

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

FEBRUARY 4, 2013

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Linda Cowles  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Ginger McFadden



Matthew Hanks

Mary Starr

Daniel Tunstall

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 AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 4, 2013, AT 6:30 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the January 21, 2013, p.m. P&Z Regular Meeting, held at 6:30 p.m.

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - REQUEST FOR EXTENSION OF TIME – PRELIMINARY PLAT OF ENERGY ESTATES**

A request by William T. Mars., applicant and owner, for approval of an extension on a previously approved Preliminary Plat of Energy Estates

**B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH MEADOWS SECTION TEN**

A request by Rene Rodriguez – LJA Engineering, Inc., applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Meadows Section Ten, generally located at the Southeast corner of Post Road (CR 58) and Linden Creek Lane, proposing a 26 lot single-family residential subdivision on the following described property, to wit

Being 10.2 acres of land located in the A.C.H.& B. Survey, Abstract 403 and J.S. Talmage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

**C. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update, Harold Ellis, City Planner
3. P&Z Strategic Plan Update, Lauren Stanley, Planner I

4. Next P&Z/JPH – February 18, 2013
5. February 18, 2013 – Workshop - Capital Improvement Advisory Committee – Impact Fee Study, presented by City Engineer Andrea Broughton

#### IV. 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 Brown, 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 1st day of February, 2013, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Brown, Office Coordinator

Agenda removed \_\_\_\_\_ day of February 2013.

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 21, 2013, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 8:15 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Vice-Chairperson Linda Cowles  
P&Z Commissioner Neil West  
P&Z Commissioner Matthew Hanks  
P&Z Commissioner Daniel Tunstall  
P&Z Commissioner Ginger McFadden  
P&Z Commissioner Mary Starr

Also in attendance were: City Planner Harold Ellis, Planner II Ian Clowes, Director of Community Development Lata Krishnarao, Deputy City Attorney Nghiem Doan, Assistant City Engineer Richard Mancilla, Administrative Clerk Debbie Cody and Office Coordinator Judy Brown.

**APPROVAL OF MINUTES**

P&Z Vice Chairperson Linda Cowles made the motion to approve the minutes of the P&Z Regular Meeting of January 7, 2013, and P&Z Commissioner Matthew Hanks seconded.

The vote was 7-0. The minutes of the P&Z Regular Meeting of January 7, 2013 were approved.

**EXCUSE ABSENCE**

P&Z Commissioner Mary Starr made the motion to approve the absence as excused for P&Z Chairperson Henry Fuertes from the P&Z Regular meeting of January 7, 2013, and P&Z Vice Chairperson Linda Cowles seconded.

The vote was 7-0. The excused absence of P&Z Chairperson Henry Fuertes on January 7, 2013 was approved.

**NEW BUSINESS**

## **CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-01Z**

A Michael Pollak, applicant, on behalf of Marilyn Bullard, owner, for approval of a zone change from the Single Family Residential-1 (R-1) zone to the General Business (GB) zone for 7.650 acres on the following described property, to wit:

**Legal Description:** All that certain 7.650 acres out of Section 16, H.T. & B. R.R Company Survey, Abstract No. 546 and being a portion of that certain tracts described in a deed dated 04-11-2002 from Edwin Hunter Harris, et ux. to Marilyn Louise Bullard as filed in the Official Records of Real Property of Brazoria County at Clerk's File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk's File No. 97-044957

**General Location:** Northeast corner of Magnolia and Manvel Roads

P&Z Vice Chairperson Linda Cowles made the motion to approve Zone Change Application No. 2013-01Z as General Business (GB), and P&Z Commissioner Ginger McFadden seconded.

City Planner Harold Ellis read the staff report stating staff recommends approval of the zone change to Neighborhood Services (NS) with an overlaid Conditional Use Permit (CUP) for a child daycare and restaurant, with or without a drive through.

Discussion ensued with regards to potentially incompatible uses which would be permitted in a General Business (GB) zone, particularly with nearby schools and residential development; as well as, discussion on zoning of nearby property, and the ability to zone the property Neighborhood Service (NS) with an overlaid Conditional Use Permit (CUP) for a child day care center and a restaurant with or without a drive-through.

Discussion also ensued regarding the intent of a retail node and the guidelines of the different types of nodes within the City.

P&Z Vice Chairperson Linda Cowles made the motion to amend the original motion for approval of Zone Change Application No. 2013-01Z as Neighborhood Services (NS), and P&Z Commissioner Ginger McFadden seconded with an overlaid CUP for a child daycare and restaurant, with or without a drive through.

The vote was 7-0. Zone Change Application No. 2013-01Z was approved as Neighborhood Services with an overlaid CUP for a child daycare and restaurant, with or without a drive through.

**CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-02Z**

A Kevin Cole, applicant, on behalf of Karen Ritchey, owner, for approval of a zone change from the Single Family Residential-1 (R-1) zone to the Single Family Residential-3 (R-3) zone for 33.307 acres on the following described property, to wit:

**Legal Description:** A 33.307 acre tract in the H. T. & B. R.R. Company Survey Section 85, Abstract No. 304 in Brazoria County, Texas. Said 33.307 acre tract is part of Lot 45, part of Lot 55, and all of Lots 56 and 57 of the Allison-Richey Gulf Coast Home Subdivision as recorded in Volume 2, Page 107 in the Brazoria County Plat Records. Said 33.307 acre tract comprises those tracts of land described in deeds to George Ritchey, and wife Karen Ritchey, as recorded in Clerk's File No's 97-019237, (as corrected by 97-032332), 99-015625 and 96-019344 (Lot 57 only), all filed of record in the Brazoria County Clerk's Office.

**General Location:** North of Summer Breeze Drive, between Miller Ranch and Silver Lake Parkway

P&Z Commissioner Ginger McFadden made the motion to approve Zone Change Application No. 2013-02Z, and P&Z Commissioner Mary Starr seconded.

City Planner Harold Ellis read the staff report stating staff was unable to recommend approval for the following reasons:

1. Zone Change not compatible with surrounding zoning and uses.
2. Zone Change may have negative impact on the surrounding properties and developments by allowing smaller lots than as indicated in the Future Land Use Plan.
3. Zone is not in compliance with the latest approved Future Land use Plan.

