

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

FEBRUARY 3, 2014

6:30 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Mary Starr
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Linda Cowles

Derrick Reed



Daniel Tunstall

Ginger McFadden

Elizabeth McLane

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.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 3, 2014, 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 6, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF CANTERBURY PARK SECTION 3

Decision
Date:
2/07/2014

A request by Pape-Dawson Engineers, Inc., applicant, on behalf of KB Home Lone Star, Inc., owner for approval of a Preliminary Plat of Canterbury Park Section 3, a 41 lot single-family residential subdivision, to wit

Legal Description: A subdivision of land containing 12.63 acres out of B.F. Drake Survey, A-507 and B.F. Drake Survey, A-508 within Canterbury Park Section 1, Reserve B, as recorded under Vol. 2A, Pg. 112 Brazoria County Plat Records, City of Pearland Texas.

General Location: 4000 Block of Springfield Ave.

B. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR THE PRELIMINARY PLAT OF RIVERSTONE FALLS DRIVE

Decision
Date:
2/07/2014

A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner, for approval of a Waiver of Decision for the Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision, to wit:

Legal Description: Being a subdivision of 11.165 acres of land located in T.J. Green Survey, Abstract Number 290, City of Pearland, Harris County, Texas, also being a part of lots 10, 11, 19, 20, 29, 30, 42, and 43, of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE FALLS DRIVE

**Decision
Date:
2/07/2014**

A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner, for approval of a Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision, to wit:

Legal Description: Being a subdivision of 11.165 acres of land located in T.J. Green Survey, Abstract Number 290, City of Pearland, Harris County, Texas, also being a part of lots 10, 11, 19, 20, 29, 30, 42, and 43, of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas.

General Location: 1900 Block of Riverstone Ranch Dr

D. DISCUSSION ITEMS

- 1. Commissioners Activity Report
- 2. National APA Conference, April 26-30, 2014, Atlanta, Georgia
- 3. Next JPH and P&Z Meeting, February 17, 2014
- 4. Comprehensive Plan Update

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, Debbie Cody, Office Assistant 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 31st day of January, 2014, A.D., at 5:30 p.m.

Debbie Cody, Office Assistant

Agenda removed _____ day of February, 2014.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 06, 2014, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Vice-Chairperson Mary Starr called the meeting to order at 6:03 PM with the following in attendance:

Chairperson Henry Fuentes
P&Z Commissioner Daniel Tunstall
P&Z Commissioner Ginger McFadden
P&Z Commissioner Elizabeth McLane
P&Z Commissioner Linda Cowles
P&Z Commissioner Derrick Reed

Also in attendance were Deputy City Attorney Nghiem Doan, City Planner Harold Ellis, Associate Planner Ian Clowes, and Office Assistant Debbie Cody.

APPROVAL OF MINUTES

A motion was made by Commissioner Elizabeth McLane, and seconded by Commissioner Linda Cowles for the approval of the Minutes of November 18, 2013 P&Z Regular Meeting and December 2, 2013 P&Z Regular Meeting. The vote was 5 -0 with two commissioners absent for the vote.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 1

A request by Blair Bozoarth of Jones and Carter, Inc., applicant, on behalf of KB Home Lone Star Inc., owner, for approval of a Final Plat of Shadow Grove Section 1, a 129 lot single-family residential subdivision, on the following described property, to wit:

Legal Description: Being 52.1 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

General Location The southern intersection of Broadway St. and Windward Bay Dr.

A motion was made by Commissioner Linda Cowles and seconded by Commissioner Ginger McFadden for approval.

Associate Planner Ian Clowes presented the staff report explaining the changes in the name of the plat. He stated that the Master Plat was approved under the name Creekside Oaks and the Preliminary Plat was approved in June 2013 under the name Shadow Oaks Section 1. He further stated that staff was recommending approval based on conformance with the Comprehensive Plan, Land Use and Urban Development Ordinance, and the Shadow Creek Ranch Planned Unit Development. He further stated that the proposed subdivision would not adversely impact any surrounding properties. There were no questions or discussion from the Commission. The vote was 6 – 0 with one commissioner absent for the vote.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION 17

A request by Geoff Freeman of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 17, a 150 lot single-family residential subdivision on approximately 52.02 acres of land, on the following described property, to wit:

Legal Description: Being 52.02 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 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: 11600 Block of Magnolia Crossing Ln.

A motion was made by Commissioner Linda Cowles and seconded by Commissioner Elizabeth McLane for approval of the Preliminary Plat of Southern Trails Section 17.

Associate Planner Ian Clowes presented the staff report. He stated that staff was recommending approval based on conformance of the Comprehensive Plan, the Land Use and Urban Development Ordinance, and Southern Trails Planned Unit Development. There was no discussion or questioning by the Commission. The vote was 7 – 0 with all commissioners present.

DISCUSSION ITEMS

1. Commissioners Activity Report – The Commission did not report on anything.
2. Comprehensive Plan Update – Council Briefing January 27, 2014 – City Planner Harold Ellis updated the Commission stating that they would be invited and encouraged to attend for information only, not as an interactive role with the Council, the briefing on January 27, 2014 of the Comprehensive Plan.
3. Next Planning & Zoning Regular Meeting – February 3, 2014
4. Next Joint Public Hearing – February 17, 2014

ADJOURNMENT

P&Z Vice-Chairperson Mary Starr adjourned the P&Z Regular Meeting at 6:13 PM.

These minutes were respectfully submitted by:

Debbie Cody, Office Assistant

Minutes approved as submitted and/or corrected on this 3rd day of
February 2014, A.D.

Mary Starr, Vice-Chairperson

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 01/28/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Canterbury Park Section 3

Old Business **New Business** Discussion Item Workshop

Summary: A request by Robert Preiss of Pape-Dawson Engineers, Inc., applicant, on behalf of KB Home Lone Star, Inc., owner for approval of a Preliminary Plat of Canterbury Park section 3, a 41 lot subdivision on 12.63 acres of land, generally located at the 4000 Block of Springfield Ave.

Staff Recommendation: Staff is unable to recommend approval.



PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 3, 2014

PRELIMINARY PLAT OF CANTERBURY PARK SECTION 3

A request by Pape-Dawson Engineers, Inc., applicant, on behalf of KB Home Lone Star, Inc., owner for approval of a Preliminary Plat of Canterbury Park Section 3, a 41 lot subdivision on 12.63 acres of land, generally located at the 4000 Block of Springfield Ave.

