AGENDA

CITY OF PEARLAND
PLANNING & ZONING COMMISSION

JULY 21, 2014 6:30 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Elizabeth McLane

Derrick Reed

Mary Starr

Ginger McFadden

Linda Cowles

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.

REGULAR MEETING
PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 p.m.
COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the "Consent Agenda" are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action *(ix. Matters removed from Consent Agenda).* Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES:

1. Approve the Minutes of the July 7, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF CANTERBURY [ARK SECTION 3

Decision Date for ALL Plats: 7/25/2014

A request by John Dreahn 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., 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.

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF COVINGTON ESTATES

A request by John English of Rekha Engineering, Inc., applicant and R. West Development, Inc., owner, for approval of the Final Plat of Covington Estates,

a 20 lot subdivision on a 9.64 acre tract of land, generally located at 2014 Hillhouse Road.

Legal Description: A tract of land containing 4.82 acres known as Tract 20-A, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records, and;

A tract of land containing 4.82 acres known as Tract 20, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records.

General Location: 2014 Hillhouse Road

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF EMERALD CROSSING STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.550 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: A half a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman with Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 1, a 20 lot subdivision on 2.056 acres of land, to wit:

Legal Description: A subdivision of land containing 8.2 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Alexander Way.

F. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF HIGHLAND CROSSING SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes, owner for approval of the Final Plat of Highland Crossing Section 3, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 50 lots on 12.8 acres, on the following described property, to wit:

Legal Description: Being 12.8 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

General Location: Approximately 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd.

G. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 4

A request by Geoff Freeman of BGE Kerry Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 4, a 34 lot single family subdivision on 14.8 acres of land generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. to wit:

Legal Description: Being 14.8 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

General Location: Approximately 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd.

H. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PEARLAND LAKES SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes, LP c/o Greg Coleman, owner for approval of the Final Plat of Pearland Lakes Section 1, generally located at the 2500 Block of Miller Ranch Rd. on the following described property, to wit

Legal Description: Being 21 acres of land out of the H.T. &B.R.R.R. Co. Survey, A-233 and R.B. Lyle Survey, Section 85, A-304 City of Pearland. Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Road

I. CONSIDERATION & POSSIBLE ACTION – REPLAT OF PROVINCE VILLAGE LOT A

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Stan Beard of Newquest Properties, owner for approval of the Replat of Province Village Lot A, generally located at the southeast corner of Pearland Parkway and Province Village Drive on the following described property, to wit

Legal Description: A subdivision of 1.707 acres of land situated in the Thomas J. Green Survey, Abstract 198, and being a replat of Lot "A" and a part of Lot "B" of Province Village Drive Office Park and Reserves, a plat recorded in document No. 2007070406 of the Brazoria County Official Public Records, City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Pearland Parkway and Province Village Drive.

J. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW RIDGE SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Development Consultants Inc., owner for approval of a Final Plat of Shadow Ridge Section 1, a residential subdivision on 34.2 acres of land, and consisting of 115 single family lots.

Legal Description: Being 34.2 acres of land out of the William Pettus League Survey, A-68 City of Pearland, Brazoria County, Fort Bend County, Texas.

General Location: 13000 Block of Broadway

K. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 5

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Southlake Section 5, a 61.889 acre single-family residential subdivision with 77 lots within the Southlake Subdivision, to wit

Legal Description: A subdivision of 61.889 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway and Southlake Blvd.

L. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 6

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD., owner; for approval of a Final Plat of Southlake Section 6, a 74 lot single family subdivision on 22.133 acres of land within the Southlake Subdivision, to wit:

Legal Description: A subdivision of 22.133 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway St. and Southlake Blvd.

M. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 7

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD., owner; for approval of a Final Plat of Southlake Section 7, a 62 lot single family subdivision on 15.633 acres of land within the Southlake Subdivision, to wit:

Legal Description: A subdivision of 15.633 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway St. and Southlake Blvd.

N. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SPICEWOOD PINE STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.622 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: Three quarters of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

O. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF WINDWARD BAY STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 2.043 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas and the H.T. & B.R.R. Co. Survey, Section 84, Abstract 767, City of Pearland, Fort Bend County, Texas.