Discussion ensued regarding differences in lot sizes in the different residential zoning districts, access to the site (Unified Development Code requirements as well as the International Fire Code requirements), the possibility of developing the property as a Cluster Development, and potential future development in the area.

P&Z Vice Chairperson Linda Cowles asked the applicant, Kevin Cole, why a Cluster Development would not work.

Mr. Kevin Cole stated the cost is not any better because of the smaller acreage. The owner will have to extend Silverlake Parkway.

The vote was 6-1. Zone Change Application No. 2013-02Z was approved. Voting in opposition was P&Z Vice-Chairperson Linda Cowles, stated she would have rather seen the property developed as a Planned Development (PD) to ensure the lot sizes were not

further reduced.

### **CONSIDERATION & POSSIBLE ACTION –ZONE CHANGE APPLICATION NO. 2013-03Z**

A request of Tranquility Plaza, applicant and owner, for approval of a zone change from the Neighborhood Service (NS) zone to the General Business (GB) zone for 0.9495 acres on the following described property, to wit:

**Legal Description:** Being a 0.9495 acre tract of land situated in the H.T. & B R.R. Company Survey Abstract 242 in Brazoria County, Texas, being the same tract of land conveyed to Joseph B Benes and recorded in Volume 408 Page 538 of the deed records of Brazoria County Texas.

**General Location:** 7902/7904 Broadway

P&Z Commissioner Daniel Tunstall made the motion to approve Zone Change Application No. 2013-03Z, and P&Z Commissioner Matthew Hanks seconded.

City Planner Harold Ellis read the staff report with staff recommending approval.

There was brief discussion regarding past Conditional Use Permit (CUP) cases for the site.

The vote was 7-0. Zone Change Application No. 2013-03Z was approved.

### **CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF CREEKSIDE OAKS**

A request by Christy Smidt of Kerry R. Gilbert and Associates, applicant, on behalf of TRX Holdings, owner for approval of a Master Plat of Creekside Oaks, generally located at the southeast corner the intersection of Broadway and FM 521 for approximately 124.5 acres, on the following described property, to wit

**Legal Description:** Being 124.5 acres of land out of the A.B. Langerman Survey, A-555 City of Pearland, Fort Bend County, Texas.

P&Z Commissioner Ginger McFadden made the motion to approve the Master Plat of Creekside Oaks, and P&Z Commissioner Mary Starr seconded.

Planner II Ian Clowes read the staff report stating staff recommends approval, as the conditions have been met and there are no longer any outstanding issues.

There was brief discussion with regards to the plat, the phases and the property being in Fort Bend County. Discussion ensued with P&Z Vice-Chairperson Linda Cowles

asking for a breakdown in the different lot sizes, and taxing concerns with different counties being involved.

The vote was 7-0. The Master Plat of Creekside Oaks was approved.

### **CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF OLD ALVIN TRACT**

A request by Christy Smidt of Kerry R. Gilbert and Associates, applicant, on behalf of S.E. Cemeteries of Texas, Inc c/o Alan Mueller, owner for approval of the Master Plat Old Alvin Tract, generally located 500 feet north from the intersection of McHard and Old Alvin Rd. for approximately 81.6 acres, on the following described property, to wit

**Legal Description:** Being 81.6 acres of land out of the H.T. &B.R.R.R. Co. Survey, A-233 and R.B. Lyle Survey, A-542 City of Pearland. Brazoria County, Texas.

P&Z Commissioner Matthew Hanks made the motion to approve the Master Plat of Old Alvin Tract, and P&Z Commissioner Ginger McFadden seconded.

Planner II Ian Clowes read the staff report and spoke about the phasing schedule, and stated all the conditions have been met.

There was discussion with regards to the phasing schedule and the Commission reviewed a copy of the schedule.

The vote was 6-1. The Master Plat of Old Alvin Tract was approved. P&Z Commissioner Daniel Tunstall voted in opposition, with no comment.

### **CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF OLD ALVIN TRACT SECTION 1**

A request by Christy Smidt of Kerry R. Gilbert and Associates, applicant, on behalf of S.E. Cemeteries of Texas, Inc c/o Alan Mueller, owner for approval of the Preliminary Plat Old Alvin Tract Section 1, generally located 1200 feet northwest from the intersection of McHard Rd. and Old Alvin Rd. for 59 lots on 28.1 acres, on the following described property, to wit

**Legal Description:** Being 28.1 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and R.B. Lyle Survey, A-542 City of Pearland. Brazoria County, Texas.

P&Z Commissioner Mary Starr made the motion to approve the Preliminary Plat of Old Alvin Tract Section 1, and P&Z Commissioner Ginger McFadden seconded.

Planner II Ian Clowes read the staff report stating staff had concerns with the trail within the pipeline easement and asked that the amenities be included in Phase I. Staff

requested this be added as a condition of approval.

P&Z Commissioner Neil West expressed concern with some of the residents not having the amenities until much later, if the amenities were not added in Phase I.

P&Z Commissioner Daniel Tunstall stated he was opposed to amenities on the pipeline easement. Much discussion ensued with regards the number of pipelines. Mr. Alan Mueller stated that currently there were three pipelines with one more to come through. Planner II Ian Clowes stated staff would like to see the amenities put in during Phase I. Mr. Alan Mueller stated they would like to put the amenities in during Phase II.

The vote was 6-1. The Preliminary Plat of Old Alvin tract Section 1 was approved without conditions. P&Z Commissioner Daniel Tunstall voted in opposition, with no comment.

### **CONSIDERATION & POSSIBLE ACTION – REPLAT OF PEARLAND RETAIL AND FITNESS CENTER**

A request by Ron Harrison, applicant, on behalf of Pearland Fitness Partners, LTD, owner for approval of a Replat of Pearland Retail and Fitness Center, generally located in the 9900 Block of Broadway St. at the northwest corner of Broadway St. and Miller Ranch Rd. for approximately 10.9 acres.

**Legal Description:** A subdivision of 10.8971 acres of land situated in the H.T.B.R.R. Co. Survey, Abstract No. 301, City of Pearland, Brazoria County, Texas.

P&Z Vice Chairperson Linda Cowles made the motion to approve the Replat of Pearland Retail and Fitness Center, and P&Z Commissioner Matthew Hanks seconded.

