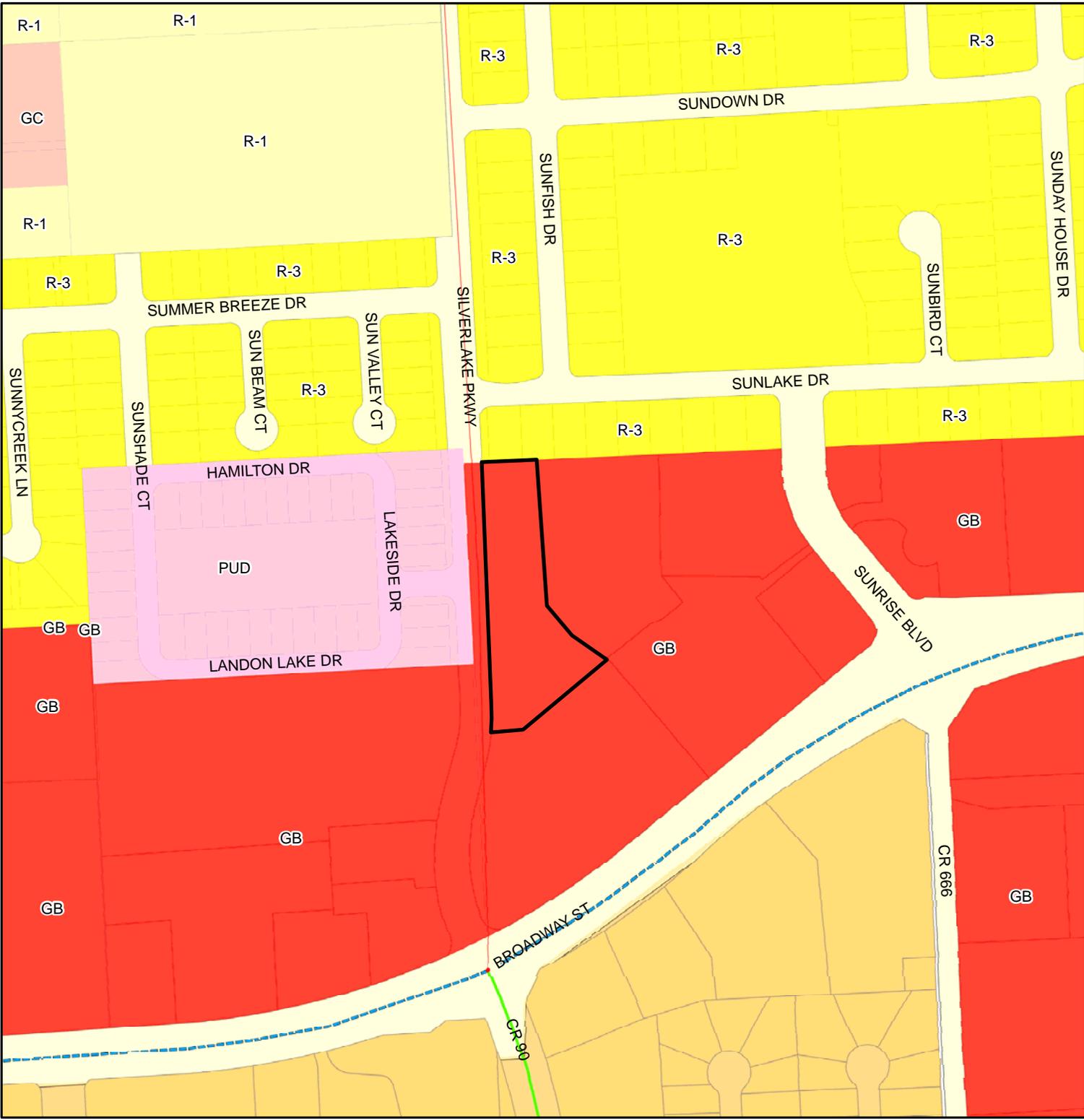
Plat #P-613Q-2011-0046

Legend

 Subject Site



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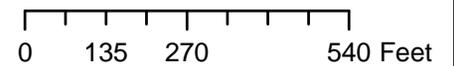
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Low Density Residential