General Location: A quarter mile south of the intersection of Broadway St. and Southlake Blvd, west of Southlake Blvd.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION OF POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for approval of a change in zoning from Office Professional (OP), General Business (GB) and Single Family Residential 2 (R2) to a non-residential Planned Development (PD) known as Pearland Marketplace on approximately 26.5 acres of land, to wit:

Legal Description: Being 26.524 acres of land located in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas, more particularly being a portion of the residue of that certain called 140.6899 acre tract conveyed to Martha Alexander Crouch by instrument of record in Volume 1595, Page 422 of the Deed Records of said Brazoria County (B.C.D.R.) and a portion of the residue of that certain called 172.0566 acre tract conveyed to Robert L. Alexander by instrument of record in Volume 1725, Page 193 (B.C.D.R.), Brazoria County, Texas

General Location: Southeast corner of Pearland Parkway and Barry Rose Road, Pearland, TX

B. CONSIDERATION OF POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, to wit:

Legal Description: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

C. CONSIDERATION OF POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2014-05

A request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Single Family Residential (R-1) Zoning District, on the following described property, to wit:

Legal Description: Being 5.00 acres out of the G.T. & B.R.R. Company Survey, A-304 in Brazoria County, Texas. Being the same land described as 5.00 acres in a warranty deed from Steven C. Muth to Houston Chinese Church, dated July 5, 2007 and recorded as document No. 2007039242, official records of Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Rd.

V. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Zoning Update
4. Next P&Z Meeting August 4, 2014 – 2nd Floor Conference Room

VI. ADJOURNMENT

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

I, Judy Brown, Office Supervisor, 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 18th of July, 2014, A.D., at 5:30 p.m.

_____
Judy Brown, Office Supervisor

Agenda removed _____ day of July, 2014.

CONSENT AGENDA

AGENDA ITEM A

APPROVAL

OF

MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING OF THE CITY OF PEARLAND, TEXAS, ON MONDAY, JULY 7, 2014, AT 6:30 P.M. IN THE COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE

CALL TO ORDER

P&Z Chairperson Henry Fuertes opened the P&Z Regular Meeting at 6:30 p.m.

In attendance were:

P&Z Chairperson Henry Fuertes
P&Z Vice Chairperson Mary Starr
P&Z Member Elizabeth McLane
P&Z Member Derrick Reed
P&Z Member Linda Cowles
P&Z Member Daniel Tunstall

Also in attendance were Director of Community Development Lata Krishnarao, City Planner Johnna Matthews, Senior Planner Ian Clowes, Assistant City Engineer Richard Mancilla and Office Assistant Jennifer Tatum.

CONSENT AGENDA

CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES:

Approve the Minutes of the June 16, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m. The vote was 6-0. The minutes of the regular P&Z meeting were approved.

CONSIDERATION & POSSIBLE ACTION – REPLAT OF SHADOW CREEK MARKET PLACE

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Plat of Shadow Creek Ranch - SF 63B, a 69 lot single-family residential subdivision on 18.094 acres of land, to wit:

Legal Description: Being a subdivision of 18.094 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

General Location: Generally located 600 feet west of Trinity Bay Dr. south of Shadow Creek Pkwy.

P&Z Vice Chairperson Mary Starr made the motion to approve items A-B as presented on the Consent Agenda, and P&Z Chairperson Elizabeth McLane seconded.

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT APPLICATION NO. 2014-04

A request of Chan Patel with Sparkles Express, applicant; on behalf of The Old Place, Inc., owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self Service) within the General Business (GB) zoning district, on approximately 1.10 acres of land on the following described property, to wit:

Legal Description: A tract or parcel containing 1.1019 acres or 47,999 square feet of land, out of a called 9.993 acre tract situated in the H.T. & B.R.R. CO. Survey, Abstract No. 506, Brazoria County, Texas Conveyed to the Old Place, Inc. as recorded in the Brazoria County Clerk's File No. 97-001270, Brazoria County, Texas

General Location: Approximately 1.1 acres of land included in a larger tract of land located at the northwest corner of Broadway Street and Hillhouse Road, Pearland, Texas

City Planner Johnna Matthews read the staff report and stated that staff recommended approval. Discussion between P&Z Chairperson Henry Fuertes and the applicant's representative, Debbie Coward ensued about the looks of the building and the tightness of the turn when exiting the wash tunnel.