Planner II Ian Clowes read the staff report stating the applicant was splitting one lot into two because of separate ownership. There were no outstanding items.

The vote was 7-0. The Replat of Pearland Retail and Fitness Center was approved.

### **DISCUSSION ITEMS**

1. Commissioners Activity Report – Commissioner Neil West stated his research has found 19 billboards and is still researching.
2. The National APA Conference will be in Chicago, Illinois, on April 2013. Attending will be Henry Fuertes, Ginger McFadden, Lata Krishnarao, Harold Ellis and Ian Clowes. Interested in attending is Linda Cowles.
3. P&Z Annual Survey will be emailed out by City Planner Harold Ellis
4. February 4, 2013, next P&Z Regular Meeting

5. February 4 – under the Discussion Item will be a Presentation by City Engineer Andrea Broughton regarding Impact Fee Study
6. February 18 – a Capital Improvement Advisory Committee (CIAC) Workshop will be presented by City Engineer Andrea Broughton

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 9:40 p.m.

These minutes are respectfully submitted by:

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**Judy Brown, Office Coordinator**

Minutes approved as submitted and/or corrected on this 4th day of February 2013, A.D.

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P&Z Chairperson Henry Fuertes

# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 01/30/2013  
**AGENDA ITEM SUBJECT:** Request for Extension – Preliminary Plat of Energy Estates

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by William T. Mars., applicant and owner, for approval of an extension on a previously approved Preliminary Plat of Energy Estates

**Staff Recommendation: Approval**

2727 Lake Crest Drive  
Pearland, TX 77584

January 29, 2013

City of Pearland P & Z Commission  
3519 Liberty Dr.  
Pearland, TX 77581

Subject: Energy Estates Plat Approval

To whom it may concern:

Back on March 27<sup>th</sup>, 2011 our preliminary plat design for Energy Estates was approved. Due to circumstances beyond our control we have been unable to begin construction of the project. We now have funding in place and are ready to proceed with construction, but our approval expires on February 9<sup>th</sup>, 2013. We would like to request that this approval be extended for twelve months. We appreciate your attention to this matter, as we will begin construction immediately.

Sincerely,

A handwritten signature in black ink, appearing to read 'W T Mars', with a long horizontal line extending to the right.

William T. Mars

**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 01/30/2013  
**AGENDA ITEM SUBJECT:** Final Plat of Savannah Meadows Section Ten

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez – LJA Engineering, Inc., applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Meadows Section Ten, generally located at the Southeast corner of Post Road (CR 58) and Linden Creek Lane, proposing a 26 lot single-family residential subdivision

**Staff Recommendation: Approval**

*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 February 4, 2013

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## FINAL PLAT OF SAVANNAH MEADOWS SECTION TEN

A request by Rene Rodriguez – LJA Engineering, Inc., applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Meadows Section Ten, generally located at the Southeast corner of Post Road (CR 58) and Linden Creek Lane, proposing a 26 single-family residential subdivision on the following described property, to wit

**Legal Description:** Being 10.2 acres of land located in the A.C.H.& B. Survey, Abstract 403 and J.S. Talmage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

**General Location:** Located at the Southeast corner of Post Road (CR 58) and Linden Creek Lane

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**SUMMARY:** The applicant is requesting approval of a Final Plat for a 26-lot single-family subdivision in Savannah. This proposed subdivision is fully in the Extraterritorial Jurisdiction (ETJ) of the City of Pearland and has a development agreement. As the property is in the ETJ, Zoning does not apply. However, this development is governed by a development agreement which adheres to the city ordinance dealing specifically with lot sizes, density, and setback requirements.

**UNIFIED DEVELOPMENT CODE:** Does not apply as this development is located within the ETJ.

**SAVANNAH DEVELOPMENT AGREEMENT:** The submitted Savannah Meadows Section 10 appears to be in conformance with the approved Savannah Development agreement.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ (None)	Vacant Land
South	ETJ (None)	Detention Pond, vacant land
East	ETJ (None)	Vacant land
West	ETJ (None)	Vacant Single-Family lots

**CONFORMANCE TO THE COMPREHENSIVE PLACE:** The subject property is within the Low-Density Residential land use plan designation. The proposed subdivision is within the guidelines of Low-Density Residential land use designation as the average lot size is just over 8000 sq. ft.

**PLATTING STATUS:** The Preliminary Plat for Savannah Meadows Section 10 was approved without conditions on September 17, 2012 by the Planning and Zoning Commission.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is within the interior of the Savannah development and is bounded by local streets. The northerly property line of this development abuts a future 120-foot Major Thoroughfare of Post Road. Expansion of this road is under way at this time.

**ADDITIONAL COMMENTS:** This request has been reviewed by the City's Development Review Committee and there were no additional comments.

**TRAFFIC AND TRANSPORTATION:** A traffic impact analysis was submitted and approved by the city's Engineering Department as part of the Savannah Development Agreement. All requirements of the analysis have been met.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer service are available to for this subdivision.

**STORMWATER MANAGEMENT:** Detention will be provided in accordance to the Savannah Development Agreement.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been paid in full.

**COUNTY ROAD 58 FEES:** As required by the Savannah Development agreement, the CR-58 Fees will have to be paid at time of Final Plat. Fees have been received.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Savannah Meadows Section Ten 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 Development Agreement.
3. The Savannah Development Agreement will assure the development of this property is in conformance with the goals of the city.

**OUTSTANDING ITEMS:**

There are no outstanding items regarding this plat.