Medium Density Residential

Retail, Offices and Services

Retail, Offices and Services

Low Density Residential

SUNDOWN DR

SUNFISH DR

SUNDAY HOUSE DR

SUNBIRD CT

SUNLAKE DR

SUMMER BREEZE DR

SUN VALLEY CT

SUN BEAM CT

HAMILTON DR

LAKE SIDE DR

SILVERLAKE PKWY

SUNSHADE CT

SUNNYCREEK LN

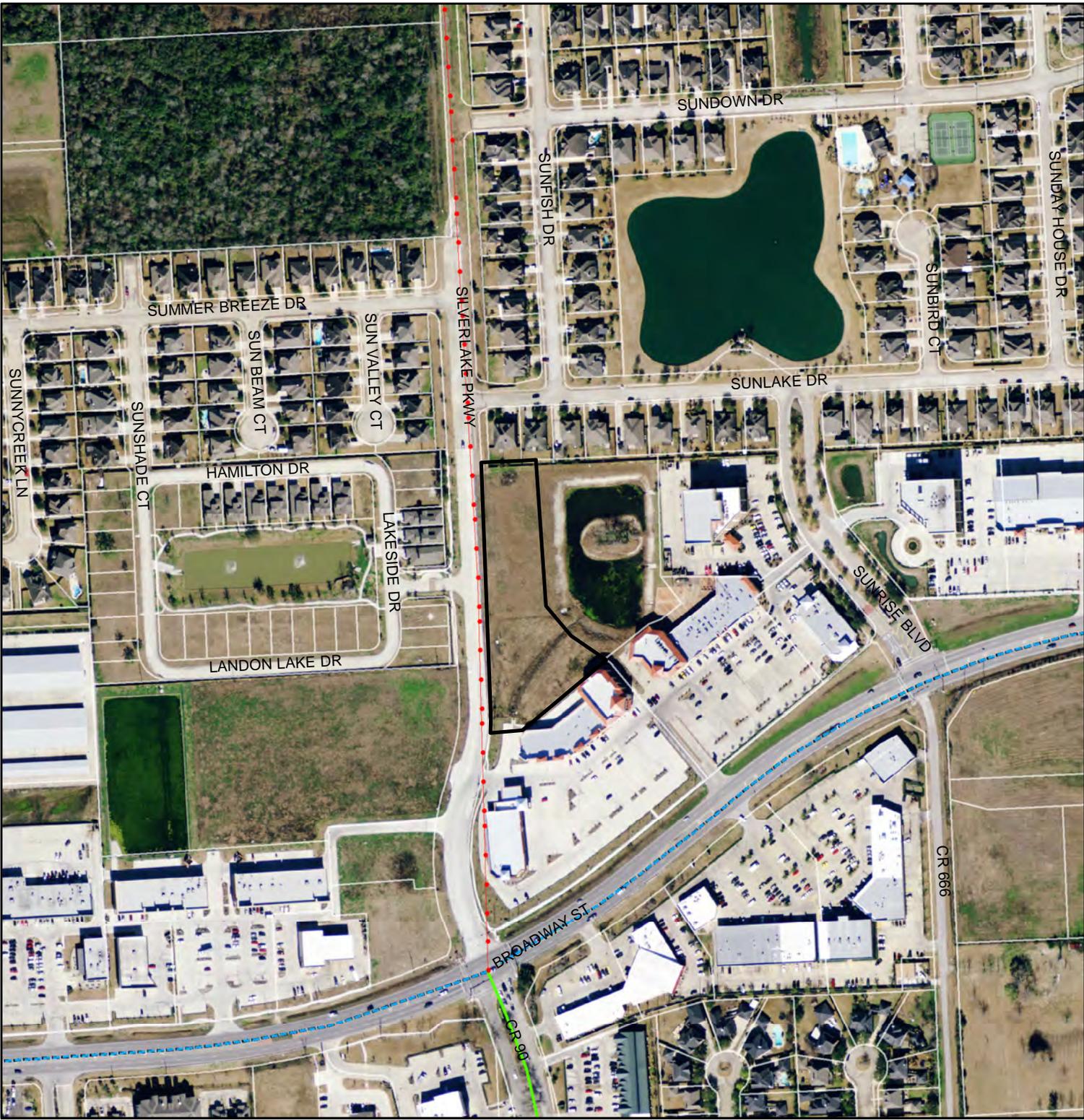
SUNRISE BLVD

LANDON LAKE DR

CR 666

BROADWAY ST

CR 90



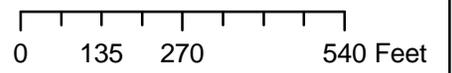
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STATE OF TEXAS
COUNTY OF BRAZORIA

WE, TEXAS COMMUNITY BANK, N.A., ACTING BY AND THROUGH William A. Cropper, Jr. OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF "THE REPLAT OF TRACT "F" OF SUNRISE LAKE VILLAGE, PHASE II" IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

THIS IS TO CERTIFY THAT TEXAS COMMUNITY BANK, N.A., OWNER OF THE PROPERTY SUBDIVIDED AS SHOWN HEREON HAS COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS.

WE, TEXAS COMMUNITY BANK, N.A., DO HEREBY STATE THAT WE FULLY REALIZE THAT WE ARE APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN 100 FEET OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, TEXAS COMMUNITY BANK, N.A., DOES HEREBY RELEASE AND AGREE TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN SAID PERMIT.

WITNESS MY HAND IN Harris COUNTY, TEXAS
THIS 27 DAY OF Sept, 2011.