Legal Description: A subdivision of land containing 12.63 acres out of B.F. Drake Survey, A-507 and B.F. Drake Survey, A-508 within Canterbury Park Section 1, Reserve B, as recorded under Vol. 2A, Pg. 112 Brazoria County Plat Records, City of Pearland Texas.

General Location: 4000 Block of Springfield Ave.

SUMMARY: This is a request for a Preliminary Plat of Canterbury Park Section 3. The property contains a total of 12.63 acres with 41 proposed single family residential lots. The property is located within two zoning designations, Single Family Residential – 2 (R-2) and Canterbury Park Planned Development (Canterbury Park PD). The proposed development meets the requirements of both the PD and R-2 zone regarding lot sizes and layout. This is part of the Canterbury Park Planned Development and is the second phase in the subdivision. Section 1 of the subdivision was approved in 2004. A Preliminary Plat for Section 2, which showed a total of 97 lots, was approved in 2007 but was never acted on and has since expired. A subsequent Preliminary Plat for Section 2 showing 51 lots, was approved in May of 2013. The proposed Preliminary Plat of Section 3 currently does not meet the requirements of the Planned Development in regards to Parkland Dedication and amenity requirements.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential-2 (R-2) and Planned Development (PD). The R-2 and PD zone require a minimum lot width of 70', minimum depth of 90' and minimum lot area of 7,000 square feet. The current PD has a Development Agreement in place that requires the full dedication of the proposed parkland when Phase 2 begins development. At this time, the applicant has not dedicated this land via plat and has not responded to staff comments. For this reason, the Preliminary Plat does not meet the requirements of the PD.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PD/R-2	Vacant Land
South	R-2	Vacant Land
East	PD/R-2	Vacant Land
West	PD/R-2	Single Family Residential

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low Density Residential. The approved Comprehensive Plan further indicates that corresponding lot sizes for the Low Density Residential designation would be 10,000, 8,000, 7,000 or 6,000 square foot lots. Therefore, the proposed development of a single family subdivision is in conformance with the Comprehensive Plan.

PLATTING STATUS: This is the second Preliminary Plat for the subject property. A Preliminary Plat containing this section was approved in 2007 but development of the subdivision did not occur within the 2 year time frame and subsequently expired. A Final Plat will be required after the completion and acceptance of all public infrastructure and amenities and prior to the release of any building permits.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property will be accessed by Springfield Avenue and Canterbury Park Lane, which are part of Section 1. These roads are both platted as Minor Collectors with 60' of right-of-way.

AVAILABILITY OF UTILITIES: Public water and sewer are available for this site, but will have to be extended to the site by the applicant.

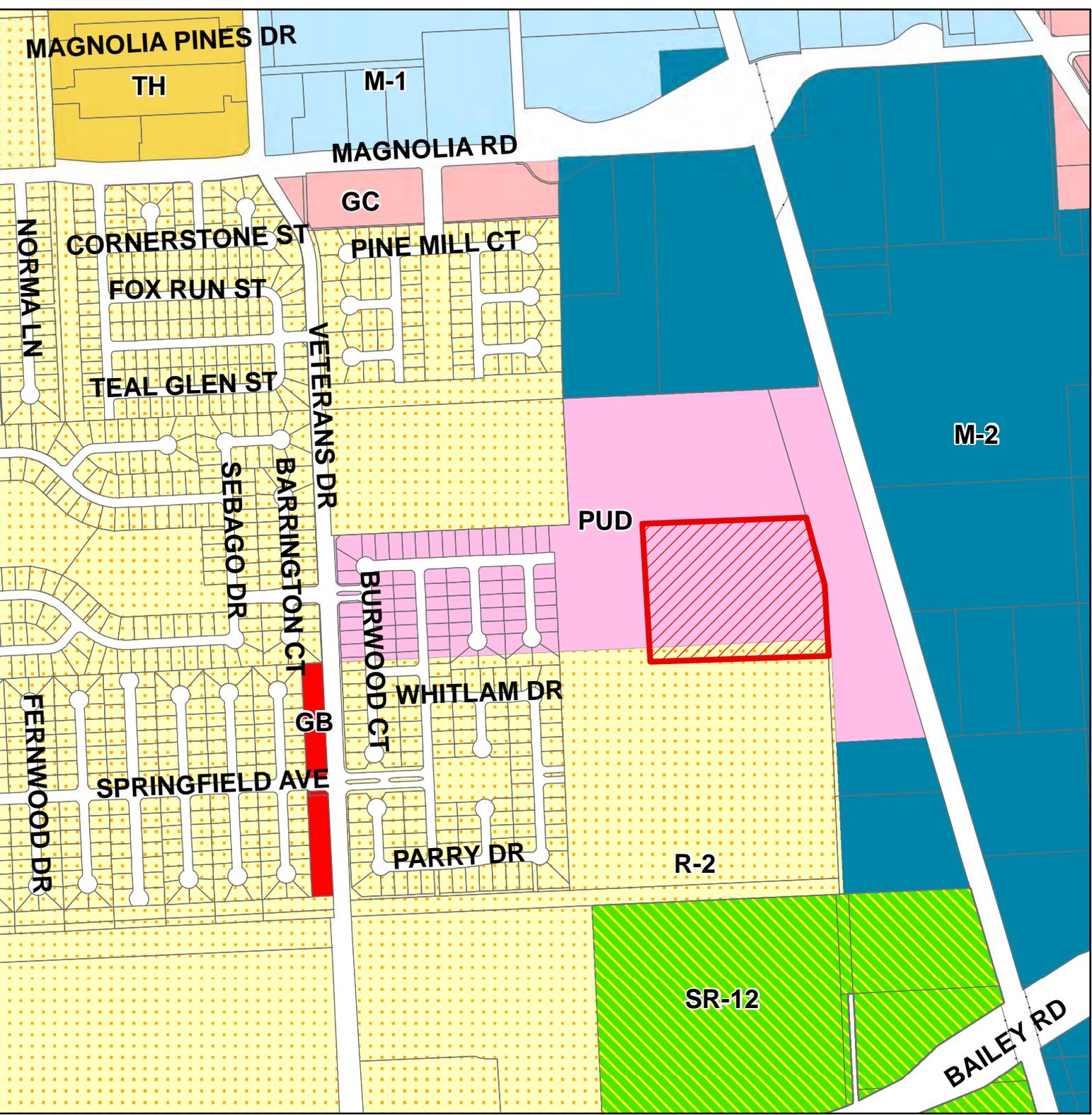
ADDITIONAL COMMENTS: At this time, staff has not received a response to initial comments and the plat is considered incomplete. Pursuant to Texas Local Government Code Chapter 212, a plat must be acted on within 30 days. A list of outstanding comments has been provided, in the Supporting Document Section of this report.