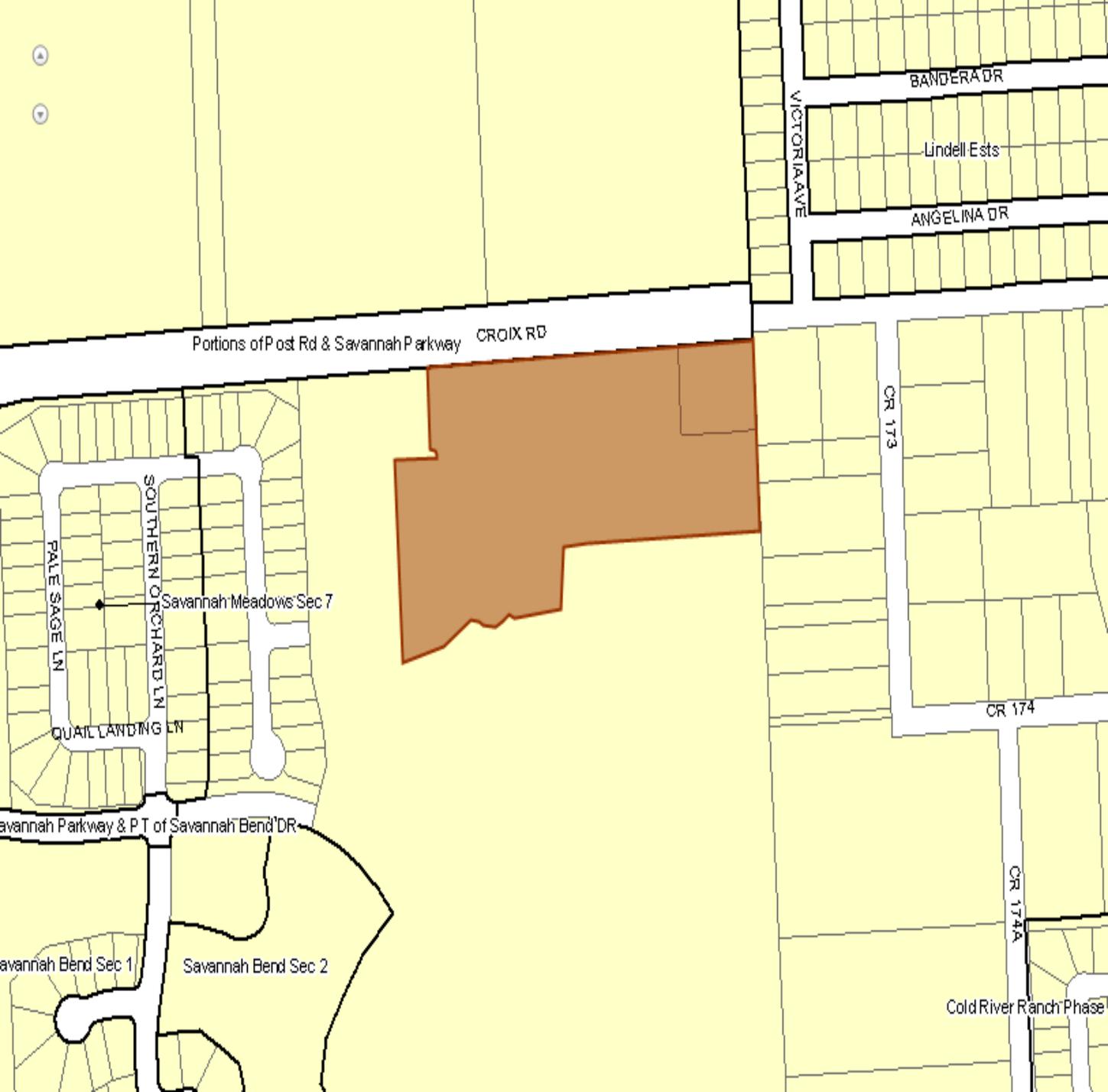
**SUPPORTING DOCUMENTS:**

- Vicinity Map
- Land Use Map
- Aerial Map
- Savannah Meadows Section Ten Plat



Final Plat of  
Savannah Meadows  
Section 10

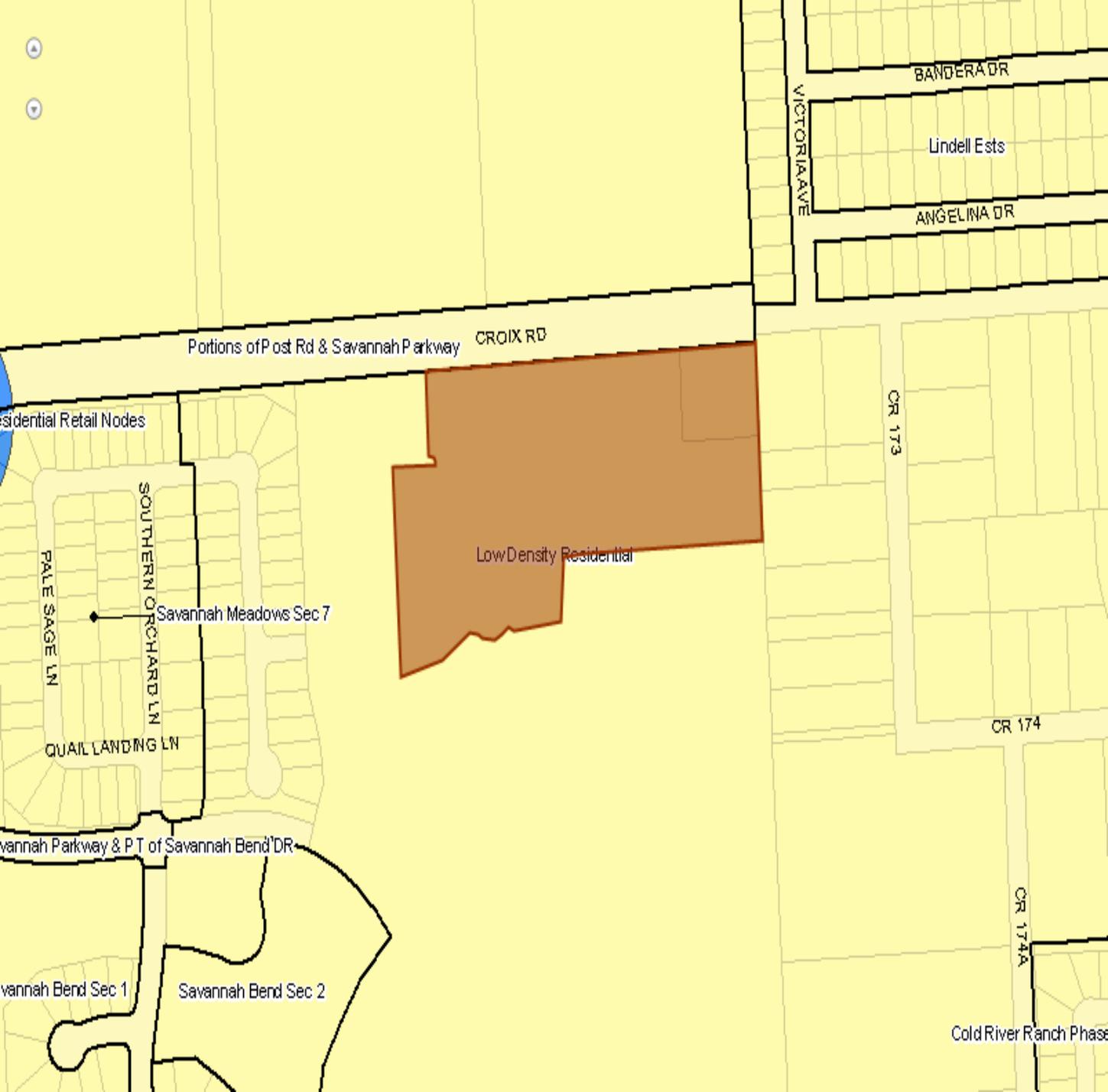
Vicinity Map





Final Plat of  
Savannah Meadows  
Section 10

Future Land Use Map





Final Plat of  
