

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

APRIL 1, 2013

6:00 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, APRIL 1, 2013, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION THIRTEEN

**Decision
Date:
4/4/2013**

A request by Christy Smidt of Kerry Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 13, a 36 lot single-family residential subdivision, to wit

Legal Description: Being 8.1 acres of land out of the H.T. & B. R.R. Company Survey, Sec. 80, A-564, City of Pearland, Brazoria County Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

General Location: Approximately 500' south of the southeast corner of the intersection of Kingsley and Walnut Place Ln.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION THREE

**Decision
Date:
4/4/2013**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Three, a 41 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 14.485 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION FOUR

**Decision
Date:
4/4/2013**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Four, a 52 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 13.177 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z/Workshop (Cluster Development) – May 6, 2013
3. APA National Conference
4. Next JPH/P&Z Regular Meeting – April 15, 2013

III. ADJOURNMENT

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

I, Debbie Cody, Administrative Clerk 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 28th day of March, 2013, A.D., at 5:30 p.m.

Debbie Cody, Administrative Clerk

Agenda removed _____ day of April 2013.

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 03/26/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Southern Trails Section 13

Old Business **New Business** Discussion Item Workshop

Summary: A request by Christy Smidt of Kerry Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 13, a 36 lot single-family residential subdivision, generally located 500' south of the intersection of Kingsley and Walnut Place Ln. on 8.1 acres.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF APRIL 1, 2013

Preliminary Plat of Southern Trails Section 13

A request by Christy Smidt of Kerry Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 13, a 36 lot single-family residential subdivision.

Legal Description: Being 8.1 acres of land out of the H.T. & B. R.R. Company Survey, Sec. 80, A-564, City of Pearland, Brazoria County Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

General Location: Approximately 500' south of the southeast corner of the intersection of Kingsley and Walnut Place Ln.

SUMMARY: This is a request for a Preliminary Plat of Southern Trails Section 13, a proposed 36 lot single-family residential subdivision on approximately 8.1 acres. This proposed subdivision is located within the Southern Trails Planned Unit Development which was approved on February, 23 2004. This Preliminary Plat is for Section 13 of the development.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Southern Trails)	Single Family Residential
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Southern Trails)	Southern Trails Section 9
West	ETJ	Vacant Land, Single Family Residential

CONFORMANCE WITH THE SOUTHERN TRAILS PUD: The above submittal is in conformance with the Southern Trails Planned Development. No amenities are required as part of this section of the development.

PLATTING STATUS: This is the first submitted plat for Section 13 of Southern Trails. The submitted plat is in conformance with the approved Master Plat.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Preliminary Plat for Southern Trail Section 13 is in conformance with the Low-Density Residential land use designation.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Kingsley Drive (100' ROW) and local roads (50' ROW) within this development.

AVAILABILITY OF UTILITIES: The subject parcel will be served by water and sewer lines from the existing Southern Trails Development.

PARKS, OPEN SPACE, AND TREES: Park fees for Section 13 will be paid at submission of the Final Plat.

1% INSPECTION FEES: Inspection fees for Section 13 will be paid at submission of the Final Plat.

ADDITIONAL COMMENTS: The Southern Trails Planned Unit Development had an approved pedestrian crossing on Kingsley Drive. The crossing has now been constructed per the requirements of the amended Planned Development Document. Flashing signs will be added at the time Kingsley is expanded.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Southern Trails Section 13 as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Southern Trails Planned Development as well as the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Southern Trails Section 13



Vicinity Map

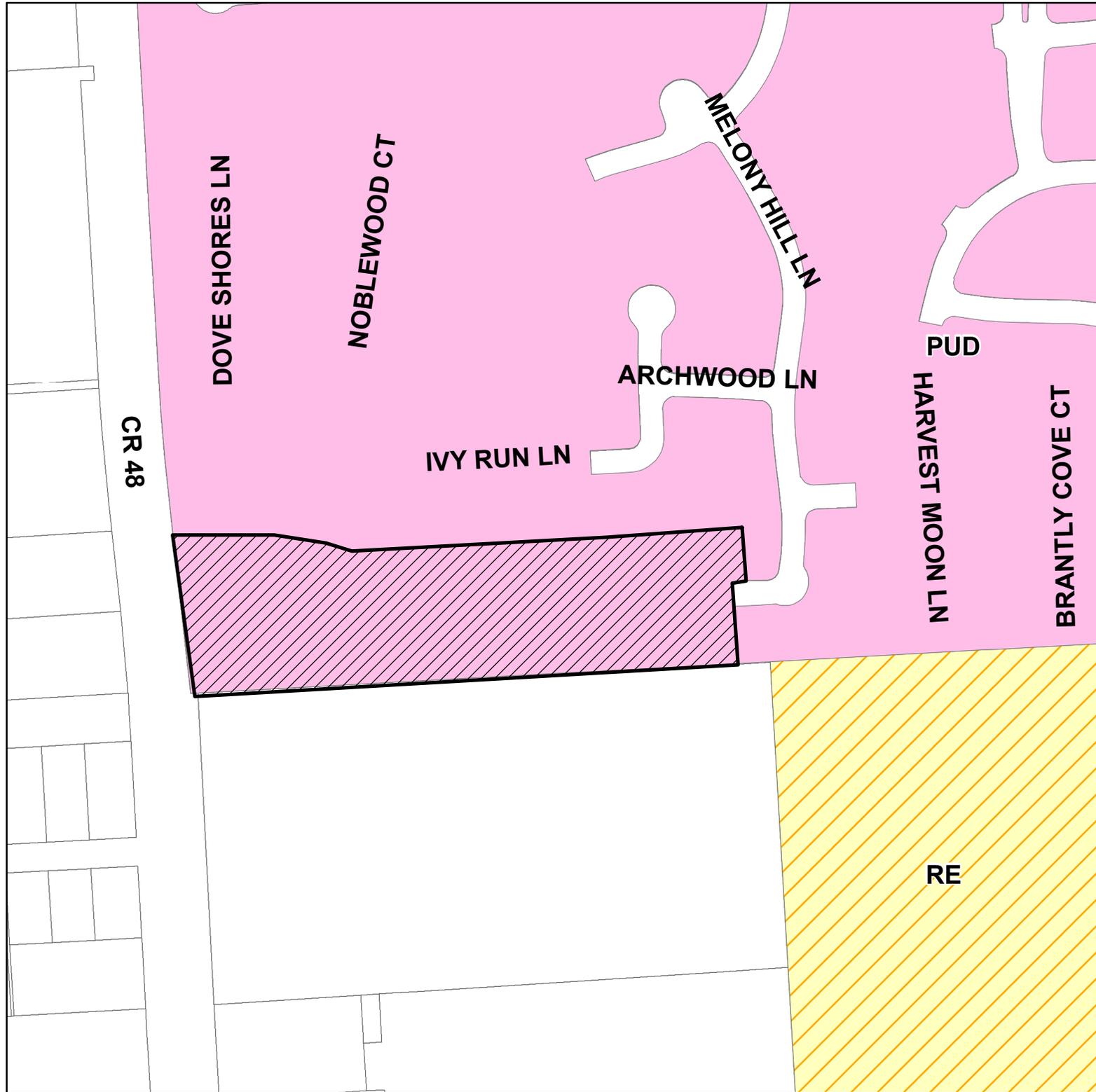
Preliminary Plat Southern Trails Section 13