BY: William A. Cropper, Jr. PRINTED NAME: William A. Cropper, Jr.
TITLE: Senior Vice President

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William A. Cropper, Jr. OF TEXAS COMMUNITY BANK, N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF Sept, 2011.

Janice Mack Atkinson
SIGNATURE

NOTARY PUBLIC IN AND FOR Harris COUNTY, TEXAS.

MY COMMISSION EXPIRES: 07-12-2014



CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS REPLAT AND SUBDIVISION OF SUNRISE LAKE VILLAGE, PHASE II AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 27 DAY OF Sept, 2011.

Jerry Koza, Jr., CHAIRPERSON
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS 27 DAY OF Sept, 2011.

Darrin Coker
CITY ATTORNEY

Naroso Lira III, P.E.
CITY ENGINEER

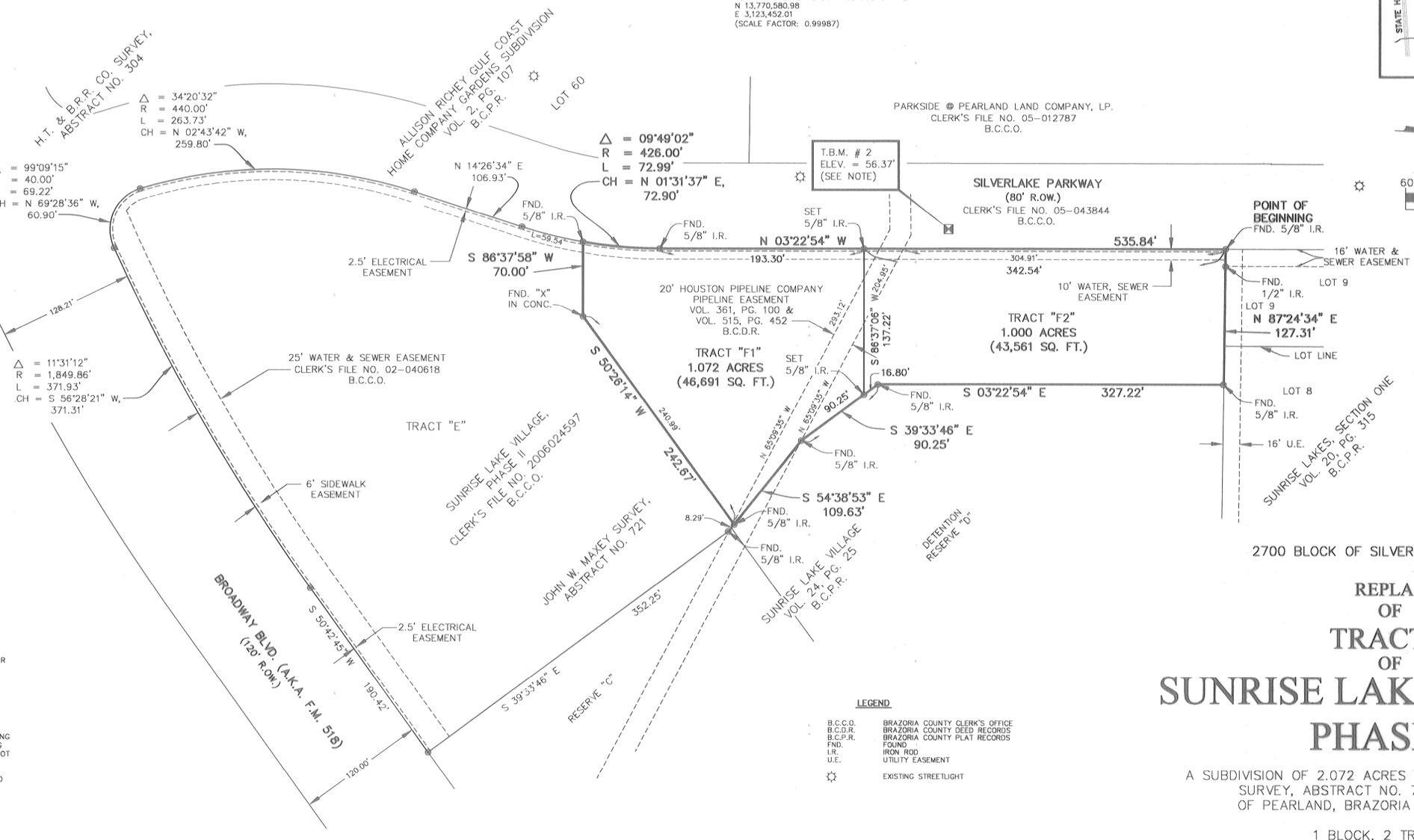
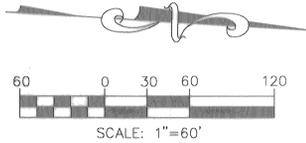
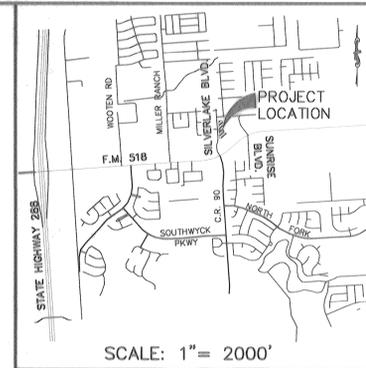
PROJECT BENCHMARK