Savannah Meadows  
Section 10

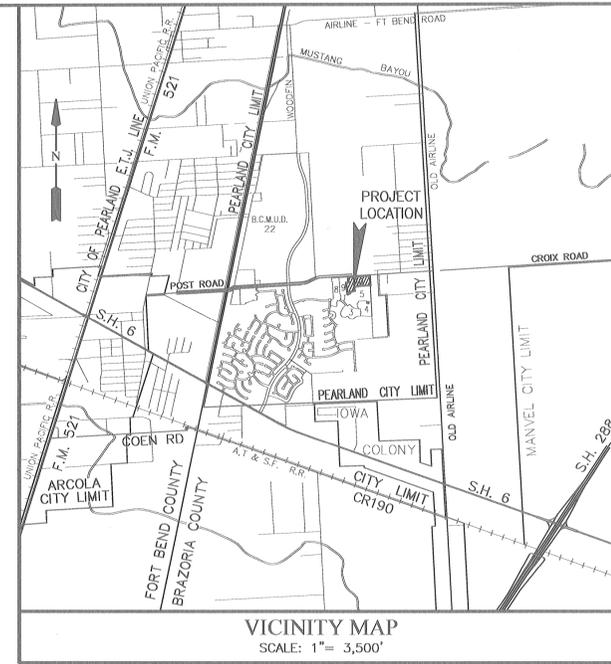
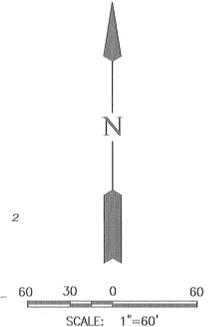
Aerial Map



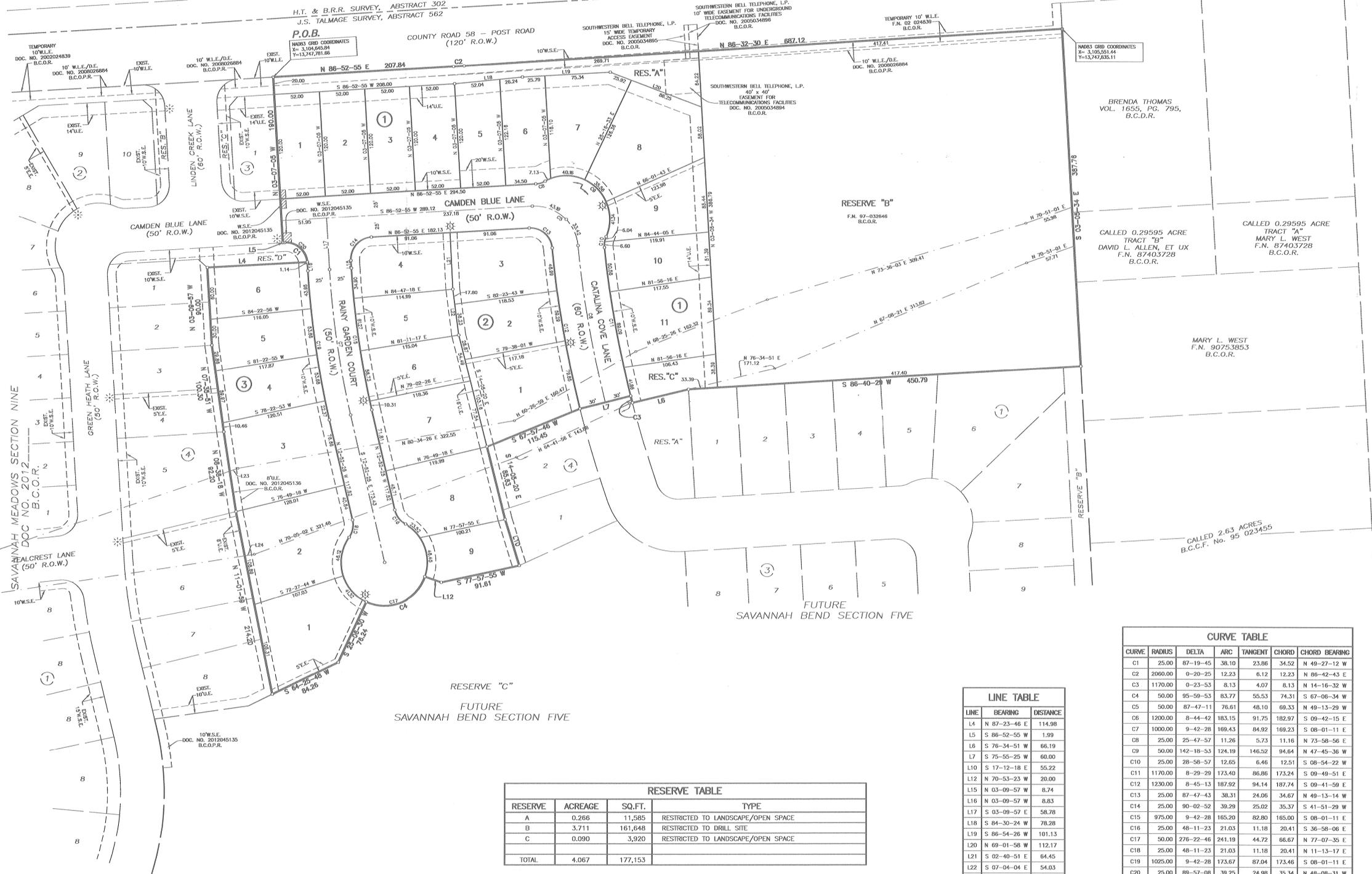
H.T. & B.R.R. SURVEY  
ABSTRACT 302

39.63 ACRES  
SAVANNAH DEVELOPMENT, LTD.  
DOC. NO. 2005035686  
B.C.O.R.

LINDELL ESTATES  
VOL. 8, PGS. 87-90  
B.C.P.R.