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

N



0 70 140 280 Feet





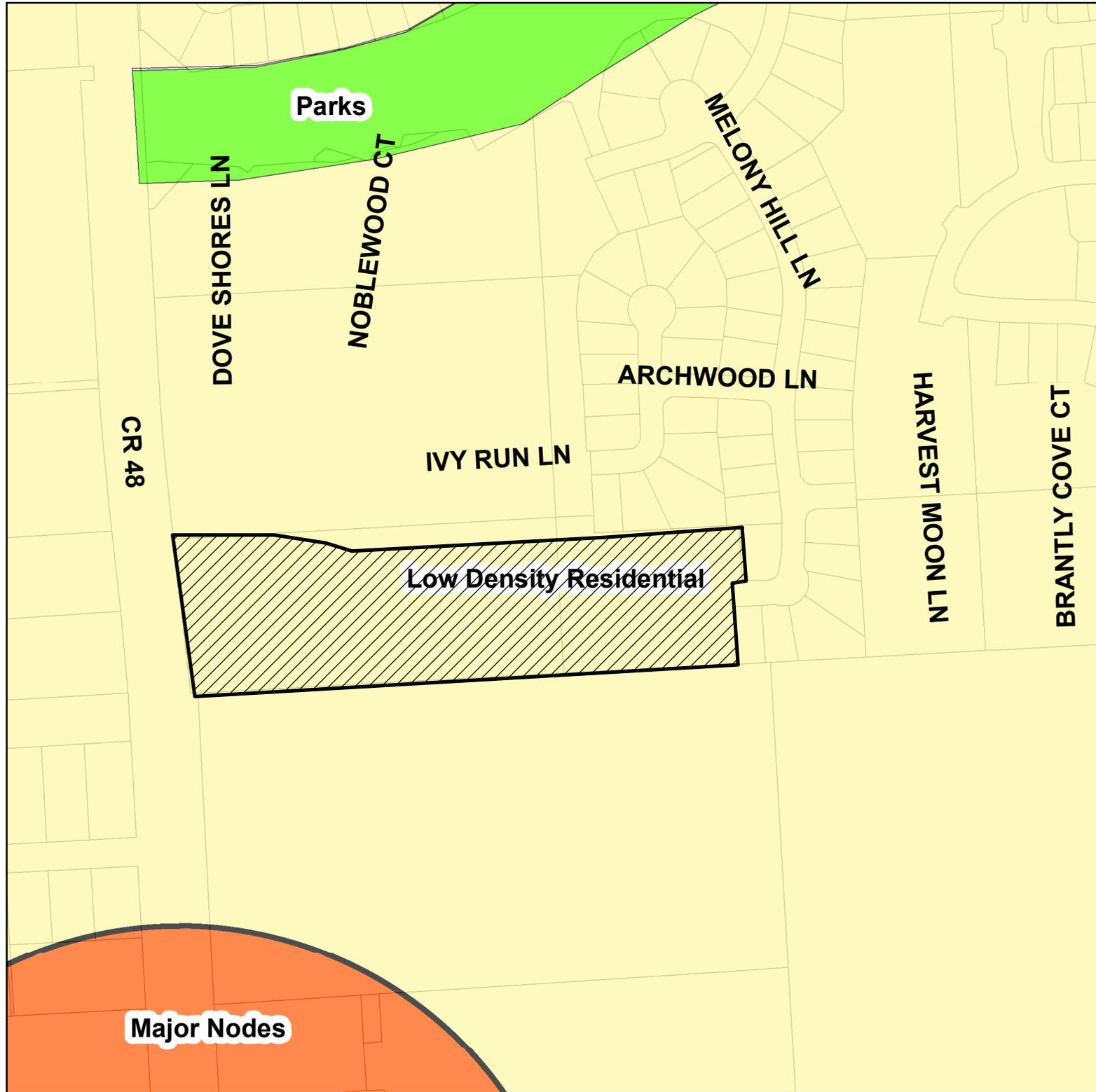
FLUP Map

Preliminary Plat Southern Trails Section 13

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N

0 70 140 280 Feet





Aerial Map

**Preliminary Plat
Southern Trails
Section 13**

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0 70 140 280 Feet



Called 5.9 Ac.
Joe R. Laney
HT&BRR
Tract 9

Called 3.6 Ac.
Joe R. Laney
HT&BRR
Tract 9A

Removed from No. 105
Corner
of
block



Called 20.08 Ac.
Carolyn Washington
B.C.C.F. No. 97-018860

Called 40 Ac.
Habari Trust No. 2
B.C.C.F. No. 99-046946

LAND USE TABLE			
RESERVE	LAND USE	ACREAGE	SQ. FT.
A	OPEN SPACE	±0.25	10,677

SOUTHERN TRAILS, SECTION 13, LOT ANALYSIS

LINE	DISTANCE	BEARING
L1	16'	S 86°42'41" W
L2	78'	S 73°57'14" E
L3	62'	S 86°04'46" E

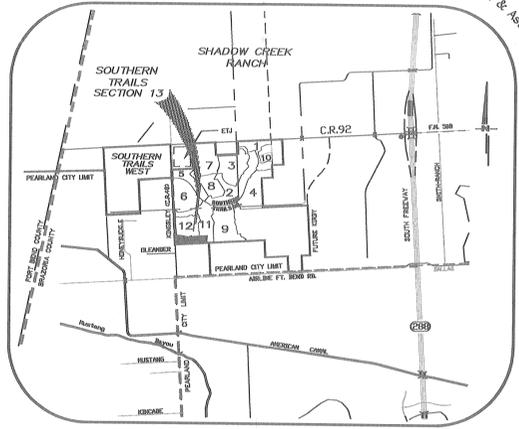
LOT	SQ. FT.	LOT WIDTH AT B.L.
LOT 1	7,200	60'
LOT 2	7,200	60'
LOT 3	7,200	60'
LOT 4	7,200	60'
LOT 5	7,200	60'
LOT 6	7,200	60'
LOT 7	7,200	60'
LOT 8	7,200	60'
LOT 9	7,200	60'
LOT 10	7,200	60'
LOT 11	7,200	60'
LOT 12	7,220	60'
LOT 13	7,200	60'
LOT 14	7,236	60'
LOT 15	7,361	60'
LOT 16	8,106	60'
LOT 17	12,419	60'
LOT 18	10,551	60'
LOT 19	12,412	60'
LOT 20	10,592	61'
LOT 21	8,878	61'
LOT 22	8,171	61'
LOT 23	7,285	61'
LOT 24	7,015	61'
LOT 25	7,015	61'
LOT 26	7,807	70'

ENCUMBRANCE CERTIFICATE

This is to certify that I, _____ a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; that all exterior boundary corners of the actual survey have been set; that all block corners, reserve corners, lot corners, permanent reference monuments and permanent control points will be set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked by iron rods 5/8-inch in diameter and 3-feet long. Except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within the City Limits of Pearland.

R.P.L.S.
Registration No. _____

- GENERAL NOTE:
- "C.L.R." INDICATES CENTERLINE RADIUS.
 - "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W.R. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - ⊙ = PROPOSED STREET LIGHT LOCATION.
 - ⊙ = EXISTING STREET LIGHT LOCATION.
 - "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 CLERK RECORDS.
 - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - THERE ARE 5 STREETLIGHTS ON THIS PLAT.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C020H EFFECTIVE DATE JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "X". 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.
 - BENCHMARKS:
 - CITY OF PEARLAND REFERENCE BENCHMARK: MONUMENT GPS - 9. BRASS SET FLUSH IN CONCRETE. STAMPED CITY OF PEARLAND 9 - GPS MONU. 1995. 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 25 FEET NORTHWEST OF THE INTERSECTION OF A CONCRETE PAD FOR STORM DRAIN INLETS. ELEVATION = 59.03 NAVD 29, 1987 ADJUSTMENT ADD 0.19 FEET FOR NAVD 88, 1991 ADJUSTMENT
 - PROJECT REFERENCE BENCHMARK: BRASS DISK STAMPED 518 ON TOP OF INLET ON SOUTH SIDE OF FALL BRANCH LANE 4-40 FEET EAST OF INTERSECTION OF FALL BRANCH LANE AND ORCHARD MILL (N-13786512.63, E-310943.02) ELEV. 61.23, NAVD 88, 1991 ADJUSTMENT
 - T.S.M. #1 X-IN CONCRETE AT THE NORTHWEST CORNER OF PROPOSED GARDEN FIELD LANE AND SOUTHERN TRAILS DRIVE APPROXIMATELY 85 FT. FROM THE WATER HYDRANT TO THE NORTHWEST, CUT IN THE CUTTER INTERSECTION. N=10708207.01 E=310901.567 ELEVATION = 60.51 NAVD 88, 1991 ADJUSTMENT
 - 4' SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS CONTAINED WITHIN THE PLAT.
 - NO LOT SHALL HAVE DIRECT ACCESS TO KINGSLEY (C.R. 48)
 - THIS SUBDIVISION IS CONSISTENT WITH THE SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN ASHTON SOUTHERN TRAILS JOINT VENTURE AND THE CITY OF PEARLAND DATED FEBRUARY 10, 2004.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.
 - 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 (TITLE COMPANY) FILE NO. _____ EFFECTIVE DATE (____).
 - 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 OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
 - 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 THE 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.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.



Vicinity Map
KEY MAP GALV/BRAZ 612 & 613
SCALE: 1"=5000'

BLOCK OF KINGSLEY
A PRELIMINARY PLAT OF
SOUTHERN TRAILS
SECTION THIRTEEN

BEING 8.1± ACRES OF LAND
CONTAINING 36 LOTS (60' X 116' TYP.) AND
ONE RESERVE IN TWO BLOCKS.

OUT OF THE
H.T. & B.R.R. CO. SURVEY, SEC. 80 A-564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF ALLISON-RICHEY
GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 B.C.P.R.

SURVEYOR / CONSULTING ENGINEER:
LJA ENGINEERING, INC.
ALAN MCKEE P.E. (713) 663-5200
2929 BRIARPARK DRIVE, SUITE 600
HOUSTON, TEXAS 77042

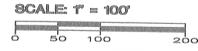
KERRY R. GILBERT & ASSOCIATES, INC.
MS. CHRISTY SMIDT (281) 679-0340
23601 CINCO RANCH BLVD. SUITE A-250
KATY, TEXAS 77494

OWNER:
C.L. ASHTON WOODS, LP
MS. JUSTINE KLINKE (713) 664-1304
676 BERING DRIVE, SUITE #600
HOUSTON, TEXAS 77076

3-6-13 Submittal D-1
DRC Date 3-12-13
Please review plat and return to
Planning Dept. by 3-14-13

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281)579-0340



SCALE: 1" = 100'
MARCH 04, 2013
KGA# 06101

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND UNIFIED DEVELOPMENT CODE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAIDED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 03/26/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Southlake Section 3

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Three, a 41 lot single-family residential subdivision, generally located Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF APRIL 1, 2013

Preliminary Plat of Southlake Section Three

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Three, a 41 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 14.485 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

SUMMARY: This is a request for a Preliminary Plat of Southlake section three, a proposed 41 lot single-family residential subdivision on approximately 14.485 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February, 27 2006 for approximately 453 acres of land within the City of Pearland. This Preliminary Plat is for section three of the second phase of this development.

This section of Southlake will be served by Shelton Ridge Lane which has been preliminarily approved. It will be constructed as an 80' ROW with direct connection to Broadway. A stub out to the west will be built for future connection.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
South	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
East	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
West	PUD (Planned Unit Development – Shadow Creek)	Southlake Section 4

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Development Guidelines.

SHADOW CREEK RANCH ADDENDUM: The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, wet and dry detention and three drill sites. This Preliminary Plat has 3.833 acres of reserve open space. Section Three of the Southlake Subdivision shows a required trail within the reserve to the west of the section. This is the only required amenity for this section and will be required to be constructed prior to the approval of the final plat.