P&Z Commissioner Elizabeth McLane made the motion to approve, and P&Z Vice Chairperson Mary Starr seconded.

The vote was 6-0. CUP No. 2014-04 was approved.

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE NO. 2014-02Z

A request of ~~Steven Biegel~~, Kevin Cole, applicant; on behalf of America Modern Green Development, LLC., owner; for approval of a zone change from the Waterlights Planned Development (PD) to the Modern Green-Ivy District PD, on approximately 48.5 acres of land on the following described property, to wit:

Legal Description: That portion of Lot 5 of the subdivision of James Hamilton Survey, Abstract No. 881, a portion lying within Harris County, Texas and the remainder lying within Brazoria County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342 of the deed records of Harris County, Texas.

General Location: Southwest corner of Spectrum Boulevard and State Highway 288

Director of Community Development Lata Krishnarao read the staff report. She stated

that staff recommended approval.

Mr. Kevin Cole stated that all comments from staff had been addressed and thanked staff for all of their hard work.

P&Z Commissioner Daniel Tunstall inquired about the hotel size and how it compared to other hotels in the city. Kevin Cole stated this hotel would be the largest in the city. P&Z Commissioner Linda Cowles requested more information on the park dedication fees. Director of Community Development Lata Krishnarao stated that staff was working with Parks and Recreation Director Michelle Graham on fees and the amount of open space for the PD. Further details regarding parkland fees would be available once the PD was approved. Lata Krishnarao also stated that credit would be given for amenities.

P&Z Commissioner Derrick Reed inquired about the type of multi-family units that would be permitted in the PD. Kevin Cole responded by saying that the renderings provided in the PD were for illustrative purposes allowing for flexibility in the final design of the structures. Director Lata Krishnarao stated the PD would dictate the form & type of multi-family. P&Z Commissioner Derrick Reed inquired about the parameters used for the market study that was done. A representative with CDS (Kent), stated rental rates, city growth, and price points were some of the methods used. It was also added that City of Pearland residents were not included in this survey. The representative with CDS (Kent), stated that brokers, realtors, investors, etc. were used in the study. P&Z Commissioner Daniel Tunstall inquired about whether this PD would be considered a destination point for the Houston region and wanted to know what the residents of Pearland would gain from it. Mr. Kevin Cole responded by saying that residents would gain restaurants, retail, entertainment, employment, and that it would set the tone for the lower Kirby area. Discussion about the market study continued.

The applicant's representative Jack Parker continued to discuss the progression and changes they have made with the PD document since October 2013

P&Z Commissioner Linda Cowles made the motion to approve with conditions, and P&Z Vice Chairperson Mary Starr seconded. The vote was 4-2. Zone Change No. 2014-02Z was approved with the following condition.

1.) The PD is to include all 18 points as stated in the staff proposal.

ELECTION OF OFFICERS

For the position of Chairperson, P&Z Commissioner Elizabeth McLane nominated Henry Fuertes and P&Z Commissioner Derrick Reed nominated Daniel Tunstall. The vote was 4-2; Henry Fuertes was re-elected as Chairperson.

For the position of Vice Chairperson, P&Z Commissioner Linda Cowles nominated Daniel Tunstall. There were no other nominations. The vote was 6-0. Daniel Tunstall was elected Vice Chairperson.

DISCUSSION ITEMS

1. Commissioners - Activity Report – No Discussion
2. Zoning Update - Staff will provide at the next meeting
3. Comprehensive Plan Update – Director of Community Development Lata Krishnarao stated that staff was working with the consultant. The draft version of the final document should be available by July 14th and will be reviewed by each department head. The next CPAC meeting is July 22, 2014.
4. Next JPH/P&Z Meeting July 21, 2014 – Commissioner Cowles will not be in attendance on the 21st. Senior Planner Ian Clowes stated that there would be 5 items for the JPH, 3 PD's and 2 CUP's.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 8:34 p.m.

These minutes were respectfully submitted by:

_____
Jennifer Tatum, Community Development Office Assistant

Minutes approved as submitted on this 21st day of July, 2014 A.D.

_____
Henry Fuertes, Chairperson

P&Z AGENDA ITEM

B

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 07/16/2014

AGENDA ITEM SUBJECT: Preliminary Plat of Canterbury Park Section 3

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by John Dreahn 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: **Approval**

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

PRELIMINARY PLAT OF CANTERBURY PARK SECTION 3

A request by John Dreahn 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., 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.