VICINITY MAP  
SCALE: 1" = 3,500'



- LEGEND**
- EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATERLINE EASEMENT
  - SIM.S.E. INDICATES STORM SEWER EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - ☼ INDICATES PROPOSED STREET LIGHT
  - ★ INDICATES EXISTING STREET LIGHT
  - ~ INDICATES STREET NAME CHANGE

13000 BLOCK OF POST ROAD (C.R. 58)

**FINAL PLAT OF  
SAVANNAH MEADOWS  
SECTION TEN**

A SUBDIVISION OF 10.166 ACRES OF LAND SITUATED IN  
THE J.S. TALMAGE SURVEY, ABSTRACT 562,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

26 LOTS 3 RESERVES (4.067 ACRES) 2 BLOCKS  
JANUARY 28, 2013 JOB NO. 0388-1012-304

OWNERS:  
**SAVANNAH DEVELOPMENT, LTD.**  
BY: LENNAR TEXAS HOLDING COMPANY  
IT'S GENERAL PARTNER  
**JOHN W. HAMMOND, VICE PRESIDENT**  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.266	11,585	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	3.711	161,648	RESTRICTED TO DRILL SITE
C	0.090	3,920	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	4.067	177,153	

LINE	BEARING	DISTANCE
L4	N 87-23-46 E	114.98
L5	S 86-52-55 W	1.99
L6	S 76-34-51 W	66.19
L7	S 75-55-25 W	60.00
L10	S 17-12-18 E	55.22
L12	N 70-53-23 W	20.00
L15	N 03-09-57 W	8.74
L16	N 03-09-57 W	8.83
L17	S 03-09-57 E	58.78
L18	S 84-30-24 W	78.28
L19	S 86-54-26 W	101.13
L20	N 69-01-58 W	112.17
L21	S 02-40-51 E	64.45
L22	S 07-04-04 E	54.03
L23	N 71-30-43 E	9.96
L24	N 81-40-04 E	10.99

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	87-19-45	38.10	23.86	34.52	N 49-27-12 W
C2	2060.00	0-20-25	12.23	6.12	12.23	N 86-42-43 E
C3	1170.00	0-23-53	8.13	4.07	8.13	N 14-16-32 W
C4	50.00	95-59-53	83.77	55.53	74.31	S 67-06-34 W
C5	50.00	87-47-11	76.61	48.10	69.33	N 49-13-29 W
C6	1200.00	8-44-42	183.15	91.75	182.97	S 09-42-15 E
C7	1000.00	9-42-28	169.43	84.92	169.23	S 08-01-11 E
C8	25.00	25-47-57	11.26	5.73	11.16	N 73-58-56 E
C9	50.00	142-18-53	124.19	146.52	94.64	N 47-45-36 W
C10	25.00	28-58-57	12.65	6.46	12.51	S 08-54-22 W
C11	1170.00	8-29-29	173.40	86.86	173.24	S 09-49-51 E
C12	1230.00	8-45-13	187.92	94.14	187.74	S 09-41-59 E
C13	25.00	87-47-43	38.31	24.06	34.67	N 49-13-14 W
C14	25.00	90-02-52	39.29	25.02	35.37	S 41-51-29 W
C15	975.00	9-42-28	165.20	82.80	165.00	S 08-01-11 E
C16	25.00	48-11-23	21.03	11.18	20.41	S 36-58-06 E
C17	50.00	276-22-46	241.19	44.72	66.67	N 77-07-35 E
C18	25.00	48-11-23	21.03	11.18	20.41	N 11-13-17 E
C19	1025.00	9-42-28	173.67	87.04	173.46	S 08-01-11 E
C20	25.00	89-57-08	39.25	24.98	35.34	N 48-08-31 W

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SAVANNAH MEADOWS SECTION TEN, 10.166 ACRES OUT OF THE J.S. TALMAGE SURVEY, ABSTRACT 562, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 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, UNOBSERVED 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, UNOBSERVED 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, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS DAY OF \_\_\_\_\_, 2013.

SAVANNAH DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, 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 \_\_\_\_\_, 2013.

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 WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 5).

KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SAVANNAH MEADOWS SECTION TEN 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 \_\_\_\_\_, 2012.

HENRY N. FUERTES, CHAIRPERSON  
CITY PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2013.

DARRIN COKER  
CITY OF PEARLAND, CITY ATTORNEY

ANDREA BROUGHTON, P.E.  
CITY OF PEARLAND, CITY ENGINEER

NOTES:

- 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 STEWART TITLE COMPANY, FILE NO. 1203932547, EFFECTIVE DATE AUGUST 27, 2012.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 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.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: CITY OF PEARLAND C.P. 10 BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU, 1995". THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B.  
ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)
- TBM 1-27-3: " " CUT ON N.W. CORNER OF CONCRETE H.L.&P. TOWER LEG. TOWER NO. 08788  
ELEV.= 85.68 1978 ADJUSTMENT  
TBM "T", TOP METAL "T" FENCE POST SET IN GROUND APPROX. 55 FT. SOUTH OF COUNTY ROAD 58 AND APPROX. 1425 FT. WEST OF THE BCMUD 21 EAST BOUNDARY.  
ELEV.= 65.75 1978 ADJUSTMENT  
NOTE: TO CONVERT PROJECTS BENCHMARKS TO CITY OF PEARLAND VERTICAL DATUM, NOV 29, 1987 ADJUSTMENT, (BASED ON THE HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT (H.C.C.S.D.) MONUMENTATION), SUBTRACT 1.28 FEET FROM THE PROJECT BENCHMARKS.  
NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROJECT NO. STP2000(140)RM, CSJ 192-02-039, DATED OCTOBER 5, 1999. BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TxDOT CONTROL POINT "102" AS SHOWN IN TxDOT FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSJ 192-02-039. CONTROL POINT "102" IS SHOWN IN SAID FIELD BOOK TO HAVE A TEXAS STATE PLANE COORDINATE OF X= 3135180.5764, Y= 620799.6978 AND AN ELEVATION OF 59.52 FEET, NOV 29 AND BEING ON THE 1978 ADJUSTMENT.  
NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SUREFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999870.
- THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C 0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.  
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 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 BRAZORIA DRAINAGE DISTRICT NO. 4.

- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 21, AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND MASHTO 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.
- LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
- A SIX-FOOT HIGH MASONRY WALL SHALL BE PROVIDED ALONG POST ROAD (C.R.58) AT THE TIME OF DEVELOPMENT.
- A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
- NO SIDEWALK ALONG POST ROAD (C.R.58) IS REQUIRED WITHIN THIS PLAT PER THE DEVELOPMENT AGREEMENT REFERENCED BELOW IN NOTE 19.
- THIS SUBDIVISION IS CONSISTENT WITH A R-3/35'S LOTS SINGLE FAMILY DWELLING DISTRICT AS DEFINED IN THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005 AND AS AMENDED.
- THERE ARE 5 PROPOSED STREET LIGHTS ON THIS PLAT.
- NO VERTICAL IMPROVEMENTS ARE PERMITTED WITHIN THIS FAULT ZONE OF INFLUENCE.
- ANY GOVERNMENTAL BODY, FOR PURPOSES OF DRAINAGE WORK, MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENT STRIPS.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY DISTRICT OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST THIRTY-SIX (36) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION AND AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY OF OPERATING PROPERLY.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAYS ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
- THERE ARE NO EXISTING OR PROPOSED DISTRICT FACILITIES ON OR ADJACENT TO THIS TRACT, THEREFORE, NO EASEMENTS ARE REQUIRED.

BEING 10.166 ACRES OF LAND LOCATED IN THE J.S. TALMAGE SURVEY, ABSTRACT 562, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THE RESIDUE OF A CALLED 161.460 ACRE TRACT (DESCRIBED AS TRACT 5) CONVEYED TO SAVANNAH DEVELOPMENT, LTD., BY AN INSTRUMENT OF RECORD IN FILE NO. 00-037203, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.) ALSO BEING REFERRED BY AN INSTRUMENT OF RECORD IN FILE NO. 2000080225, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 10.166 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO SAVANNAH MEADOWS SECTION EIGHT, A SUBDIVISION OF RECORD IN DOC. NO. 2011015746, B.C.O.R.):

COMMENCING FOR REFERENCE AT THE NORTHEAST CORNER OF SAID SAVANNAH MEADOWS SECTION EIGHT, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 58 (A.K.A. POST ROAD, 120 FEET WIDE AT THIS POINT) AS SHOWN ON PORTIONS OF POST RD. (CO. RD. 58) & SAVANNAH PARKWAY, A STREET DEDICATION OF RECORD IN DOC. NO. 2010006826, B.C.O.R.;

THENCE, NORTH 86° 52' 55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 368.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86° 52' 55" EAST, 207.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 12.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 00° 20' 25" AND A CHORD WHICH BEARS NORTH 86° 42' 43" EAST, 12.23 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 32' 30" EAST, 687.12 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 05' 34" EAST, 387.76 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 40' 29" WEST, 450.79 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 76° 34' 51" WEST, 66.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 8.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 00° 23' 53" AND A CHORD WHICH BEARS NORTH 14° 16' 32" WEST, 8.13 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 75° 55' 25" WEST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 67° 57' 48" WEST, 115.45 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 14° 05' 20" EAST, 85.63 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17° 12' 18" EAST, 55.22 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 77° 57' 55" WEST, 91.61 FEET TO A POINT FOR CORNER;

THENCE, NORTH 70° 53' 23" WEST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 83.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 95° 59' 53" AND A CHORD WHICH BEARS SOUTH 67° 06' 34" WEST, 74.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 25° 06' 30" WEST, 76.24 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 64° 25' 48" WEST, 84.26 FEET TO A POINT FOR CORNER;

THENCE, NORTH 11° 01' 59" WEST, 214.20 FEET TO A POINT FOR CORNER;

THENCE, NORTH 08° 38' 18" WEST, 92.20 FEET TO A POINT FOR CORNER;

THENCE, NORTH 07° 35' 51" WEST, 100.30 FEET TO A POINT FOR CORNER;

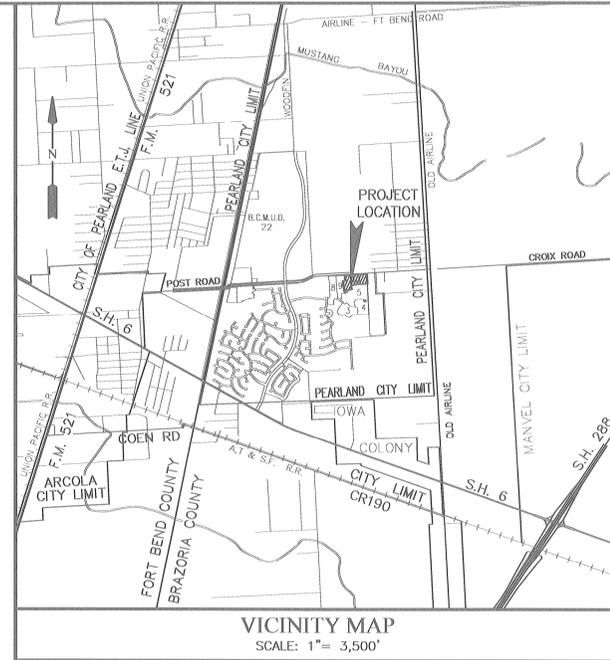
THENCE, NORTH 03° 09' 57" WEST, 90.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 23' 46" EAST, 114.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 19' 45" AND A CHORD WHICH BEARS NORTH 49° 27' 12" WEST, 34.52 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 52' 55" WEST, 1.99 FEET TO A POINT FOR CORNER;

THENCE NORTH 03° 07' 05" WEST, 190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.166 ACRES OF LAND.