SHADOW CREEK RANCH: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT: This Preliminary Plat depicts a variety of lot sizes, which fall under the R-5 Single Family Dwelling District. The requirements of the R-5 Single-Family Dwelling District have been summarized in Table 2. This Preliminary Plat has a minimum lot size of 6,500 square foot lots (50' x 130'), which is above the required 6,000 SF that is required.

Table 2: R-5 Single-Family Dwelling District	
Area and Height Requirements	
Minimum Lot Size:	6,000 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

LAND USE & URBAN DEVELOPMENT ORDINANCE: The Shadow Creek Ranch Planned Unit Development has its own land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat does conform to the Land Use and Urban Development Regulations.

PLATTING STATUS: This is the first plat for Southlake Section Three. This section is in conformance with the approved Master Plat of Shadow Creek Ranch Village 7.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots and Business Commercial land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on 1/2 acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,000 square feet or 0.13 acres. Additionally, the Future Land Use Plan designations a portion of the property as Business Commercial, which the proposed Master Plat does not incorporate any commercial lots. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch Addendum had a higher density then the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway Street, which is a 120-foot Major Thoroughfare. Internally this development will be served by Shelton Ridge Lane, an 80' collector street.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

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

STORMWATER MANAGEMENT: A Preliminary Drainage Plan will have to be approved by the Engineering Department prior to the approval of any final plat.

PARKS, OPEN SPACE, AND TREES: Park fees are not required within the Shadow Creek Ranch Development.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Southlake Section Three as proposed by the applicant for the following reasons and with the following conditions:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

CONDITIONS OF APPROVAL:

1. Prior to the submittal of a final plat, the plat of Shelton Ridge Lane Phase 2 must be finalized and recorded.
2. Required trail for this section to be completed or a bond to be in place prior to submittal of final plat.

SUPPORTING DOCUMENTS:

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Southlake Section Three



Vicinity Map

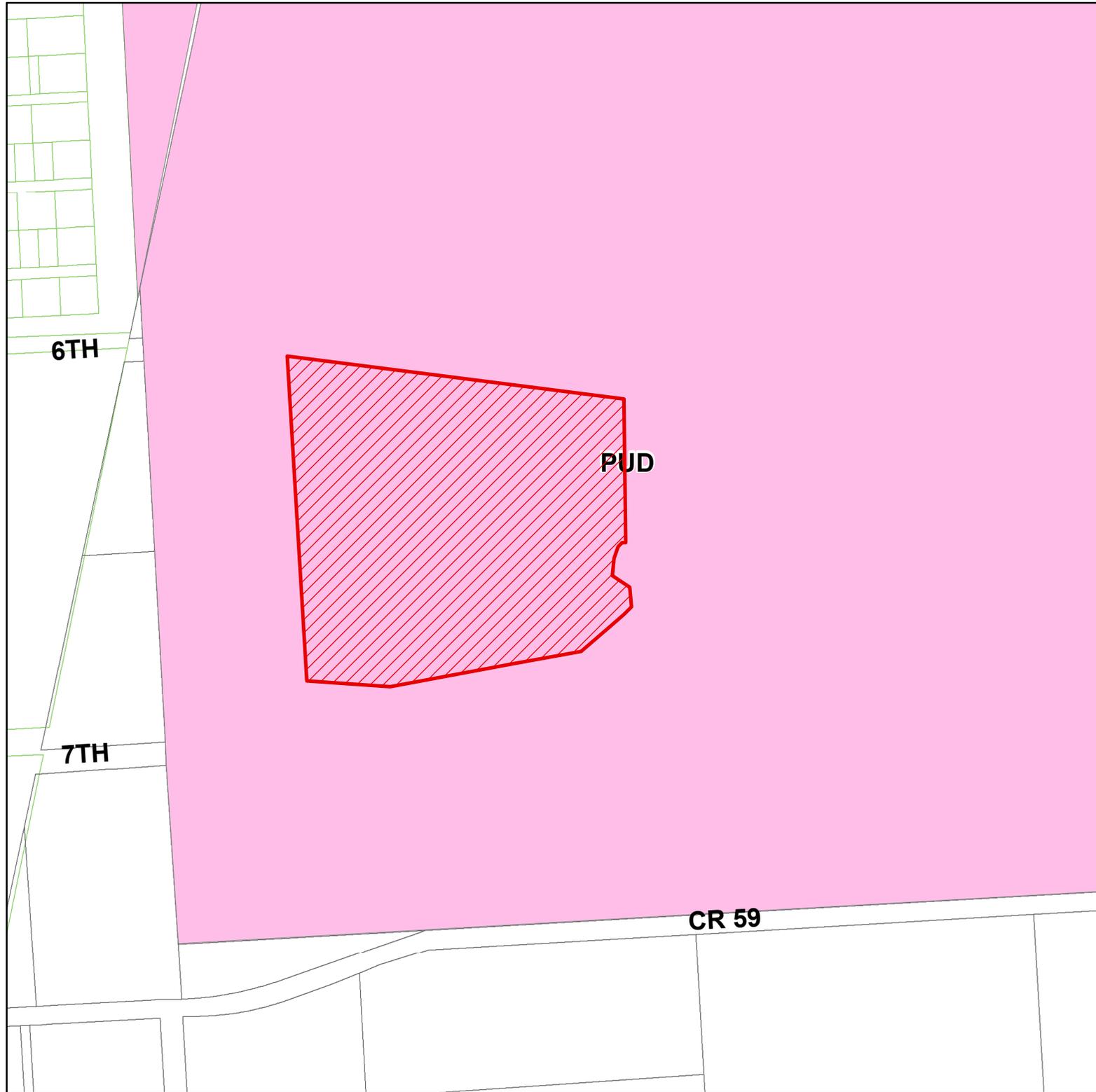
Preliminary Plat Southlake Section 3

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N



0 90 180 360 Feet





FLUP Map

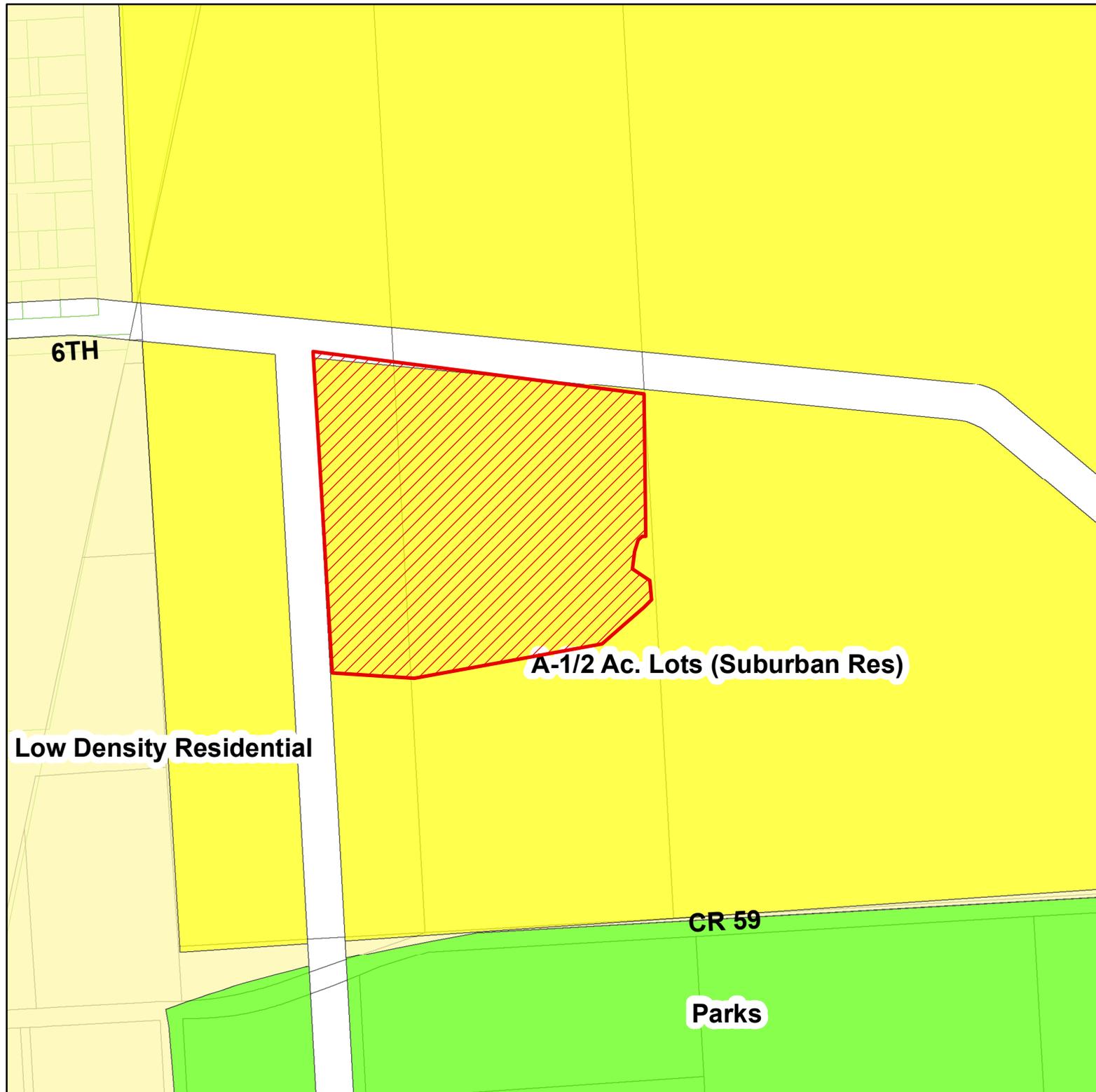
Preliminary Plat Southlake Section 3

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N



0 90 180 360 Feet





Aerial Map

**Preliminary Plat
Southlake Section 3**

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0 90 180 360 Feet



LINE	BEARING	DISTANCE
L1	N 74-09-59 W	62.01
L2	N 87-04-50 W	41.24
L3	S 87-04-50 E	41.24
L4	S 74-09-59 E	62.01
L5	S 50-07-13 W	15.30