CITY OF PEARLAND G.P.S. MONUMENT # 9,
ELEVATION = 59.03', NGVD 1929 (87 ADJ.).
(TO OBTAIN 78 ADJ. ADD 0.78')

T.B.M. # 2

TOP OF STORM MANHOLE RIM (NORTH SIDE) APPROX. 830'
NORTH OF F.M. 518 ALONG THE EAST SIDE OF SILVERLAKE
BOULEVARD, ELEV. = 56.37', (87 ADJ.)
(TO OBTAIN 78 ADJ. ADD 0.78')
TEXAS STATE PLANE SURFACE COORDINATE:
N 13,770,580.98
E 3,123,452.01
(SCALE FACTOR: 0.99987)

THE PURPOSE OF THIS
REPLAT IS TO
DIVIDE TRACT "F" INTO
TWO (2) LOTS



LEGEND

B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
FND.	FOUND
I.R.	IRON ROD
U.E.	UTILITY EASEMENT
⊙	EXISTING STREETLIGHT

LEGAL DESCRIPTION:

A 2.072 ACRE TRACT BEING ALL OF TRACT "F", BLOCK 1 OF SUNRISE LAKE VILLAGE, PHASE II IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 721 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AS RECORDED IN CLERK'S FILE NO. 2006024597 IN THE BRAZORIA COUNTY CLERK'S OFFICE.

CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

Michael D. Wilson

MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821



REPLAT
OF
TRACT F
OF
SUNRISE LAKE VILLAGE
PHASE II

A SUBDIVISION OF 2.072 ACRES IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 721 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK, 2 TRACTS
SEPTEMBER, 2011

OWNER: TEXAS COMMUNITY BANK, N.A.
1131 UPTOWN PARK BLVD, STE. 12
HOUSTON, TEXAS 77056
PH: (713) 402-5427
CONTACT: MR. WILL CROPPER

CONTRACTOR: BEY COMMERCIAL CONSTRUCTION, LTD.
301 DENNIS STREET
HUMBLE, TEXAS 77338
PH: (281) 446-3877
CONTACT: HECTOR "HU" LANDIN

SURVEYOR: THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK

P&Z Agenda Item

1



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 10/03/2011
AGENDA ITEM SUBJECT: Planning and Zoning Variance #2011-05

Old Business New Business Discussion Item Workshop

Summary: A request by Todd Slaton, applicant, on behalf of Paul and Vicki Howard, owner, for approval of a Planning and Zoning Variance to allow a 124-foot lot depth where 125 feet is required.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 3, 2011

PLANNING AND ZONING VARIANCE NO. 2011-05

A request by Todd Slaton, applicant, on behalf of Paul and Vicki Howard, owner, for variance from the requirements of the Unified Development Code Section 2.4.4.5 (c)(1)(c) to allow a minimum of 124-foot lot depth where 125' is required in the OT-GB (Old Town General Business) Zoning District.

Legal Description: Being lots 1 and 2, in block 5, of Pearland Townsite, a subdivision in Brazoria County, Texas according to the map or plat thereof as recorded in volume 29, page 41 of Brazoria County Deed Records.

General Location: 2201 Main Street

SUMMARY: This request is to allow a lot width of 124-foot lot width where 125 feet is required within the Old Town General Business (OT-GB) Zoning District. The applicant is in the process of completing a Minor Plat for Paul Howard Estates, when the survey revealed the minimum lot depth requirement was not satisfied. This request, if approved, would allow the property to continue through the platting process.

UNIFIED DEVELOPMENT CODE: OT-GB (Old Town General Business)

Area Regulations: OT-GB (Old Town – General Business)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	3,000 SF	5,906 SF
b) Minimum Lot Width	50 Feet	50 Feet
c) Minimum Lot Depth	125 Feet	124 Feet
d) Maximum Lot Coverage	N/A	N/A

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	OT-GB (Old Town – General Business)	Gas Station
South	OT-GB (Old Town – General Business)	General Retail
East	OT-MU (Old Town – Mixed Use)	Single-Family Residence
West	OT-GB (Old Town – General Business)	Restaurant

CURRENT LAND USE: A small restaurant occupies an approximately 904 square-foot building on the subject property.