13000 BLOCK OF POST ROAD (C.R. 58)

## FINAL PLAT OF SAVANNAH MEADOWS SECTION TEN

A SUBDIVISION OF 10.166 ACRES OF LAND SITUATED IN  
THE J.S. TALMAGE SURVEY, ABSTRACT 562,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

26 LOTS 3 RESERVES (4.067 ACRES) 2 BLOCKS  
JANUARY 28, 2013 JOB NO. 0388-1012-304

OWNERS:  
SAVANNAH DEVELOPMENT, LTD.  
BY: LENNAR TEXAS HOLDING COMPANY  
ITS GENERAL PARTNER  
JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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

CONTACT: RENE RODRIGUEZ

SHEET 1 OF 2

FILE NAME: W:\P-0388\0388\Final Savannah Meadows-10-FP.dwg PLOT DATE: 08/28/13 PLOT TIME: 1:46pm MYLAR CHECK: COORD.

**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Harold Ellis, City Planner  
**DATE:** February 4, 2013  
**AGENDA ITEM SUBJECT:** 6 Month Zone Change and CUP Update

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Old Business     New Business     Discussion Item     Workshop

1. **Summary:** See attached spreadsheet.

2. **Staff Recommendation:** Provide feedback and questions to Staff.

**Zoning Update - September 2012 - February 2013**

**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
2012-08Z	S.E. Cemeteries of Texas, Alan Mueller	Old Alvin Road, North of McHard	9/17/2012	9/17/2012	Approval	GC/R-1	R-2	Approved
2012-09Z	Vivian Naeve, Chris Lesak	NE of Pearland Pkwy/John Lizer	9/17/2012	9/17/2012	Approval	NS	R-1	Approved
2012-10Z	Third Coast Packaging/Jack McGuff	1871 Mykawa	10/15/2012	10/15/2012	Approval	M1 and M2	PD	Approved
2012-11Z	Barbara Covington/Chad Thurman	2014 Hillhouse	10/15/2012	10/15/2012	Approval of SR-12	RE	R-1	Approved
2012-12Z	Beltway 23, Ltd, Kerry Gilbert & Assoc.	SE Corner Broadway/Kingsley	10/15/2012	10/15/2012	Approval	SD	PD	Approved
2012-13Z	Parkside 59/288, Kerry Gilbert & Assoc	NW Corner SH288/CR59	10/15/2012	10/15/2012	Approval	BP288	PD	Approved
2012-14Z	SHT Kirby, LTD, Joe Powers	NE Corner Hooper/Spectrum	11/19/2012	11/19/2012	Approval	SP1	PD	Approved
2012-15Z	Jawad Hussain	5306 Broadway	11/19/2012	11/19/2012	Pending	NS	GB	Pending
2012-16Z	MUD 4 Zoning	Country Place	11/19/2012	11/19/2012	Approval	ETJ	PD, GB, R-3, TH	Approved
2013-01Z	Marilyn Bullard, Mike Pollak	NE Corner Magnolia/Manvel Roads	1/18/2013	1/18/2013	Approval of NS with CUP's	R-1	GB	Pending
2013-02Z	Karen Ritchey, Kevin Cole	2553 Miller Ranch (33.28 ac b/t Miller Ranch/Silver Lk)	1/18/2013	1/18/2013	Approval	R-1	R-3	Pending
2013-03Z	Tranquility Plaza	7902/7904 Broadway	1/18/2013	1/18/2013	Approval	NS	GB	Pending
<b>CUP's</b>								
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 2012-04	Guru Om Sai, Sudershan Jumbalpati	Child Daycare (Business)	7904 Broadway	10/15/2012	10/15/2012	Approved	NS	Approved
CUP 2012-05	Houston-Galveston Diocese/W Escovy	Church, Temple, or place of Worship	Riverstone Ranch Lane	10/15/2012	10/15/2012	Approved	R-1	Approved
CUP 2012-06	H. E. Halford/Edward Hersh	Outside Display/Storage	2205 N. Main	10/15/2012	10/15/2012	Approved	OT-GB	Denied
CUP 2012-07	Lam Vien Buddhist Temple	Church, Temple, or place of Worship	1606 Roy Rd	11/19/2012	11/16/2012	Pending	SR-12	Pending
CUP 2012-08	Chasing Dreams Daycare	Child Daycare (Business)	8809 Broadway	11/19/2012	11/19/2012	Approved	NS	Approved



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Lauren Stanley, Planner I  
**DATE:** February 4, 2013  
**AGENDA ITEM SUBJECT:** 2013 Planning & Zoning Commission Strategic Projects

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Old Business     New Business     Discussion Item     Workshop

1. **Summary:** During the October 2012 Planning & Zoning Commission Meeting, the 2013 Strategic Projects for the Commission were discussed and members were assigned to each team. Staff assigned to each team will contact members to schedule the first meeting in February in order to discuss the projects and determine timelines and responsibilities for each.

2. **Staff Recommendation:** Provide feedback if any to Staff.

Planning & Zoning Commission Strategic Teams 2013

<b>Brownfields</b>	Ian Mary Henry Matthew Ginger
<b>Transportation</b>	Harold/Lata Linda Daniel Matthew Neil (back up)
<b>Comprehensive Plan Update</b>	Harold Henry Linda Mary
<b>Cell Towers</b>	Lauren/Harold Neil Daniel Henry
<b>Billboards</b>	Neil Ginger Linda

# Memorandum



**To:** Mayor Reid and City Council

**CC:**

**From:** Capital Improvements Advisory Committee

**Date:** 4/26/2008

**Re:** 2007 Water and Sewer Impact Fee Study Update

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On April 7, 2008 the Capital Improvements Advisory Committee met to review and take action on the 2007 Water and Sewer Impact Fee Study Update. The Capital Improvements Advisory Committee recommends approval of the proposed 2007 Water and Sewer Impact Fee Study Update.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Fuertes", is written over a light blue rectangular background.

Henry Fuertes  
Capital Improvements Advisory  
Committee Chairperson

**ADJOURN  
MEETING**