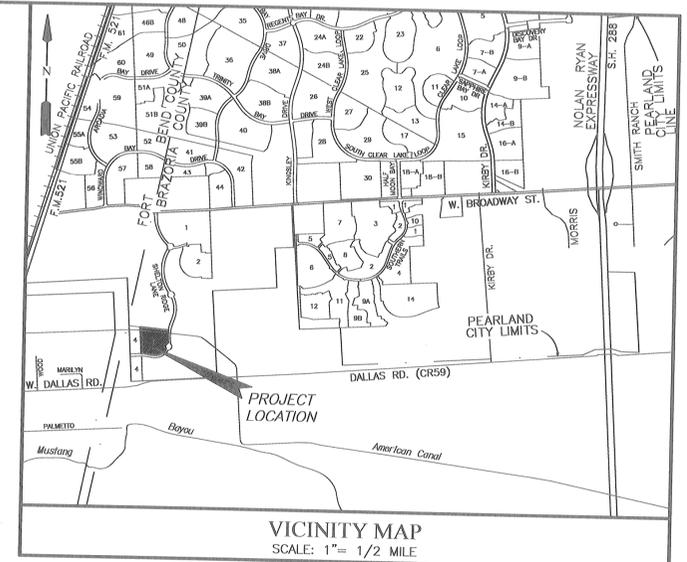
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	490.00	7-44-01	86.14	33.12	66.09	S 00-51-48 W
C2	410.00	3-07-26	22.35	11.18	22.35	S 01-26-30 E
C3	35.00	66-15-29	40.47	22.84	38.26	S 33-14-58 W
C4	105.00	99-25-28	182.20	123.87	160.19	S 16-39-58 W
C5	35.00	66-15-29	40.47	22.84	38.26	S 00-04-58 W
C6	410.00	66-08-51	473.34	267.01	447.49	S 66-17-08 W
C7	1235.00	9-20-26	201.34	100.89	201.11	N 85-18-40 W
C8	700.00	15-30-53	189.55	95.36	188.97	N 85-09-43 E
C9	50.00	48-47-44	42.58	22.68	41.31	N 53-00-25 E
C10	500.00	29-25-31	256.78	131.29	253.97	N 13-53-47 E
C11	50.00	76-55-38	67.13	39.72	62.20	N 39-16-48 W
C12	1200.00	16-31-56	346.25	174.34	345.05	N 86-00-35 W
C13	25.00	67-22-48	29.40	16.67	27.74	N 40-28-35 W
C14	25.00	84-47-03	36.99	22.82	33.71	S 63-26-29 W
C15	525.00	7-33-34	69.27	34.68	69.22	S 24-49-45 W
C16	75.00	48-47-44	63.87	34.02	61.96	S 53-00-25 W
C17	725.00	15-30-53	196.32	98.76	195.72	S 85-09-43 W
C18	25.00	48-11-23	21.03	11.18	20.41	S 68-49-29 W
C19	50.00	276-22-46	241.19	44.72	66.67	N 02-55-10 E
C20	25.00	48-11-23	21.03	11.18	20.41	S 62-59-09 E
C21	675.00	15-30-53	182.78	91.95	182.22	N 85-09-43 E
C22	25.00	48-47-44	21.29	11.34	20.65	N 53-00-25 E
C23	475.00	29-25-31	243.95	124.73	241.27	N 13-53-47 E
C24	25.00	76-55-38	33.57	19.86	31.10	N 39-16-48 W
C25	1175.00	13-48-20	283.12	142.25	282.43	N 84-38-47 W
C26	25.00	49-34-03	21.63	11.54	20.96	S 63-40-02 W
C27	50.00	276-21-08	241.16	44.74	66.68	N 02-56-27 W
C28	25.00	46-53-43	20.46	10.84	19.90	S 68-12-46 E
C29	1225.00	13-19-43	284.97	143.13	284.33	S 84-59-46 E
C30	25.00	35-16-17	15.39	7.95	15.15	N 84-01-56 E
C31	50.00	148-45-35	129.82	178.84	96.31	S 39-13-25 E
C32	25.00	34-37-23	15.11	7.79	14.88	S 17-50-41 W
C33	525.00	10-05-04	92.40	46.32	92.28	S 05-34-32 W
C34	25.00	84-47-03	36.99	22.82	33.71	S 31-46-28 E
C35	25.00	67-22-48	29.40	16.67	27.74	N 72-08-37 E

P.O.B.
 NAD83 SURFACE COORDINATES
 X: 3,134,852.11
 Y: 630,620.96
 S.F.: 0.99987
 NAD83 SURFACE COORDINATES
 X: 3,182,953.78
 Y: 13,764,808.18
 S.F.: 0.99987

518SCR, LTD.
 CALLED 315.292 ACRES
 F.N. 2011089118, F.B.C.O.P.R.
 DOC. NO. 2011036869
 B.C.O.R.

SCALE: 1"=60'

NAD83 SURFACE COORDINATES
 X: 3,135,413.50
 Y: 630,547.65
 S.F.: 0.99987
 NAD83 SURFACE COORDINATES
 X: 3,183,816.70
 Y: 13,764,804.00
 S.F.: 0.99987



all lots must be min 50' wide at setback line. some may not meet this req.

- LEGEND
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ⊙ PROPOSED STREET LIGHT
 - ⊛ EXISTING STREET LIGHT
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - STM.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
 - B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
 - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
 - STREET NAME CHANGE

3-6-13 Submittal Date
 DRC Date 3-12-13
 Please review plat and return to the
 Planning Dept. by 3-14-13

BLOCK OF SHELTON RIDGE LANE
**PRELIMINARY PLAT OF
 SOUTHLAKE SECTION 3**
 A SUBDIVISION OF 14.485 ACRES OF LAND SITUATED IN THE
 H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,
 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.
 41 LOTS 7 RESERVES (3.833 ACRES) 1 BLOCK
 MARCH 6, 2013 JOB NO. 2027-0173-310

OWNERS:
518SCR, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 BY: PSWA, INC., A TEXAS CORPORATION
 ITS SOLE GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

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	0.066	2,887	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.197	8,592	RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS
C	1.319	57,449	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.975	86,030	RESTRICTED TO CANAL EASEMENT
E	0.067	2,922	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.066	2,887	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.143	6,235	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	3.833	167,002	

MALVERN TOWNSITE & OUT LOTS
 VOL. 2, PG. 243
 F.B.C.M.R.

City of Pearland - City limits line

H.T. & B.R.R. CO. SURVEY
 SEC. 84, A-538

518SCR, LTD.
 CALLED 315.292 ACRES
 F.N. 2011089118, F.B.C.O.P.R.
 DOC. NO. 2011036869
 B.C.O.R.

518SCR, LTD.
 CALLED 315.292 ACRES
 F.N. 2011089118, F.B.C.O.P.R.
 DOC. NO. 2011036869
 B.C.O.R.

H.T. & B.R.R. CO. SURVEY
 SEC. 84, A-538

SHELTON RIDGE LANE
 PHASE 2
 STREET DEDICATION
 DOC. NO. 2013
 B.C.O.R.

Change?

LOS REMEDIOS 1, L.L.C.
 DOC. NO. 2008042322
 B.C.O.R.
 LOS REMEDIOS 1, L.L.C. EASEMENT
 DOC. NO. 200805789
 B.C.O.R.
 LOS REMEDIOS 1, L.L.C. EASEMENT
 DOC. NO. 200805789
 B.C.O.R.
 LOS REMEDIOS 1, L.L.C. EASEMENT
 DOC. NO. 200805789
 B.C.O.R.
 LOS REMEDIOS 1, L.L.C. EASEMENT
 DOC. NO. 200805789
 B.C.O.R.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SOUTHLAKE SECTION 3, 14.485 ACRES OUT OF THE H.L. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, 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, UNOBTAINED 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, UNOBTAINED 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, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2013.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
AS THE SOLE 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 OF PSWA, INC., 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 THREE FEET LONG OR AS SHOWN ON THE PLAT.
(SEE NOTE 5)

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 SUBDIVISION OF SOUTHLAKE SECTION 3 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 _____, 2013.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2013.