PLATTING STATUS: The subject property is in the process of completing a Minor Plat, but requires this variance for lot depth for approval.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Village District for the subject and surrounding commercial properties. This request is in conformance to the comprehensive plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Main Street, a 120-foot Major Thoroughfare and also Pear Street, a 60-foot local street. The subject site satisfies the requirements of the Thoroughfare Plan.

ADDITIONAL COMMENTS: There have been no additional comments regarding the subject variance.

SITE PLAN CONSIDERATIONS: The subject site has an approximately 904 square-foot restaurant and parking spaces.

CASE HISTORY: A Special Exception (#2011-07) was approved to allow the expansion of a non-conforming structure. This Special Exception allowed a setback of 4.7 feet, where a 10-foot setback is required in the Old Town General Business District.

IMPACT ON NEIGHBORING PROPERTIES:

LOT SIZE AND DEPTH: The proposed lot is deficient with the lot depth, but satisfies all of the other dimensional requirements of the Old Town General Business Zoning District. Additionally, this variance request is a one percent deviation from the lot depth requirement and will not have any significant impacts on surrounding properties.

STAFF RECOMMENDATION: Staff recommends approval of the subject variance as proposed by the applicant, for the following reasons:

1. The proposed width reduction will not cause any adverse impacts on the surrounding properties.
2. The proposed lot will satisfy all other dimensional requirements of the Unified Development Code.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

CONDITIONS OF APPROVAL:

There are no outstanding items regarding this request.

SUPPORTING DOCUMENTS:

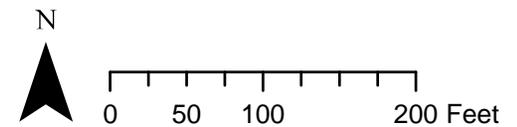
- Location/Zoning Map
- Future Land Use Plan
- Aerial Map
- Application Package