STAFF RECOMMENDATION: Staff is unable to recommend approval of the Preliminary Plat of Canterbury Park Section 3 as proposed by the applicant, for the following reasons:

1. Staff comments regarding the dedication of parkland and various errors have not been addressed, causing the plat to remain incomplete.

SUPPORTING DOCUMENTS:

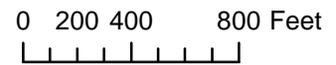
- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Outstanding Comments
- Preliminary Plat of Canterbury Park Section 3

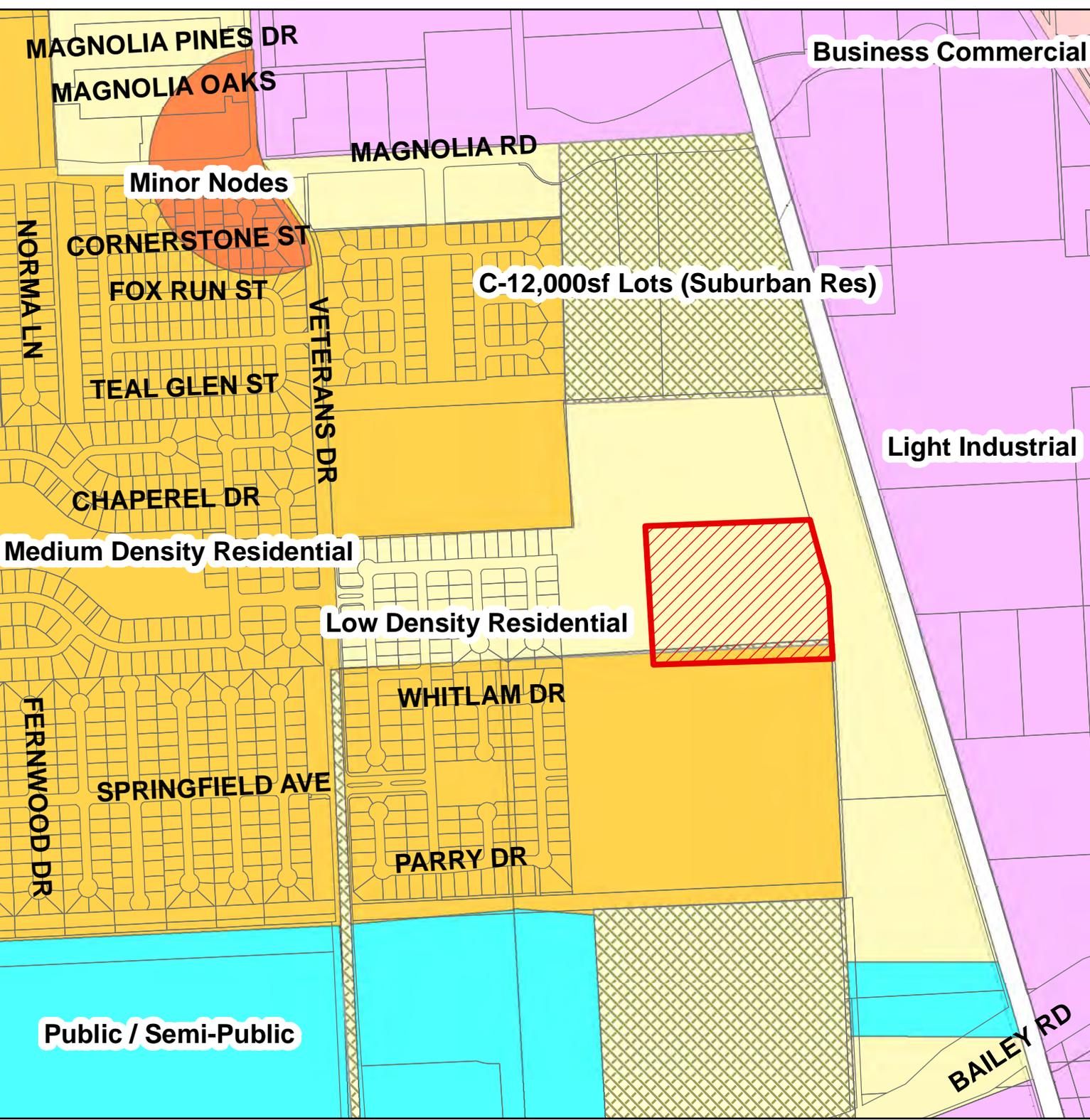


Zoning and Vicinity Map

**Preliminary Plat of
Canterbury Park Sec. 3**

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.

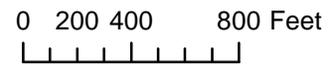




FLUP Map

**Preliminary Plat of
Canterbury Park Sec. 3**

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Aerial Map

Preliminary Plat of Canterbury Park Sec. 3

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0 200 400 800 Feet



Canterbury Park Section 3

Permit # 14-99900004

Plat Review

January 17, 2014

-Please provide written response to all of these comments.

General:

- Please see redline copy of plat for more detailed comments.
- Please correct vicinity map. Shaded area does not appear to be correct.
- Please show the Point of Beginning on the plat.
- The Development Agreement that was in place requires full dedication of entire parkland. Please show on plat.
- Ensure that streetlight separation does not exceed 200'.
- Move floodplain information in to the notes section.

Notes:

- Please remove notes #20, #16.
- Please add a note stating that 4' sidewalks are required on all local streets and 6' sidewalks are required on all collector and thoroughfare streets.