DARRIN COKER
CITY ATTORNEY

ANDREA BROUGHTON, P.E., C.F.M.
CITY ENGINEER

BEING 14.485 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD IN FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.), SAID 14.485 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SHELTON RIDGE LANE AND HANOVER HEIGHTS LANE STREET DEDICATION, A PLAT OF RECORD IN FILE NUMBER 2013006169, B.C.O.P.R., AND BEING ON THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET AS SHOWN ON SHADOW GREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521, A PLAT OF RECORD IN PLAT NUMBER 20090010, PLAT RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.P.R.), ALSO BEING THE NORTH LINE OF AFOREMENTIONED 315.292 ACRE TRACT;

THENCE, SOUTH 86° 44' 14" WEST, ALONG THE COMMON LINE OF SAID BROADWAY STREET AND 315.292 ACRE TRACT, 515.79 FEET TO A POINT ON THE WEST LINE OF AN 80-FOOT WIDE H.L.&P. GROUND EASEMENT OF RECORD IN FILE NUMBER 2007155246, F.B.C.O.P.R. AND FILE NUMBER 2007066019, B.C.O.R.;

THENCE, SOUTH 03° 09' 05" WEST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF AN 80-FOOT WIDE GROUND EASEMENT OF RECORD IN FILE NUMBER 2007155245, F.B.C.O.P.R. AND FILE NUMBER 2007066020, B.C.O.R., 3,541.04 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTHERLY LINE OF A 100-FOOT WIDE GULF COAST WATER AUTHORITY CANAL EASEMENT OF RECORD IN DOCUMENT NUMBER 2007040668, B.C.O.R.;

THENCE, SOUTH 84° 37' 11" EAST, ALONG SAID NORTH LINE OF 100-FOOT WIDE EASEMENT, 867.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 43' 48" WEST, LEAVING SAID NORTH LINE OF 100-FOOT WIDE EASEMENT, 148.95 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 66.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 07° 44' 01", AND A CHORD THAT BEARS SOUTH 00° 51' 48" WEST, 66.09 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 00' 13" EAST, 138.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 22.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 03° 07' 26", AND A CHORD THAT BEARS SOUTH 01° 28' 30" EAST, 22.35 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 40.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 66° 15' 29", AND A CHORD THAT BEARS SOUTH 33° 14' 58" WEST, 38.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 182.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 99° 25' 28", AND A CHORD THAT BEARS SOUTH 16° 39' 58" WEST, 160.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 40.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 66° 15' 29", AND A CHORD THAT BEARS SOUTH 00° 04' 58" WEST, 38.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 473.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 07° 44' 01", AND A CHORD THAT BEARS SOUTH 66° 17' 08" WEST, 447.49 FEET TO A POINT FOR CORNER;

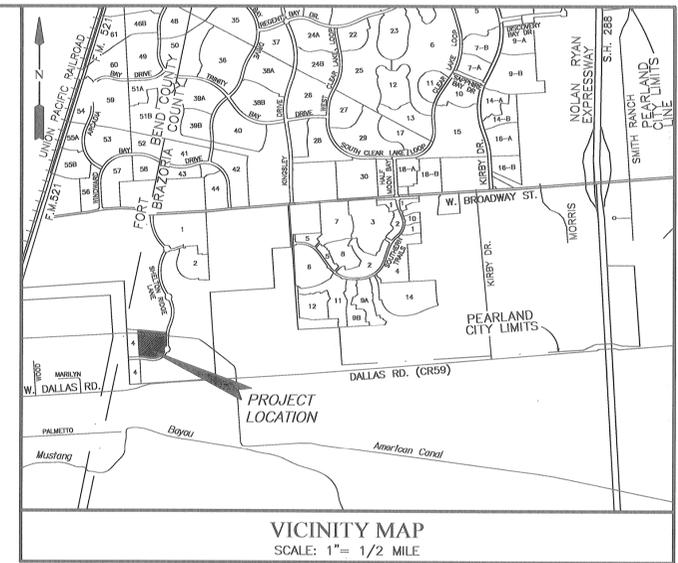
THENCE, NORTH 80° 38' 27" WEST, 137.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 201.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,235.00 FEET, A CENTRAL ANGLE OF 09° 20' 26", AND A CHORD THAT BEARS NORTH 85° 18' 40" WEST, 201.11 FEET TO A POINT FOR CORNER ON THE AFOREMENTIONED WEST LINE OF 80-FOOT WIDE GROUND EASEMENT;

THENCE, NORTH 03° 09' 05" WEST, ALONG SAID WEST LINE, 822.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.485 ACRES OF LAND.

NOTES:

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 COMPANY, FILE NO. _____ DATED _____, 2013. 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 0.99987.
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 BRAZORIA COUNTY.
5. FIVE-EIGHTHS (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 ELEV.= _____ NGVD-29, 1987 ADJUSTMENT
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN).
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 TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
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 BRAZORIA DRAINAGE DISTRICT NO. 4.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND 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. 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.
15. THIS PROPERTY IS ZONED SCR PUD AT THE TIME OF PLATTING.
16. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
17. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
18. THERE ARE 6 STREET LIGHTS PROPOSED ON THIS PLAT.
19. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.



_____ BLOCK OF SHELTON RIDGE LANE
**PRELIMINARY PLAT OF
SOUTHLAKE SECTION 3**
A SUBDIVISION OF 14.485 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.
41 LOTS 7 RESERVES (3.833 ACRES) 1 BLOCK
MARCH 6, 2013 JOB NO. 2027-0173-310

OWNERS:
518SCR, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

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

CONTACT: RENE RODRIGUEZ SHEET 2 OF 2

DATE/TIME : Tue, 05 Mar 2013 11:47:00
Path/Name : \\proj\skt\2027\PREPLA_Southlake_3_P.dwg

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 03/26/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Southlake Section 4

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Four, a 52 lot single-family residential subdivision, generally located Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

Staff Recommendation: Approval.



PLANNING AND ZONING COMMISSION MEETING OF APRIL 1, 2013

Preliminary Plat of Southlake Section Four

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Four, a 52 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 13.177 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

SUMMARY: This is a request for a Preliminary Plat of Southlake Section Four, a proposed 52 lot single-family residential subdivision on approximately 13.177 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February, 27 2006 for approximately 453 acres of land within the City of Pearland. This Preliminary Plat is for section Four of the second phase of this development.

This section of Southlake will be served by Shelton Ridge Lane which has been preliminarily approved. It will be constructed as an 80' ROW with direct connection to Broadway. A stub out to the west will be built for future connection.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
South	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
East	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
West	ETJ	Single Family and Vacant Land

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Development Guidelines.

SHADOW CREEK RANCH ADDENDUM: The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, wet and dry detention and three drill sites. This Preliminary Plat has 1.305 acres of reserve open space. Section Four of the Southlake Subdivision shows a required 6' trail to run along both sides of Shelton Ridge Lane. This is the only required amenity for this section and will be required to be constructed prior to the approval of the final plat.

SHADOW CREEK RANCH: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT: This Preliminary Plat depicts a variety of lot sizes, which fall under the R-5 Single Family Dwelling District. The requirements of the R-5 Single-Family Dwelling District have been summarized in Table 2. This Preliminary Plat has a minimum lot size of 6,500 square foot lots (50' x 130'), which is above the required 6,000 SF that is required.

Table 2: R-5 Single-Family Dwelling District	
Area and Height Requirements	
Minimum Lot Size:	6,000 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

LAND USE & URBAN DEVELOPMENT ORDINANCE: The Shadow Creek Ranch Planned Unit Development has its own land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat does conform to the Land Use and Urban Development Regulations.

PLATTING STATUS: This is the first plat for Southlake Section Four. This section is in conformance with the approved Master Plat of Shadow Creek Ranch Village 7.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots and Business Commercial land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on 1/2 acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,000 square feet or 0.13 acres. Additionally, the Future Land Use Plan designations a portion of the property as Business Commercial, which the proposed Master Plat does not incorporate any commercial lots. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch Addendum had a higher density then the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway Street, which is a 120-foot Major Thoroughfare. Internally this development will be served by Shelton Ridge Lane, an 80' collector street.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

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

STORMWATER MANAGEMENT: A Preliminary Drainage Plan will have to be approved by the Engineering Department prior to the approval of any final plat.

PARKS, OPEN SPACE, AND TREES: Park fees are not required within the Shadow Creek Ranch Development.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Southlake Section Three as proposed by the applicant for the following reasons and with the following conditions:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

CONDITIONS OF APPROVAL:

1. Prior to the submittal of a final plat, the plat of Shelton Ridge Lane Phase 2 must be finalized and recorded.
2. Required trail for this section to be completed or a bond to be in place prior to submittal of final plat.

SUPPORTING DOCUMENTS:

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Southlake Section Four



Vicinity Map

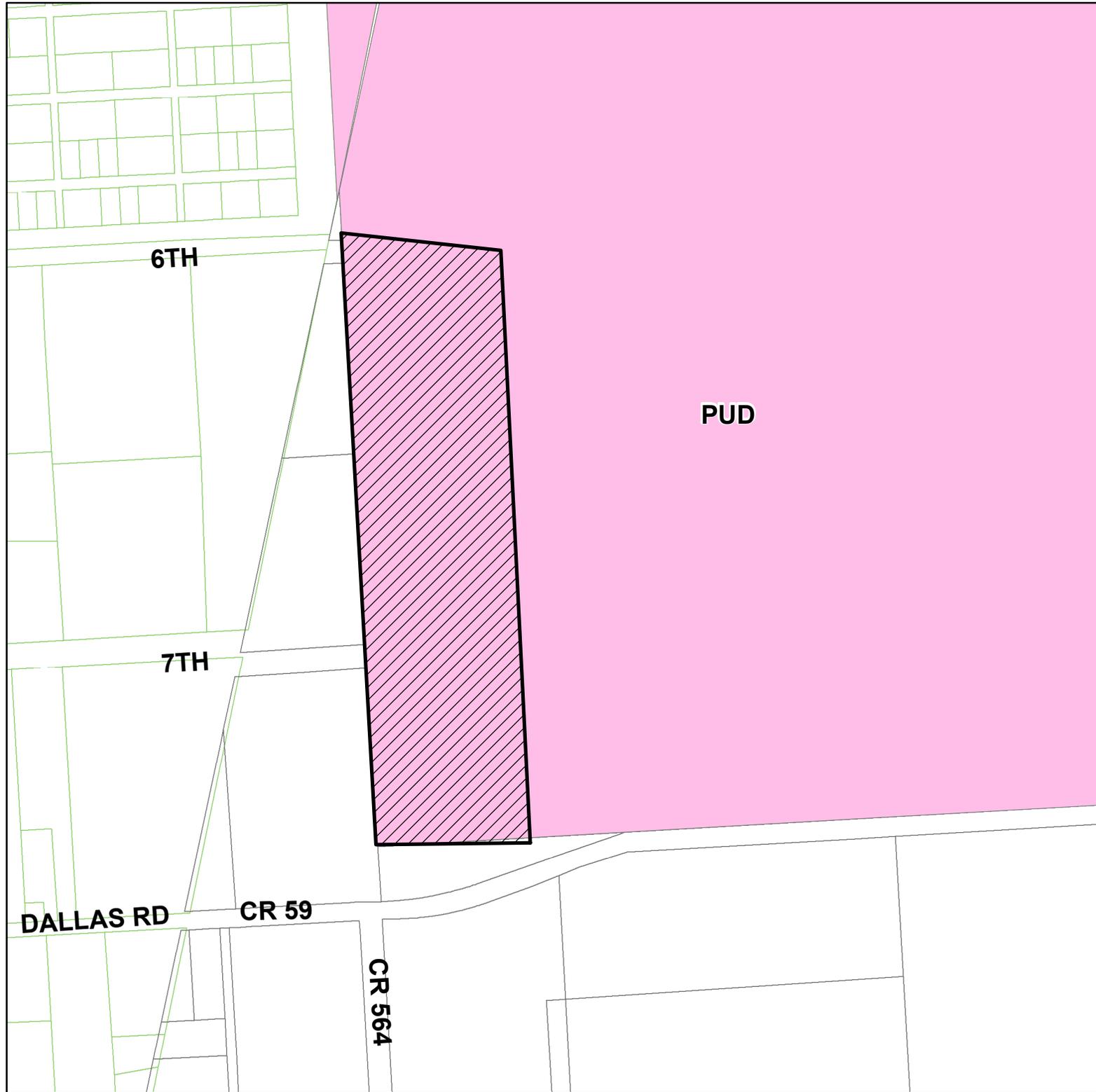
Preliminary Plat Southlake Section 4

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

N



0 90 180 360 Feet





FLUP Map

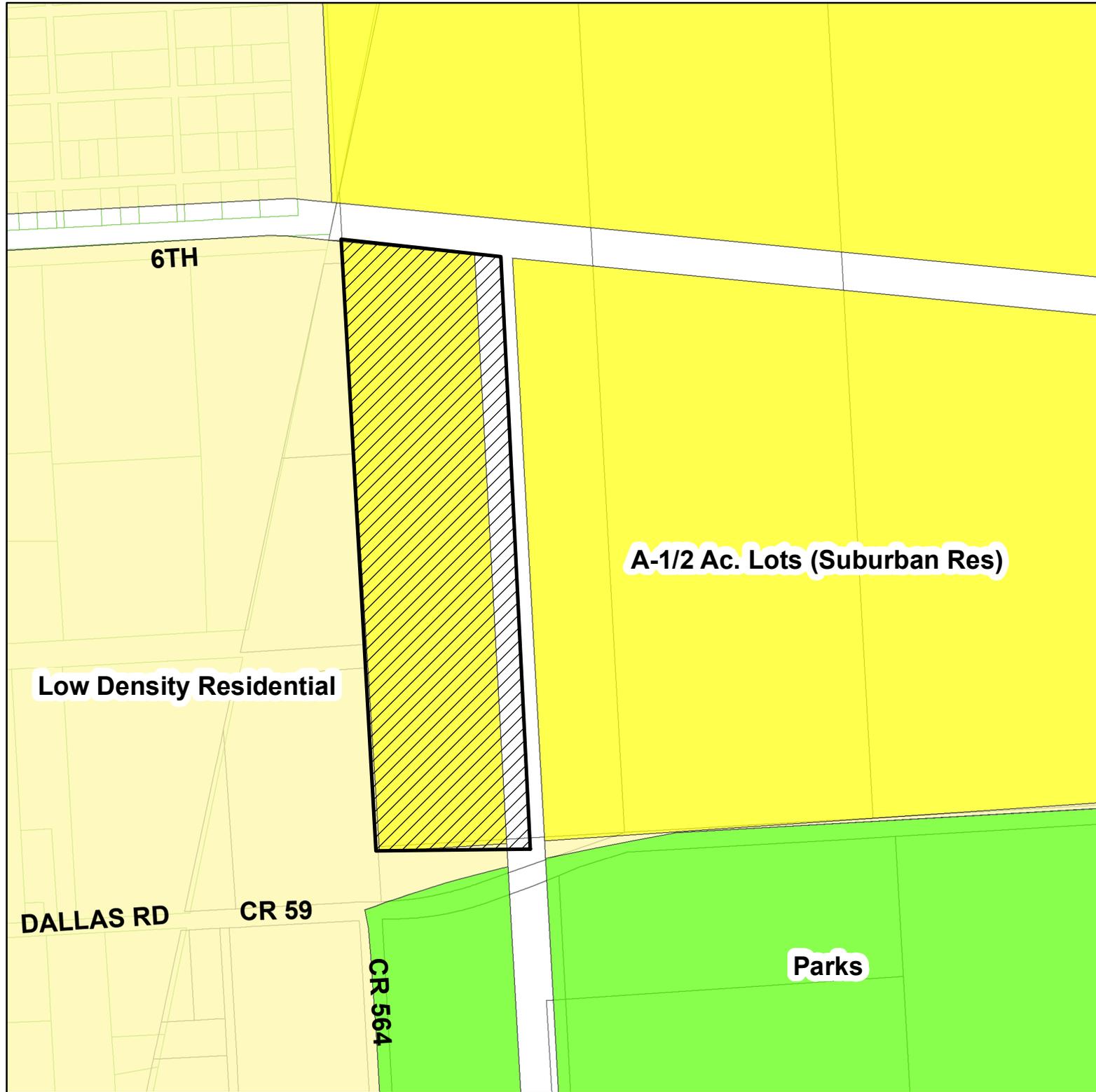
Preliminary Plat Southlake Section 4

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0 90 180 360 Feet



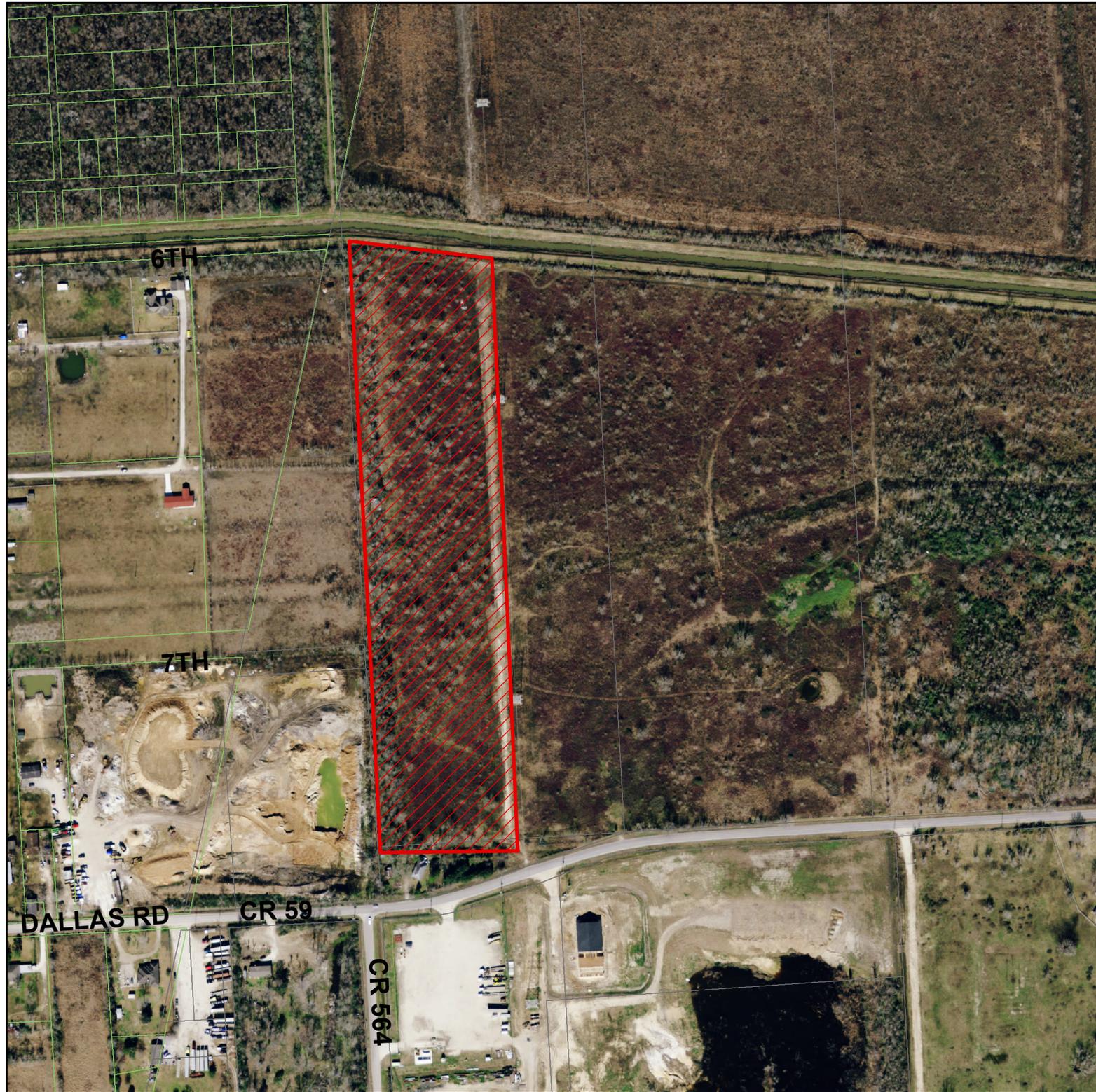


Aerial Map

Preliminary Plat Southlake Section 4

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0 90 180 360 Feet