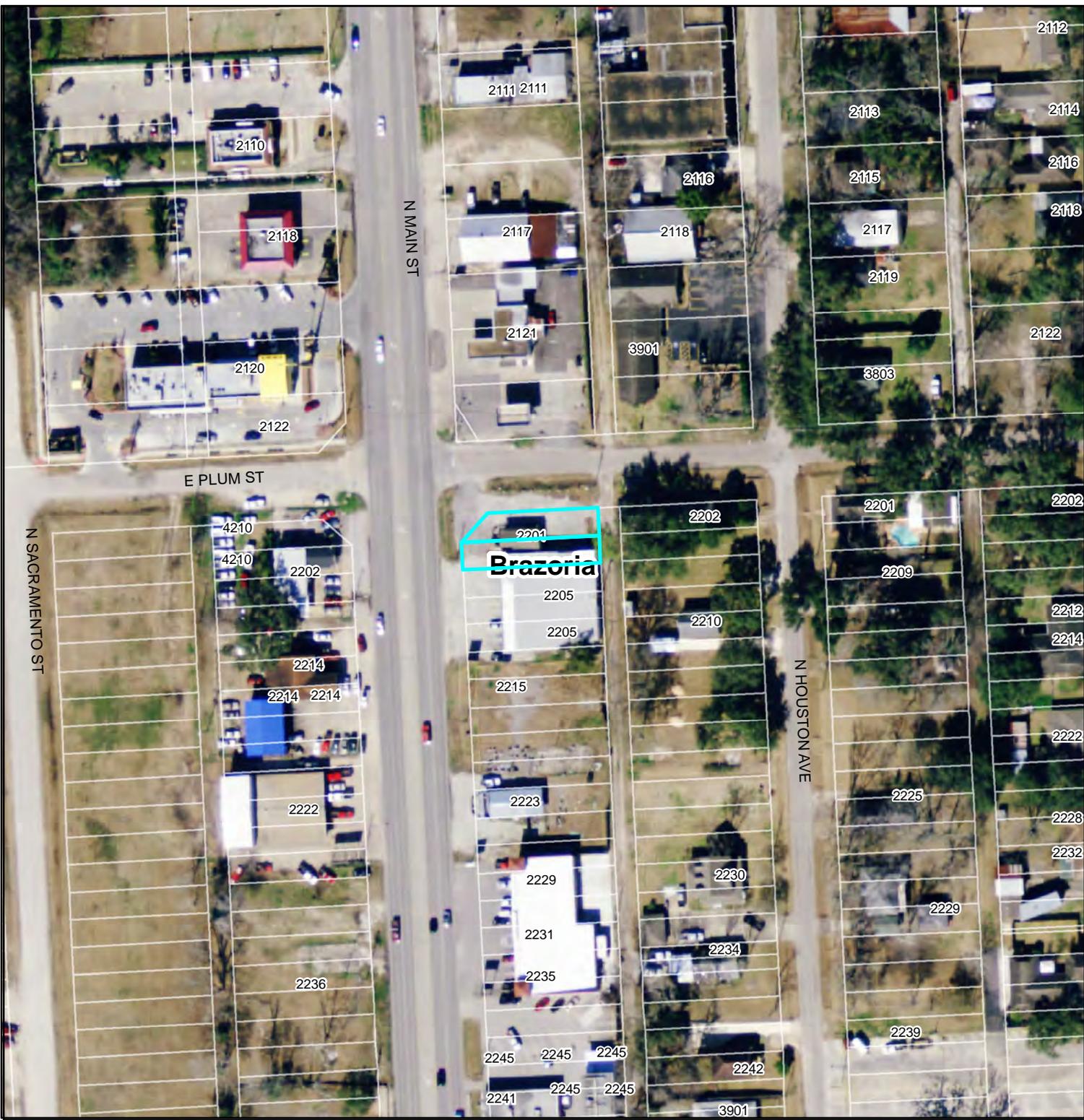
Vicinity & Zoning Map

General Location: 2201 Main Street

Planning and Zoning Variance
#2011-05



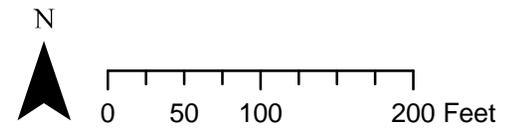
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Aerial

General Location: 2201 Main Street

Planning and Zoning Variance
#2011-05



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.

PLANNING & ZONING VARIANCE APPLICATION

City of Pearland
 Community Development
 3523 Liberty Drive (Community Center)
 Pearland, Texas 77581
 281-652-1788
 281-652-1702 fax
 www.cityofpearland.com

Variance from Section No. : _____
(list section number from the Unified Development Code that pertains to requested variance)

General Description: MONUMENTS FOUND IN THE FIELD SHOW THE WIDTH TO BE 124.43 FT. INSTEAD OF 125 FT.

Property Information:

Address or General Location of Property: 2201 MAIN STREET

In order for a variance to be considered, the property must be platted.
 Has the property ever been platted: Yes No

Subdivision: PEARLAND TOWNSITE

Lot: 1 AND 2 Block: 5

PROPERTY OWNER INFORMATION (required):

NAME PAUL & WICKI HOWARD
 ADDRESS P.O. BOX 216
 CITY ROSHARON STATE TX ZIP 77583
 PHONE(713) 248-3620
 FAX() _____
 E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME TODD SLATON
 ADDRESS P.O. BOX 566
 CITY PEARLAND STATE TX ZIP 77588
 PHONE(281) 412-0149
 FAX(281) 412-5390
 E-MAIL ADDRESS _____

A Complete Application must include all of this information:

- Fee of \$250.00
- Legal Description and/or Survey of the Property
- Site Plan, Plot Plan, or Drawing showing the requested variance
- Letter Explaining the variance in detail, including Description of Hardship
- Other necessary information (maps, drawings, pictures, etc.) to explain the variance

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: _____ Date: _____

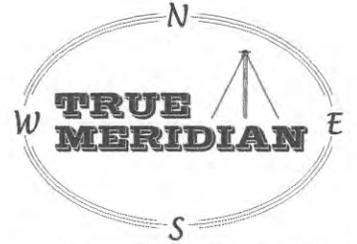
Agent's Signature: Todd Slaton Date: 9/23/11

OFFICE USE ONLY:

FEES PAID: <u>\$250⁰⁰</u>	DATE PAID: <u>9/23/11</u>	RECEIVED BY: <u>VM</u>	RECEIPT NUMBER: <u>329707</u>
--------------------------------------	---------------------------	------------------------	-------------------------------

Application No. _____

TRUE MERIDIAN



P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390
Email: truemarid@sbcglobal.net

Sept. 23, 2011

City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

Re: PAUL HOWARD ESTATES

Dear Planning and Zoning Commission:

I am requesting a variance on the property located at 2201 Main Street, Pearland, Texas. Being Lots 1 and 2, in Block 5, of PEARLAND TOWNSITE. The minimum lot width along East Plum Street should be 125 feet, but the monuments found in the field show the actual distance to be 124.43 feet.

Sincerely,

A handwritten signature in blue ink that reads "Todd J. Slaton".

Todd J. Slaton, RPLS No. 5082

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Paul E. Howard and Vicki J. Howard, owners of the property subdivided in this minor plat of PAUL HOWARD ESTATES, a 0.1356 acre tract being out of Lot 1 and Lot 2, Block 5 of Pearland Townsite, Brazoria County, Texas, according to the recorded map or plat thereof recorded in Volume 29, Page 41 of the Deed Records of Brazoria County, Texas, and being that certain tract of land conveyed from John M. Alexander to Paul E. Howard, as recorded under Clerk's File No. 2005029838 of the Official Records of Brazoria County, Texas, by and through its duly undersigned officer do hereby make subdivision of said property, according to the lines, lots, streets, alleys, reserves, parks, easements as shown herein and dedicate for public use as such the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

PAUL E. HOWARD _____ DATE _____

VICKI J. HOWARD _____ DATE _____

MCDONALD'S CORP. 042-0248
CLERK'S FILE NO. 05-071373
O.R.B.C.T.