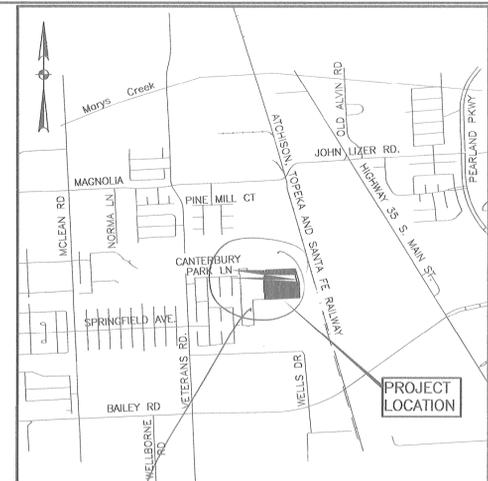
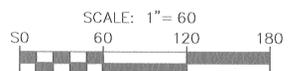
Re-submittal:

- Please provide the following
 - 3 paper copies
 - Remaining letters of no objection

PORTION OF RESTRICTED RESERVE "B" CANTERBURY PARK SECTION 1 VOLUME 24, PAGE 112 BCPR

Future Section? if so which

Show Maps & BOB



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP PG. 615 W

Clean up & Clarify

X= 3150414.055
Y= 13764370.7323

X=3151109.334
Y= 13764403.7758

LINE #	BEARING	LENGTH
L1	N87°25'59"E	12.00'
L2	N47°40'14"W	9.67'
L3	S87°14'27"W	25.00'
L4	N11°49'09"W	15.45'
L5	N35°34'53"E	31.82'
L6	N58°22'55"W	23.54'
L7	S47°40'14"E	12.12'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	924.00'	21°18'23"	S6°56'27"W	341.63'
C2	50.00'	90°11'27"	N42°20'13"E	70.83'
C3	805.00'	19°46'10"	S70°7'32"W	276.38'
C4	525.00'	21°42'21"	S8°05'38"W	197.70'
C5	1365.00'	7°08'28"	N15°22'35"E	170.02'
C6	500.00'	1°33'32"	N1°58'47"W	13.60'
C7	25.00'	90°10'46"	N42°19'50"E	35.41'
C8	25.00'	89°48'28"	S47°39'47"E	35.30'
C9	830.00'	4°51'43"	S3°35'29"W	70.41'
C10	25.00'	46°17'17"	N9°59'42"W	19.65'
C11	50.00'	47°26'02"	N78°29'50"W	40.22'
C12	25.00'	50°16'38"	S38°02'23"W	21.24'
C13	780.00'	5°10'40"	S3°59'22"W	70.46'
C14	25.00'	90°07'46"	N42°18'20"E	35.40'
C15	25.00'	89°48'28"	S47°39'47"E	35.30'
C16	550.00'	7°23'44"	S6°46'07"W	70.94'
C17	1340.00'	3°08'32"	N14°32'12"E	73.48'
C18	1390.00'	3°01'06"	N13°54'10"E	73.22'
C19	500.00'	8°09'35"	S7°43'05"W	71.15'
C20	25.00'	90°10'50"	N42°19'52"E	35.41'
C21	50.00'	216°19'49"	N40°23'43"W	95.02'
C22	25.00'	70°31'44"	S32°30'19"W	28.87'
C23	25.00'	39°46'44"	S22°38'53"E	17.01'
C24	50.00'	85°03'55"	N0°00'18"W	67.60'
C25	25.00'	39°12'09"	N72°57'56"W	16.77'
C26	25.00'	90°11'32"	S42°20'13"W	35.41'
C27	25.00'	89°48'28"	N47°39'47"W	35.30'
C28	525.00'	1°29'37"	N2°00'44"W	13.69'
C29	475.00'	1°37'51"	N1°56'37"W	13.52'

PORTION OF RESTRICTED RESERVE "A" CANTERBURY PARK SECTION 1 VOLUME 24, PAGE 112 BCPR

Required Park?

Remove Topiary
Remove Park

Point or PD? Please Clarify exact location within Canterbury dev.



REMAINING PORTION OF RESTRICTED RESERVE "B" CANTERBURY PARK SECTION 1 VOLUME 24, PAGE 112 BCPR

Future Section? if so, which?

RESTRICTED RESERVE "A" (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.22 AC, 9,581 SQ.FT.

RESTRICTED RESERVE "B" (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
1.99 AC, 86,857 SQ.FT.

- LEGEND:
- AC = ACRE
 - AE = AERIAL EASEMENT
 - WSE = WATER & SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - EE = ELECTRICAL EASEMENT
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SE = PROPOSED STREET LIGHT
 - BCPR = BRAZORIA COUNTY DEED RECORDS
 - BCPR = BRAZORIA COUNTY PLAT RECORDS
 - BCPR = BRAZORIA COUNTY CLERK'S FILE
 - OPRRPBC = OFFICIAL PUBLIC RECORDS OR REAL PROPERTY OF BRAZORIA COUNTY

OWNER:
KB HOME LONE STAR, INC.
JENNIFER G. KELLER, P.E.,
VICE PRESIDENT OF LAND HOUSTON DIVISION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
TEL. 713.668.3800

CANTERBURY PARK SEC 3

IN THE 4000 BLOCK OF SPRINGFIELD AVENUE
A SUBDIVISION OF 12.6300 ACRES
IN THE B.F. DRAKE SURVEY, A-507
AND B.F. DRAKE SURVEY, A-508 WITHIN CANTERBURY PARK SEC 1, RESERVE B, AS RECORDED UNDER VOL 2A, PG 112 BRAZORIA COUNTY PLAT RECORDS
CITY OF PEARLAND, TEXAS 77584

41 LOTS 2 RESERVES 4 BLOCKS
SCALE: 1"=60' JANUARY 2014

PAPE-DAWSON ENGINEERS

10333 RICHMOND AVE SUITE 900 | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
FAX: 713.428.2420
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVE HARDING, DIVISION PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF RIVERSTONE FALLS STREET DEDICATION, 11.165 ACRES OUT OF THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SHS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE 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 SIXTEEN FEET (16'0") BACK-TO-BACK 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 THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVE HARDING, DIVISION PRESIDENT THIS _____ DAY OF _____, 2014.

MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
STEVE HARDING, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HARDING, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, 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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE CITY PLANNING DIRECTOR OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RIVERSTONE FALLS DRIVE STREET DEDICATION 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 _____, 2014.

HENRY FUERTES, CHAIRPERSON
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2014.