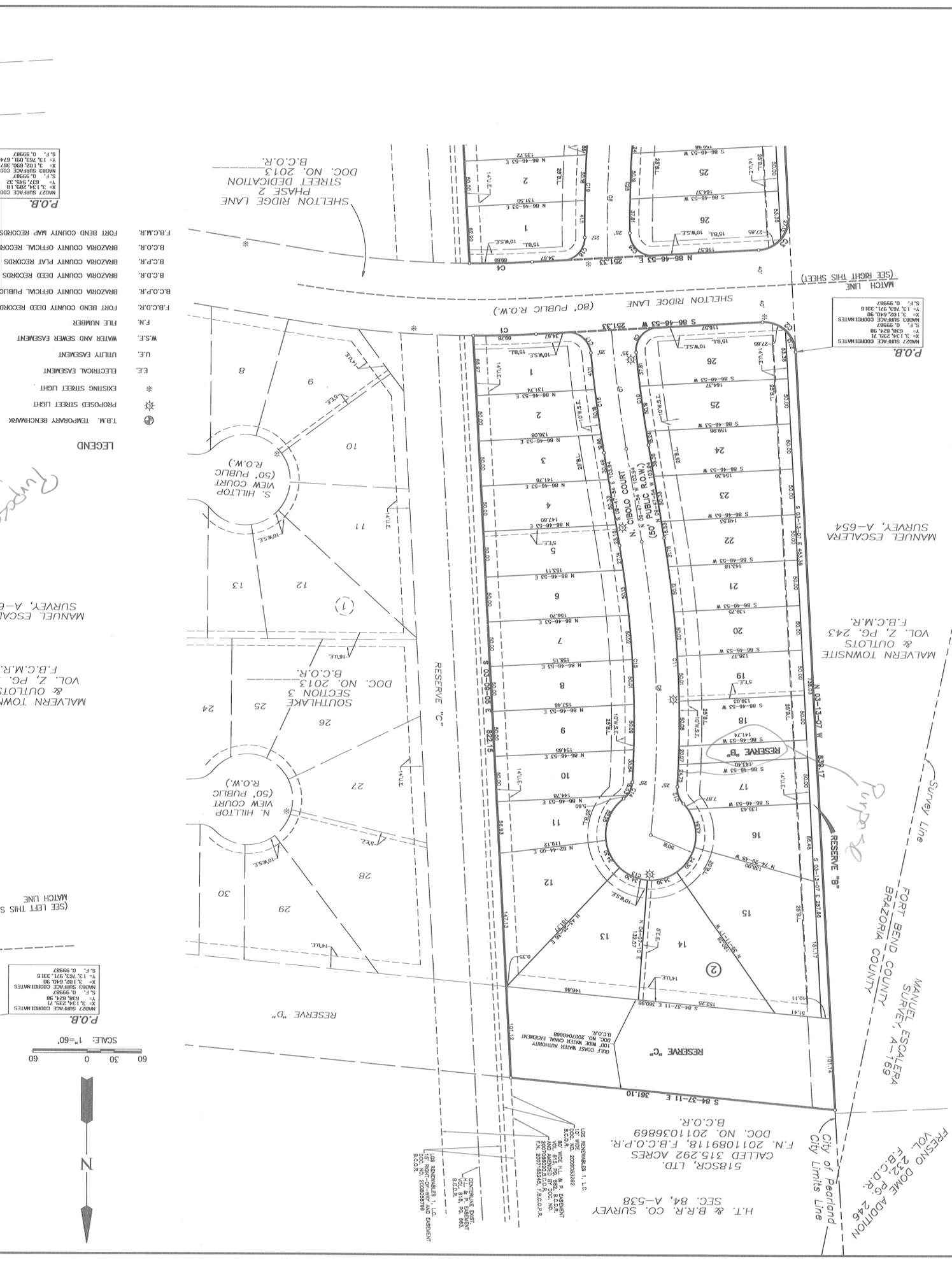
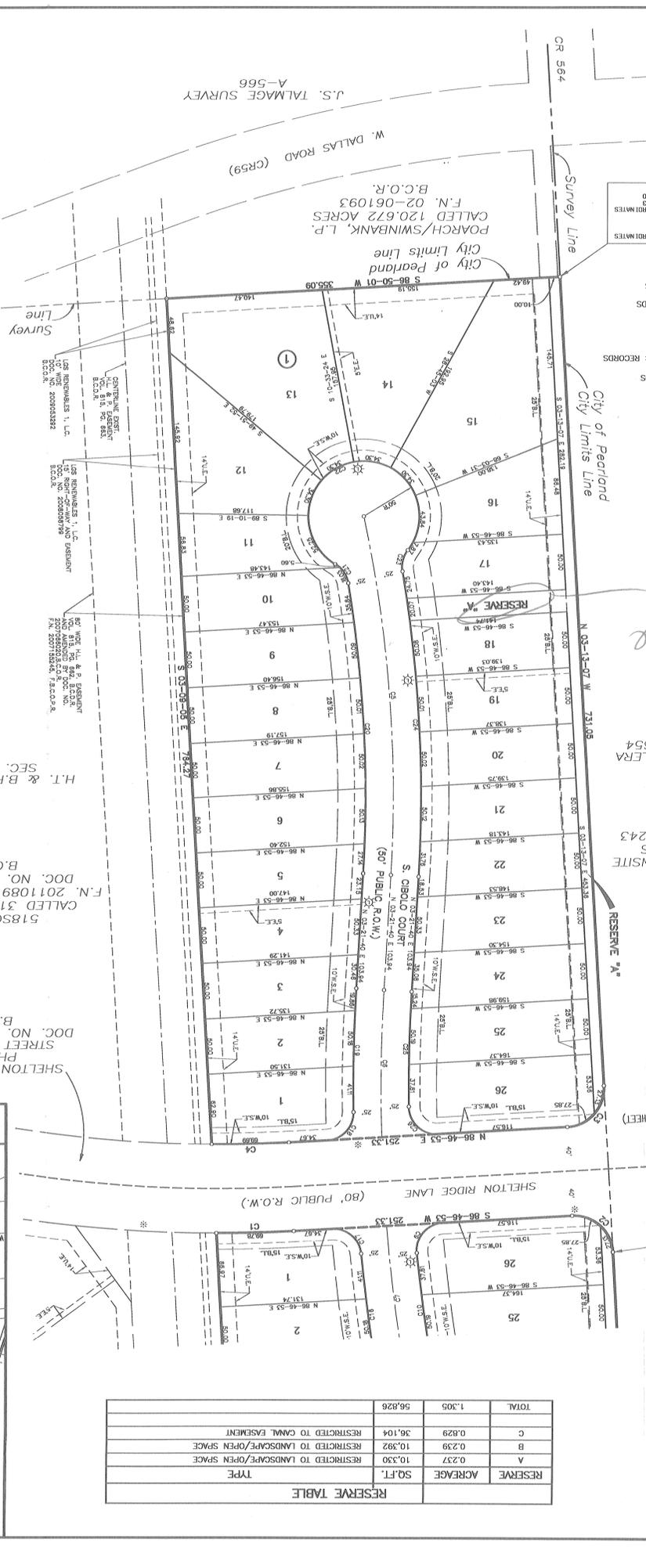
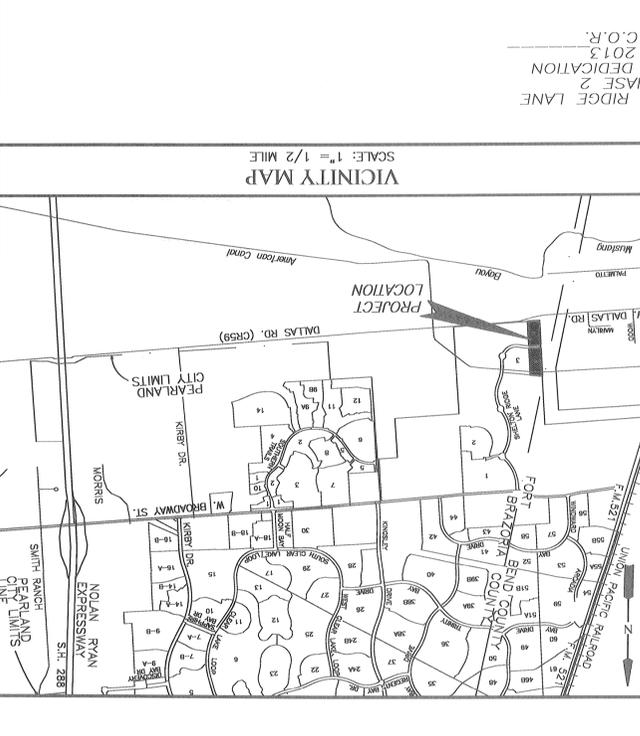
ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042
 Phone 713.963.5200
 Fax 713.963.5026

OWNERS:
 518SCR, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 BY: PSWA, INC., A TEXAS CORPORATION
 ITS SOLE GENERAL PARTNER
 GERALD W. NOTREBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

PLAT # 3-6-13
DATE 3-18-13
TYPE OF PLAT SUBMITTAL
PLANNING DEPT. 3-14-13
 Please review plat and return to the
 City of Pearland, Texas