RUSCHE PROPERTIES 1 LLC
CLERK'S FILE NO. 99-014828
O.R.B.C.T.

VINEYARD CHRISTIAN FELLOWSHIP INC.
CLERK'S FILE NO. 00-027469
O.R.B.C.T.

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared PAUL E. HOWARD and VICKI J. HOWARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

This is to certify that the City Planning Director of the City of Pearland, Texas has approved this Minor Plat and subdivision of PAUL HOWARD ESTATES and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown

hereon and authorizes the recording of this plat this _____ day of _____, 2011.

Lala Krishnarao, AICP
Director of Planning
City of Pearland, Texas

Approved for the City of Pearland this _____ day of _____, 2011.

Darrin Coker
City Attorney

Narciso Lira, P.E.
City Engineer

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points or curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.

Todd J. Slaton
R.P.L.S. No. 5082

JAMIE & PATRICIA CRANDALL
CLERK'S FILE NO. 02-044707
O.R.B.C.T.

FORTUNA PLAZA
CLERK'S FILE NO. 07-023578
O.R.B.C.T.

DILINH NICKELS & THINH D. HOANG
CLERK'S FILE NO. 04-028573
O.R.B.C.T.

CHARLES & PEGGY F. LONG
CLERK'S FILE NO. 10-025287
O.R.B.C.T.

LAM FINANCE LLC
CLERK'S FILE NO. 09-034801
O.R.B.C.T.

EMAN CARY VAN
CLERK'S FILE NO. 92-33144
O.R.B.C.T.

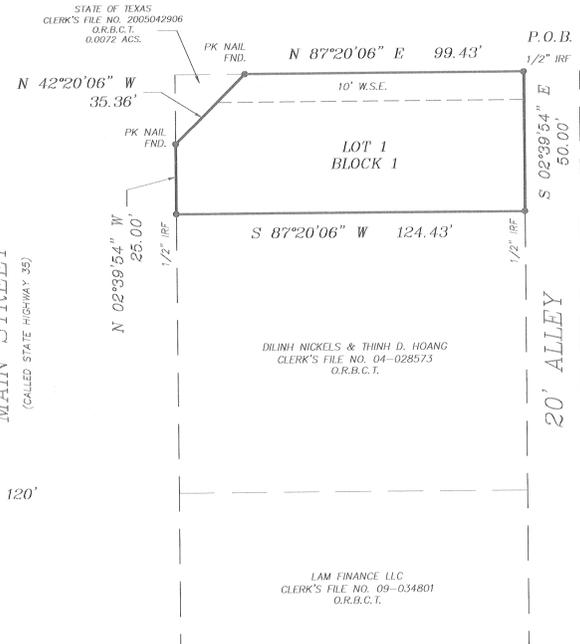
E. PLUM STREET

MAIN STREET
(CALLED STATE HIGHWAY 35)

20' ALLEY

120'

60'



METES AND BOUNDS:

FIELD NOTE DESCRIPTION OF A 0.1356 ACRE TRACT OF LAND BEING THE SURFACE ONLY OF A PART OF LOT 1 AND LOT 2, BLOCK 5 OF PEARLAND TOWNSITE, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 29, PAGE 41 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1 SAME BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF E. PLUM STREET (60' R.O.W.) AND THE WEST LINE OF A 20 FEET WIDE ALLEY;

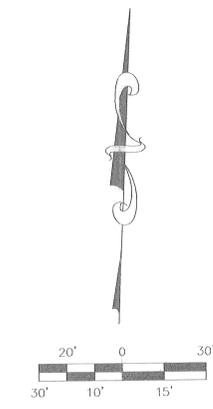
THENCE S 02°39'54\"/>

THENCE S 87°20'06\"/>

THENCE N 02°39'54\"/>

THENCE N 42°20'06\"/>

THENCE N 87°20'06\"/>



LEGEND
P.O.B. = Place Of Beginning
R.O.W. = Right Of Way
IRF = Iron Rod Found
O.R.B.C.T. = Official Records of Brazoria County, Texas
W.S.E. = Water & Sewer Easement

GENERAL NOTE:

- 1. This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
- 2. This plat was prepared from information provided by Stewart Title, GF No. 1150084, effective date July 13, 2011.
- 3. BM: Elev. = 50.33'
- 4. City of Pearland Geographic position system, Monument #7, 1995; Located in the Southeast corner of intersection of FM 51B and West Oaks Boulevard, monument is 8.3 ft. East of East back of curb of West Oaks Boulevard, and 7.2 ft. Southwest of Southwest corner of concrete drain rip-rap; 1987 H.C.C.S.D. adjustment.
- 5. TBM: Elev. = 49.05'
- 6. 60 d nail set in power pole on the East side of Main Street near the Southwest corner of this property, 1987 H.C.C.S.D. adjustment.
- 7. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48039C0035 I, with the effective date of September 22, 1999, the property is located in Zone "X", area determined to be outside of the 100 year floodplain.
- 8. All floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
- 9. Any construction proposed to be installed within a property easement with prescribed rights to a private entity may require the permission of the private entity to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement removing any unapproved pavement, structures, utilities, or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
- 10. Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and/or Brazoria Drainage District #4.
- 11. All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO site distance requirements for motorists.
- 12. A four (4) foot wide sidewalk will be required along E. Plum Street upon development.