DARRIN COKER
CITY ATTORNEY

ANDREA BROUGHTON, P.E.
CITY ENGINEER

I, STAN STANWART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2014, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2014, AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

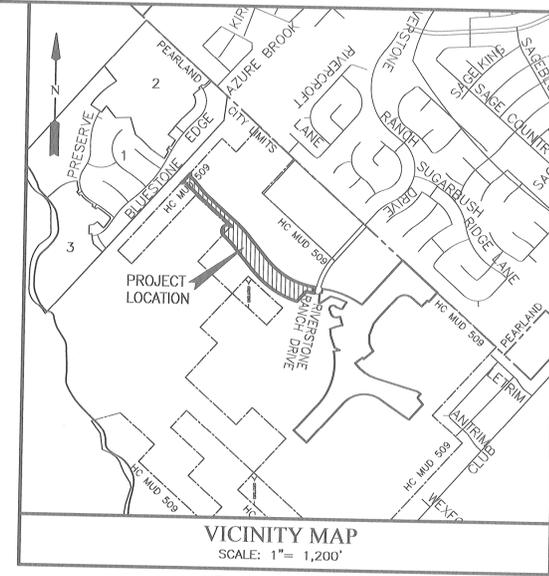
STAN STANWART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, CITY PLANNING LETTER FILE NO. _____ DATED _____ 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
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. BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (F.M. 518) AND LIBERTY DRIVE. THE MONUMENT IS APPROXIMATELY 4.00 FEET SOUTHWESTERLY FROM THE SOUTH SIDE OF LIBERTY DRIVE BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM THE METAL POLE. ELEVATION = 42.48, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD 29, 1973 ADJUSTMENT.
5. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHERLY END OF DRY WILLOW LANE (AS SHOWN BY THE SYMBOL). ELEV. = 41.82'NGVD 29, 1987 ADJUSTMENT
6. THIS PLAT LIES WITHIN HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509, AT THE TIME OF PLATING.
7. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11. PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARKLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
8. THIS LAND IS LOCATED IN THE RIVERSTONE RANCH CLUSTER PLAN AT THE TIME OF PLATING.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP/MAP NO. 48201C 1055L, REVISED, THE EXISTING 100-YEAR FLOOD PLAN IS NOT WITHIN THE LIMITS OF THIS PLAT.
10. A 6-FOOT SIDEWALK SHALL BE BUILT ALONG RIVERSTONE RANCH DRIVE AT THE TIME OF DEVELOPMENT.
11. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
12. ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
13. 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 HARRIS COUNTY.
14. 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.
15. 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 HOLDERS 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.
16. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR HARRIS COUNTY FLOOD CONTROL.
17. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
18. THERE ARE 14 PROPOSED STREET LIGHTS ON THIS PLAT.

509?



1900 BLOCK OF RIVERSTONE RANCH DRIVE
PRELIMINARY PLAT OF
RIVERSTONE FALLS DRIVE
STREET DEDICATION

A SUBDIVISION OF 11.165 ACRES OF LAND SITUATED IN THE T.J. GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 10, 11, 19, 20, 29, 30, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

0 LOTS 5 RESERVES (7.617 ACRES) 0 BLOCKS
JANUARY 16, 2014 JOB NO. 2040-5101-305

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-8111

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

FILED: 2014 JAN 16 PM 2:58 PM
COUNTY CLERK'S OFFICE
HARRIS COUNTY, TEXAS
STAN STANWART, COUNTY CLERK

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 01/28/2014
AGENDA ITEM SUBJECT: Waiver Request - Preliminary Plat of Riverstone Falls Drive

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner for approval of a Waiver of Decision on the Preliminary Plat of Riverstone Falls Drive, to allow time to resolve all outstanding items.

Staff Recommendation: Approval



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

January 27, 2014

Mr. Ian Clowes
City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Preliminary Plat of Riverstone Falls Drive Street Dedication
LJA Job No. 2040-2135 (5.1)

Dear Mr. Ian Clowes:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering, Inc., hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as (Riverstone Falls Drive Street Dedication). This extension is for to allow the Developer and City Staff time to review the required easements.

LJA Engineering, Inc. (LJA) agrees that the waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Warren Escovy', written over a horizontal line.

Warren Escovy
Platting Manager

WE/lb

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 01/28/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Riverstone Falls Drive

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner, for approval of a Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision, generally located at the 1900 Block of Riverstone Ranch Dr.

Staff Recommendation: No action required if Agenda Item B (Waiver of Decision) is approved.



PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 3, 2014

Preliminary Plat of Riverstone Falls Drive

A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner, for approval of a Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision, to wit

Legal Description: Being a subdivision of 11.165 acres of land located in T.J. Green Survey, Abstract Number 290, City of Pearland, Harris County, Texas, also being a part of lots 10, 11, 19, 20, 29, 30, 42, and 43, of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas.

General Location: 1900 Block of Riverstone Ranch Dr.

SUMMARY: This is a request for a Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision. The proposed street is located within the Riverstone Ranch Cluster Development Plan. This Preliminary Plat is for a portion of the road in phase 1 of this Development. This road dedication will connect the previously approved Section 1 of Riverstone Ranch, to the newly constructed Hughes Road to the northwest. Currently, Section 1 is only served by Riverstone Ranch Dr. from the north. This road will allow for future continued expansion of Riverstone Ranch and is in conformance with the approved Cluster Development Plan. At this time, the applicant has requested a Waiver of Decision in order to resolve outstanding issue with regards to proposed Water Sewer Easements

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	R1 - Cluster	Undeveloped Land
South	R1 - Cluster	Undeveloped Land
East	R1 - Cluster	Riverstone Ranch Section 1
West	R1 - Cluster	Hughes Road, Preserve at Highland Glen

UNIFIED DEVELOPMENT CODE: The proposed street dedication is in conformance with the Unified Development Code.

CONFORMANCE TO THE THOROUGHFARE PLAN: Riverstone Ranch Section 1 will be served by the 60 foot street right-of-way called Riverstone Falls Drive, which is shown in this plat. This road is in conformance with the thoroughfare plan. The current plat shows a right-of-way of 80' tapering down to 60'.