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	125.00	5.14	14.61	69.78	34.90	69.77
C2	35.00	90.00	00.00	54.98	35.00	49.50
C3	35.00	90.00	00.00	54.98	35.00	49.50
C4	1155.00	5.27	25.02	34.96	68.69	68.68
C5	1200.00	15.33	44.44	325.93	324.93	163.98
C6	1500.00	5.03	06.06	132.25	66.17	132.21
C7	1700.00	5.03	06.06	132.25	66.17	132.21
C8	1700.00	15.33	44.44	325.93	324.93	163.98
C9	25.00	92.34	34.09	26.15	51.64	103.22
C10	1475.00	4.00	36.13	103.24	51.64	103.22
C11	1225.00	12.56	56.49	276.81	139.00	276.22
C12	1225.00	12.56	56.49	276.81	139.00	276.22
C13	50.00	276.21	06.02	241.16	44.74	68.68
C14	25.00	49.24	03.03	21.63	11.54	20.96
C15	1175.00	12.56	56.49	263.22	132.17	262.67
C16	1175.00	12.56	56.49	263.22	132.17	262.67
C17	25.00	4.10	35.35	48.22	23.87	48.22
C18	25.00	4.10	35.35	48.22	23.87	48.22
C19	1925.00	87.35	46.48	111.16	55.60	111.13
C20	1175.00	12.56	56.49	263.22	132.17	262.67
C21	25.00	49.24	03.03	21.63	11.54	20.96
C22	50.00	276.21	06.02	241.16	44.74	68.68
C23	25.00	46.53	03.03	20.46	10.84	19.80
C24	1225.00	12.56	56.49	276.81	139.00	276.22
C25	1475.00	4.00	36.13	103.24	51.64	103.22
C26	25.00	92.34	34.09	26.15	51.64	103.22



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SOUTHLAKE SECTION 4, 13.177 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, 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, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2013.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
AS THE SOLE 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 OF PSWA, INC., 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 INSTATED.

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 THREE FEET LONG OR AS SHOWN ON THE PLAT.
(SEE NOTE 5)

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 SUBDIVISION OF SOUTHLAKE SECTION 4 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 _____, 2013.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2013.

DARRIN COKER
CITY ATTORNEY

ANDREA BROUGHTON, P.E., C.F.M.
CITY ENGINEER

BEING 13.177 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD IN FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011039869, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.), SAID 13.177 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

PART 1

BEGINNING AT THE SOUTHWEST CORNER OF SAID 315.292 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT NUMBER 538, THE NORTHWEST CORNER OF THE J.S. TALMAGE SURVEY, ABSTRACT NUMBER 566 AND ON THE EAST LINE OF THE MANUEL ESCALERA SURVEY, ABSTRACT NUMBER 654, BRAZORIA COUNTY TEXAS, ALSO BEING ON THE EAST LINE OF MALVERN TOWNSITE & OUTLOTS, A PLAT OF RECORD UNDER VOLUME Z, PAGE 243, MAP RECORDS OF SAID FORT BEND COUNTY (F.B.C.M.R.) AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 120.672 ACRE TRACT CONVEYED TO POARCH/SWINBANK, L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 02-061093, B.C.O.R.;

THENCE, NORTH 03° 13' 07" WEST, ALONG THE COMMON SURVEY LINE OF THE SAID MANUEL ESCALERA SURVEY AND THE H.T. & B.R.R. CO. SURVEY, SECTION 84, SAME BEING THE COMMON LINE OF SAID 315.292 ACRE TRACT AND MALVERN TOWNSITE AND OUTLOTS, 731.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, LEAVING SAID COMMON LINES, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD THAT BEARS NORTH 41° 46' 53" EAST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 53" EAST, 251.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 69.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1156.00 FEET, A CENTRAL ANGLE OF 03° 27' 25", AND A CHORD THAT BEARS NORTH 88° 30' 36" EAST, 69.68 FEET TO A POINT FOR CORNER BEING ON THE WEST LINE OF AN 80-FOOT WIDE H.L. & P. GROUND EASEMENT RECORDED IN VOLUME 815, PAGE 662, DEED RECORDS OF BRAZORIA COUNTY (B.C.D.R.) AND AMENDED BY DOCUMENT NUMBER 2007066020, B.C.O.R. AND FILE NUMBER 2007155245, F.B.C.O.P.R.;

THENCE, SOUTH 03° 09' 05" EAST, ALONG SAID WEST LINE OF GROUND EASEMENT, 764.27 FEET TO A POINT FOR CORNER BEING ON THE COMMON LINE OF AFOREMENTIONED 315.292 ACRE TRACT AND 120.672 ACRE TRACT AND ON THE COMMON SURVEY LINE OF AFOREMENTIONED H.T. & B.R.R. CO. SURVEY, SECTION 84 AND THE J.S. TALMAGE SURVEY;

THENCE, SOUTH 85° 50' 01" WEST, ALONG SAID COMMON LINES, 355.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.247 ACRES OF LAND.

PART 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID 315.292 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT NUMBER 538, THE NORTHWEST CORNER OF THE J.S. TALMAGE SURVEY, ABSTRACT NUMBER 566 AND ON THE EAST LINE OF THE MANUEL ESCALERA SURVEY, ABSTRACT NUMBER 654, BRAZORIA COUNTY TEXAS, ALSO BEING ON THE EAST LINE OF MALVERN TOWNSITE & OUTLOTS, A PLAT OF RECORD UNDER VOLUME Z, PAGE 243, MAP RECORDS OF SAID FORT BEND COUNTY (F.B.C.M.R.) AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 120.672 ACRE TRACT CONVEYED TO POARCH/SWINBANK, L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 02-061093, B.C.O.R.;

THENCE, NORTH 03° 13' 07" WEST, ALONG THE COMMON SURVEY LINE OF THE SAID MANUEL ESCALERA SURVEY AND THE H.T. & B.R.R. CO. SURVEY, SECTION 84, SAME BEING THE COMMON LINE OF SAID 315.292 ACRE TRACT AND MALVERN TOWNSITE AND OUTLOTS, 881.05 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 03° 13' 07" WEST, CONTINUING ALONG SAID COMMON LINES, 839.17 FEET TO A POINT FOR CORNER BEING ON THE NORTH LINE OF A GULF COAST WATER AUTHORITY 100-FOOT WIDE WATER CANAL EASEMENT BY INSTRUMENT OF RECORD IN FILE NUMBER 2007040688, B.C.O.R.;

THENCE, SOUTH 84° 37' 11" EAST, LEAVING SAID COMMON LINES, ALONG THE NORTH LINE OF SAID 100-FOOT WIDE WATER CANAL EASEMENT, 361.10 FEET TO A POINT FOR CORNER BEING ON THE WEST LINE OF THE AFOREMENTIONED 80-FOOT WIDE H.L. & P. GROUND EASEMENT;

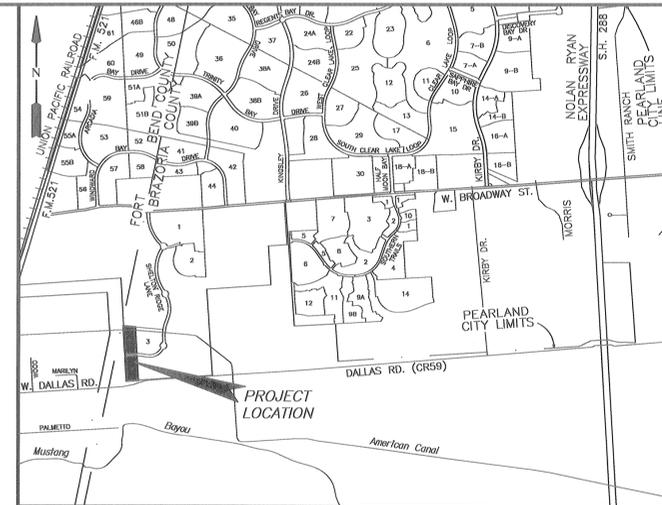
THENCE, SOUTH 03° 09' 05" EAST, ALONG SAID WEST LINE, 822.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 69.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,235.00 FEET, A CENTRAL ANGLE OF 03° 14' 14", AND A CHORD THAT BEARS SOUTH 88° 24' 00" WEST, 69.77 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 53" WEST, 251.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD THAT BEARS NORTH 48° 13' 07" WEST, 49.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.930 ACRES OF LAND.

SAID PART 1 AND PART 2 CONTAINING A NET AREA OF 13.177 ACRES



VICINITY MAP
SCALE: 1" = 1/2 MILE

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. _____, DATED _____, 2013. 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 0.99987.
- 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 BRAZORIA 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 ELEV. = _____, NGVD-29, 1987 ADJUSTMENT
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN).
- 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 TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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.
- 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 BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO 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.
- THIS PROPERTY IS ZONED SCR PUD AT THE TIME OF PLATING.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
- THERE ARE 7 STREET LIGHTS PROPOSED ON THIS PLAT.
- A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.

BLOCK OF SHELTON RIDGE LANE

PRELIMINARY PLAT OF SOUTHLAKE SECTION 4

A SUBDIVISION OF 13.177 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

52 LOTS 3 RESERVES (1.305 ACRES) 2 BLOCKS

MARCH 6, 2013 JOB NO. 2027-0174-310

OWNERS:
518SCR, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

ENGINEER:

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

CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

DR. _____
COORD. _____
MPLAR CHECK: _____
Date/Time : Tue 05 Mar 2013 10:27:10 AM
Full Name : \\nolask\2027\PROJECT\Submittals_4_P.dwg

**P&Z AGENDA
ITEM**

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City of Pearland

Discussion Item 1

Commissioners Activity Report



City of Pearland

Discussion Item 2

Next P&Z Workshop (Cluster Development Plan) – May 6, 2013



City of Pearland

Discussion Item 3

APA National Conference



City of Pearland

Discussion Item 4

Next JPH/P&Z Meeting - 04/15/13

**ADJOURN
MEETING**