2201 MAIN STREET
MINOR
SUBDIVISION PLAT
OF
PAUL HOWARD ESTATES
IN THE
CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS
1 BLOCK, 1 LOT
0.1356 ACRES
BEING LOTS 1 AND 2, IN BLOCK 5, OF PEARLAND
TOWNSITE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN VOLUME 29, PAGE 41, OF THE BRAZORIA
COUNTY DEED RECORDS

PREPARED BY:
TRUE MERIDIAN
P.O. BOX 566 PEARLAND, TEXAS 77588-0566
OFFICE (281-412-0149) FAX (281-412-5395)
E-MAIL: truemerid@stcglobal.net
SEPTEMBER 14, 2011

SURVEYOR
TODD J. SLATON
P.O. BOX 566
PEARLAND, TX 77588
281-412-0149
OWNERS:
PAUL E. HOWARD & VICKI J. HOWARD
P.O. BOX 216
ROSHARON, TX 77583-0216
713-248-3620

DISCUSSION ITEMS

- 1.Commissioners Activity Report**
- 2.Update of Zoning Cases, Senior Planner Harold Ellis**
- 3.Project Stars Update, Planner I Ian Clowes**
- 4.No Joint Public Hearings, October 17, 2011**
- 5.Next P&Z Meeting, October 17, 2011**
- 6.P&Z Rules and Procedures, October 17, 2011**
- 7.P&Z Workshops, October 17, 2011**
- 8.In-City MUD/ETJ MUD – Debt ratio, TBA**



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Harold Ellis, Senior Planner
DATE: October 3, 2011
AGENDA ITEM SUBJECT: 6 Month Zone Change and CUP Update

Old Business New Business Discussion Item Workshop

Summary: See attached spreadsheet.

Staff Recommendation: Provide feedback and questions to Staff.

Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.

Zoning Update - April - September 2011

Zone Changes

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2011-04Z	Beeman Strong for Settegast Family, Lyle Henkle for HEB	Northwest corner of Broadway/Pearland Pkwy	4/18/2011	4/18/2011	Denial	PD	GB	Approved
2011-05Z	Beeman Strong for Settegast Family	~700' North of NW Corner of Broadway/Pearland Pkwy	4/18/2011	4/18/2011	Denial	PD	R2	Case Died
2011-06Z	Dr. Randy Ellis/Paula Holland	NW Corner of Broadway/Hamm Road	case withdrawn	n/a	n/a	n/a	n/a	n/a
2011-07Z	J.G. Meade, Executor Myrtle Meade Estate	NW Corner of Bailey/Manvel Roads	6/20/2011	7/18/2011	Approval	RE	GB	in process
2011-08Z	SHT/Kirby Ltd/Merit Medical	NW Corner Kirby/Riley Roads	6/20/2011	6/20/2011	Approval	SP1	PD	Approved
2011-09Z	Rec Time, RV/Ed Weatherall	2850 S. Sam Houston Pkwy	9/19/2011	9/19/2011	in process	GB/GC	GC	in process
CUP's								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2011-06	Guru Om Sai, LLC/Sudershan Jambulapati	Restaurant	7902/7904 Broadway	4/18/2011	4/18/2011	Approval	NS	Approved
CUP 2011-07	First Church of Pearland/Steve Upland	New technoloy/alternative bldg material	1850 E Broadway	6/20/2011	6/20/2011	postponed	GB	n/a
CUP 2011-08	The Church for All People	Church	1255 Old Alvin Road	6/20/2011	6/20/2011	Approval	R1&R2	Approved
CUP 2011-09	Mike McGibbons/Furniture Repair Solutions	Furniture Repair	3520 E. Broadway	7/18/2011	7/18/2011	Approval	GB	in process
CUP 2011-10	Mrs. Dale Pillow/Adult Reading Center	Inst of Religious, Edu, or Philanthropic Nature	2246 N. Washington	9/19/2011	9/19/2011	in process	OTR	in process
CUP 2011-11	Rec Time, RV/Ed Weatherall	Travel Trailer/RV Park/Campground (Short/Long T.)	2850 S. Sam Houston Pkwy	9/19/2011	7/18/2011	in process	OTR	in process

**ADJOURN
MEETING**