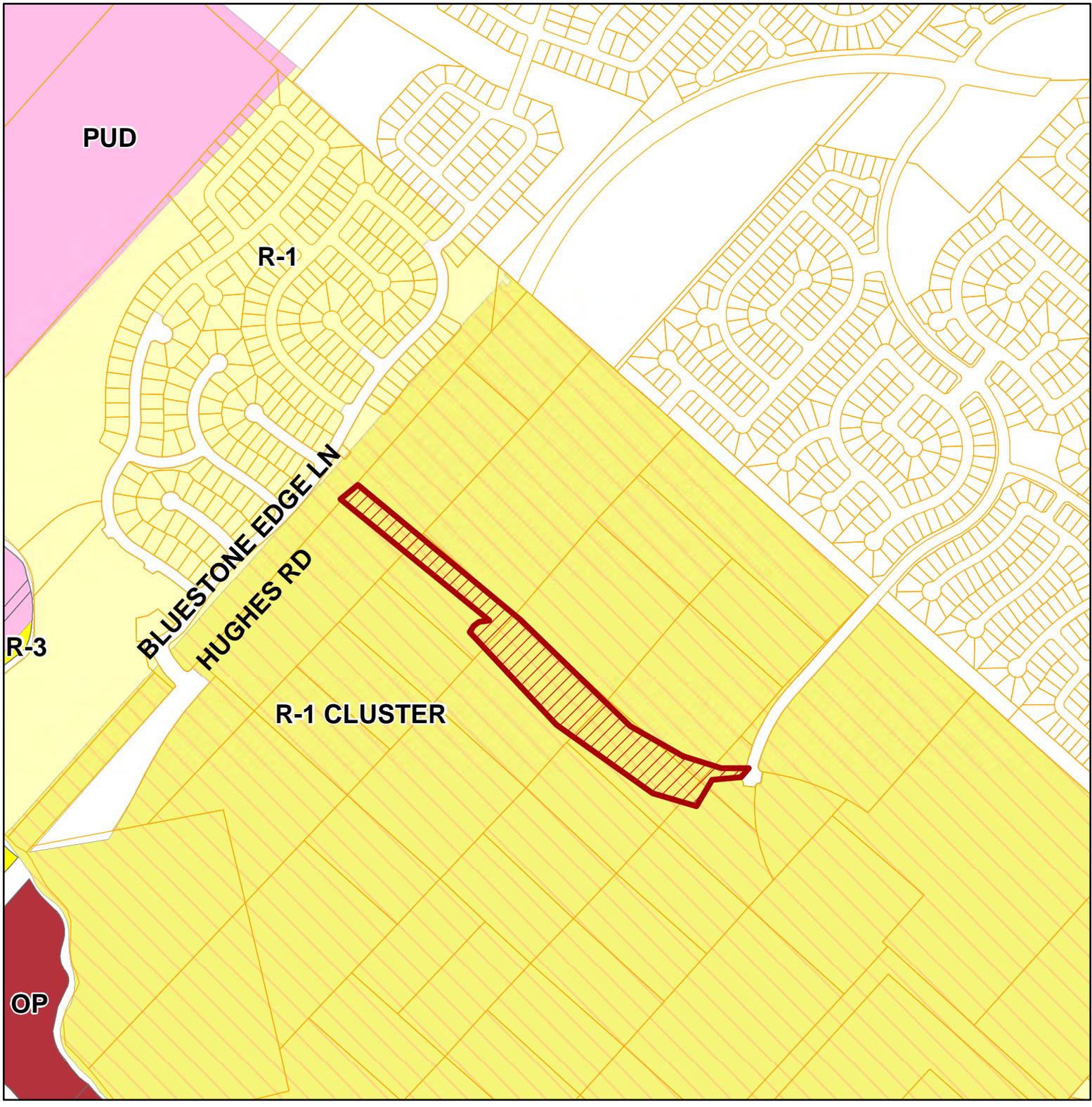
TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved by the Engineering Department.

STAFF RECOMMENDATION: Staff is unable to recommend approval of this Preliminary Plat of Riverstone Falls Drive as proposed by the applicant for the following reasons:

1. The applicant has requested a Waiver of Decision to allow them to resolve outstanding issues regarding Water Sewer Easements.

SUPPORTING DOCUMENTS:

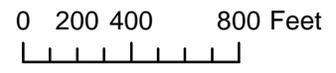
- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Riverstone Falls Drive.



Zoning and Vicinity Map

Preliminary Plat of Riverstone Falls Drive

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.

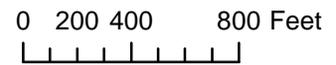




FLUP Map

**Preliminary Plat of
Riverstone Falls Drive**

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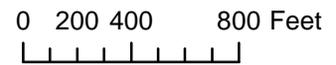




Aerial Map

Preliminary Plat of Riverstone Falls Drive

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.



RH BLACKHAWK II, LTD.
 CLEAR BRIDGE TO
 UTILITY OF HARRIS COUNTY
 CALLED 100.4395 ACRES
 FILE NOS. U658196 & U673395
 H.C.O.P.R.R.P.
 DATED DEC. 13, 2000

STONERIVER CAPITAL, LLC
 LOTS 2, 3, 4, AND 5
 FILE NO. 20120032781
 H.C.O.P.R.R.P.

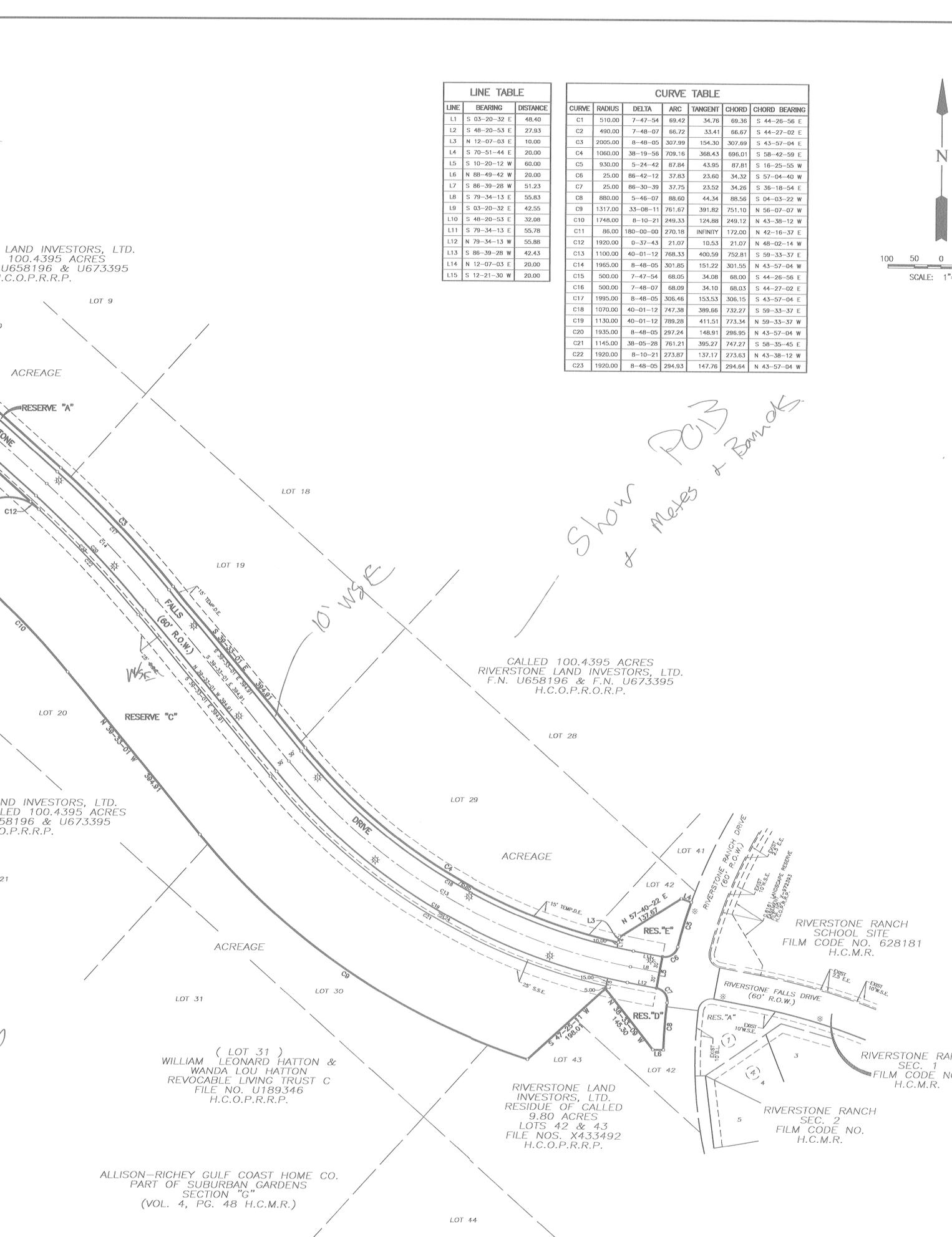
SHS PARTNERS
 LOT 11 & 12
 FILE NO. 20130213913
 H.C.O.P.R.R.P.

RIVERSTONE LAND INVESTORS, LTD.
 CALLED 100.4395 ACRES
 FILE NOS. U658196 & U673395
 H.C.O.P.R.R.P.

RIVERSTONE LAND INVESTORS, LTD.
 RESIDUE OF CALLED 100.4395 ACRES
 FILE NOS. U658196 & U673395
 H.C.O.P.R.R.P.

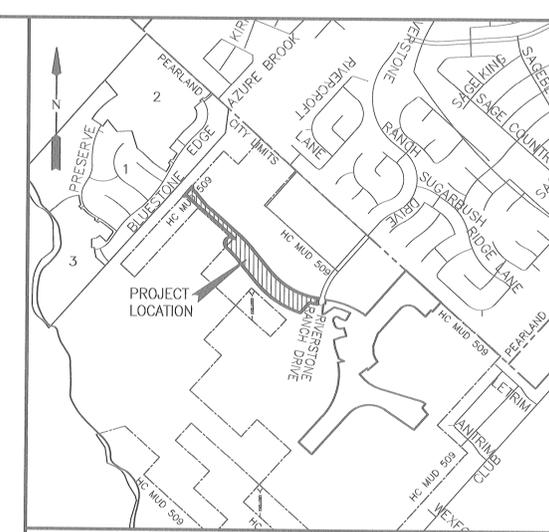
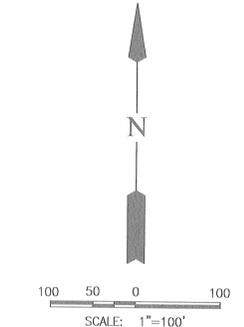
WILLIAM LEONARD HATTON &
 WANDA LOU HATTON
 REVOCABLE LIVING TRUST C
 FILE NO. U189346
 H.C.O.P.R.R.P.

ALLISON-RICHEY GULF COAST HOME CO.
 PART OF SUBURBAN GARDENS
 SECTION "G"
 (VOL. 4, PG. 48 H.C.M.R.)



LINE	BEARING	DISTANCE
L1	S 03-20-32 E	48.40
L2	S 48-20-53 E	27.93
L3	N 12-07-03 E	10.00
L4	S 70-51-44 E	20.00
L5	S 10-20-12 W	60.00
L6	N 88-49-42 W	20.00
L7	S 86-39-28 W	51.23
L8	S 79-34-13 E	55.83
L9	S 03-20-32 E	42.55
L10	S 48-20-53 E	32.06
L11	S 79-34-13 E	55.78
L12	N 79-34-13 W	55.88
L13	S 86-39-28 W	42.43
L14	N 12-07-03 E	20.00
L15	S 12-21-30 W	20.00

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	510.00	7-47-54	69.42	34.76	69.36	S 44-26-56 E
C2	490.00	7-48-07	66.72	33.41	66.67	S 44-27-02 E
C3	2005.00	8-48-05	307.99	154.30	307.69	S 43-57-04 E
C4	1060.00	38-19-56	709.16	368.43	696.01	S 58-42-59 E
C5	930.00	5-24-42	87.84	43.95	87.81	S 16-25-55 W
C6	25.00	86-42-12	37.83	23.60	34.32	S 57-04-40 W
C7	25.00	86-30-39	37.75	23.52	34.26	S 36-18-54 E
C8	880.00	5-46-07	88.60	44.34	88.56	S 04-03-22 W
C9	1317.00	33-08-11	761.67	391.82	751.10	N 56-07-07 W
C10	1748.00	8-10-21	249.33	124.88	249.12	N 43-38-12 W
C11	86.00	180-00-00	270.18	INFINITY	172.00	N 42-16-37 E
C12	1920.00	0-37-43	21.07	10.53	21.07	N 48-02-14 W
C13	1100.00	40-01-12	768.33	400.59	752.81	S 59-33-37 E
C14	1965.00	8-48-05	301.85	151.22	301.55	N 43-57-04 W
C15	500.00	7-47-54	68.05	34.08	68.00	S 44-26-56 E
C16	500.00	7-48-07	68.09	34.10	68.03	S 44-27-02 E
C17	1995.00	8-48-05	306.46	153.53	306.15	S 43-57-04 E
C18	1070.00	40-01-12	747.38	389.66	732.27	S 59-33-37 E
C19	1130.00	40-01-12	789.28	411.51	773.34	N 59-33-37 W
C20	1935.00	8-48-05	297.24	148.91	296.95	N 43-57-04 W
C21	1145.00	38-05-28	761.21	395.27	747.27	S 58-35-45 E
C22	1920.00	8-10-21	273.87	137.17	273.63	N 43-38-12 W
C23	1920.00	8-48-05	294.93	147.76	294.64	N 43-57-04 W



VICINITY MAP
 SCALE: 1" = 1,200'
 KEY MAP NO. XXXX

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - SIM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.C.F. INDICATES HARRIS COUNTY CLERK FILE
 - H.C.O.P.R.R.P. INDICATES HARRIS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.M.E. INDICATES FORCE MAINE EASEMENT
 - INDICATES PROPOSED STREET LIGHTS
 - INDICATES EXISTING STREET LIGHTS
 - INDICATES TEMPORARY BENCHMARK

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.539	23,497	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.820	35,710	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	5.870	255,709	RESTRICTED TO DRAINAGE
D	0.200	8,721	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.188	8,204	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	7.617	331,841	

1900 BLOCK OF RIVERSTONE RANCH DRIVE
 PRELIMINARY PLAT OF
 RIVERSTONE FALLS DRIVE
 STREET DEDICATION

A SUBDIVISION OF 11.165 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 10, 11, 19, 20, 29, 30, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

0 LOTS 5 RESERVES (7.617 ACRES) 0 BLOCKS
 JANUARY 16, 2014 JOB NO. 2040-5101-305

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
 AN ARIZONA LIMITED LIABILITY COMPANY
 STEVE HARDING, DIVISION PRESIDENT
 2901 W. SAM HOUSTON PKWY. N., SUITE G-250, HOUSTON, TEXAS 77043
 PH. (713) 621-6111

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

Date/Time : Thu, 16 Jun 2014 11:45:50am
 Path/Name : I:\Projects\2014\PREPL\Riverstone Falls Drive_PP_recovering.dwg
 MYLAR CHECK: COORD DIR

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVE HARDING, DIVISION PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF RIVERSTONE FALLS STREET DEDICATION, 11.165 ACRES OUT OF THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SIS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVE HARDING, DIVISION PRESIDENT THIS _____ DAY OF _____, 2014.

MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
STEVE HARDING, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HARDING, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, 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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE CITY PLANNING DIRECTOR OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RIVERSTONE FALLS DRIVE STREET DEDICATION 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 _____, 2014.

HENRY FUERTES, CHAIRPERSON
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2014.

DARWIN COCKER, CITY ATTORNEY ANDREA BROUGHTON, P.E., CITY ENGINEER

I, STAN STANWART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2014, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2014, AT _____ O'CLOCK _____ M., AND AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

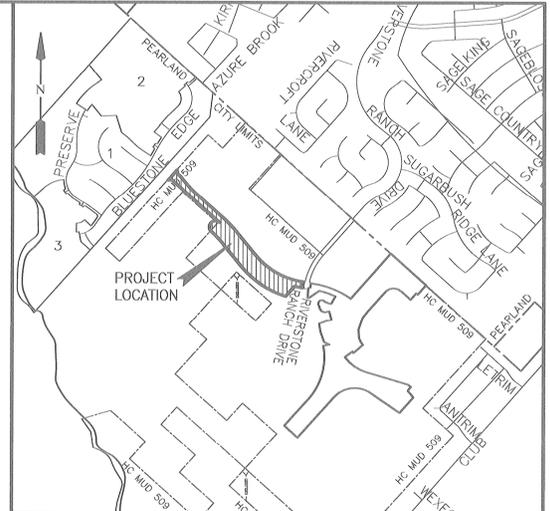
STAN STANWART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, CITY PLANNING LETTER FILE NO. _____ DATED _____ 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
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. BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU. 1995". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (F.M. 518) AND LIBERTY DRIVE. THE MONUMENT IS APPROXIMATELY 4.00 FEET SOUTHWESTERLY FROM THE SOUTH SIDE OF LIBERTY DRIVE BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM THE METAL POLE. ELEVATION = 42.48, NVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NVD 29, 1973 ADJUSTMENT.
5. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHERLY END OF DRY WILLOW LANE (AS SHOWN BY THE SYMBOL). ELEV. = 41.82' NVD 29, 1987 ADJUSTMENT.
6. THIS PLAT LIES WITHIN HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509, AT THE TIME OF PLATING.
7. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARKLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
8. THIS LAND IS LOCATED IN THE RIVERSTONE RANCH CLUSTER PLAN AT THE TIME OF PLATING.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP/MAP NO. 482010 1055L, REVISED, THE EXISTING 100-YEAR FLOOD PLAIN IS NOT WITHIN THE LIMITS OF THIS PLAT.
10. A 6-FOOT SIDEWALK SHALL BE BUILT ALONG RIVERSTONE RANCH DRIVE AT THE TIME OF DEVELOPMENT.
11. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
12. ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
13. 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 HARRIS COUNTY.
14. 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.
15. 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 HOLDERS 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.
16. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR HARRIS COUNTY FLOOD CONTROL.
17. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
18. THERE ARE 14 PROPOSED STREET LIGHTS ON THIS PLAT.

509?



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. XXXX

1900 BLOCK OF RIVERSTONE RANCH DRIVE
PRELIMINARY PLAT OF
RIVERSTONE FALLS DRIVE
STREET DEDICATION

A SUBDIVISION OF 11.165 ACRES OF LAND SITUATED IN THE T.J. GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 10, 11, 19, 20, 29, 30, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

0 LOTS 5 RESERVES (7.617 ACRES) 0 BLOCKS
JANUARY 16, 2014 JOB NO. 2040-5101-305

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

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

DIR. COORD. CHECK: MYLAR
Date/Time: Thu, 16 Jan 2014, 7:55AM
Path/Name: I:\Projects\2040\PREP\Riverstone Falls Drive_PP_reserve.dwg

**P&Z AGENDA
ITEM**

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