ZONING: 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.

PREVIOUS PLATS: 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.

UNIFIED DEVELOPMENT CODE: All requirements of the Unified Development Code have been met.

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.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved for this subdivision.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

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

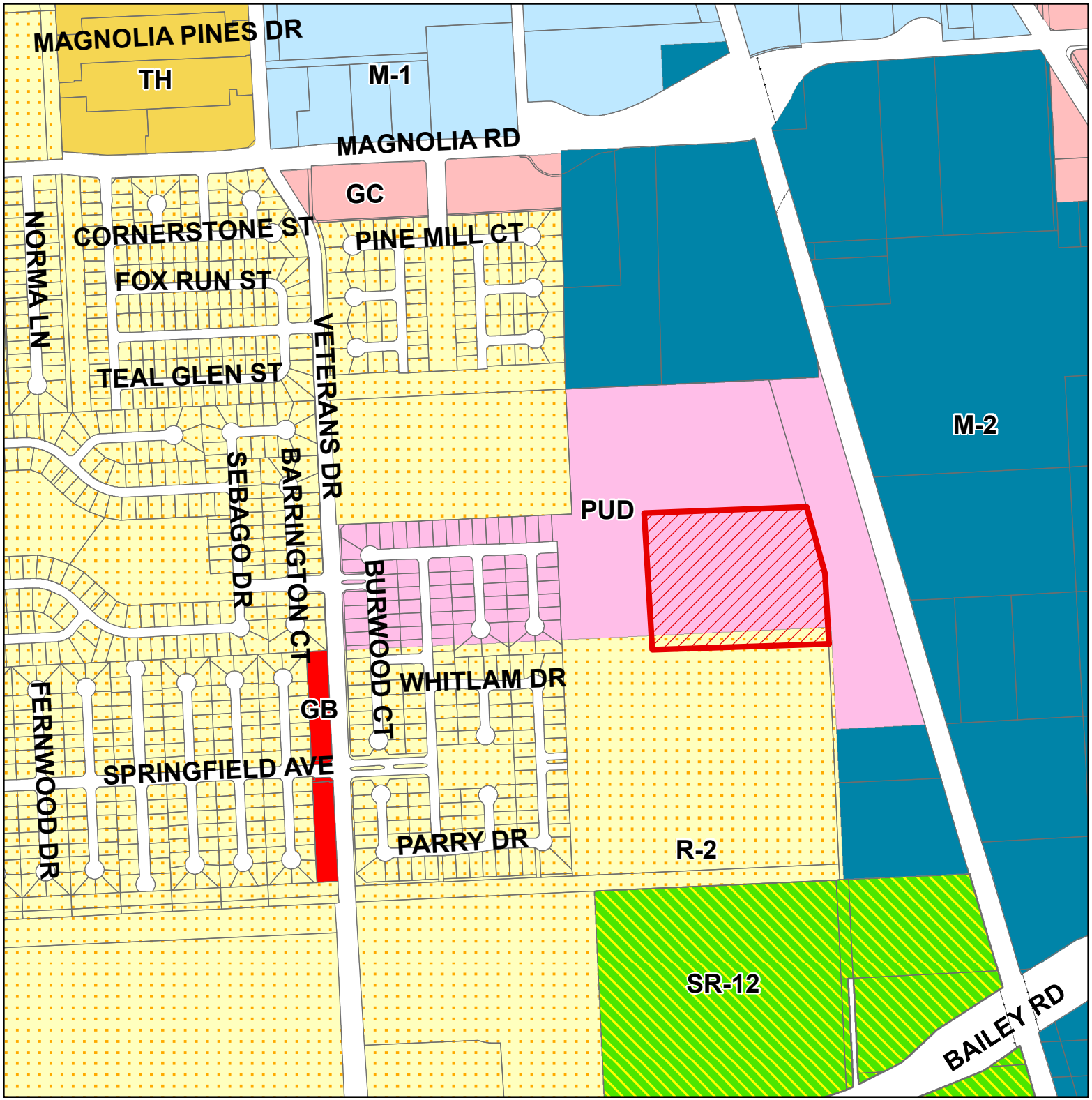
1. The proposed replat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the comprehensive plan.

3. This request is in conformance with the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Canterbury Park Section 3



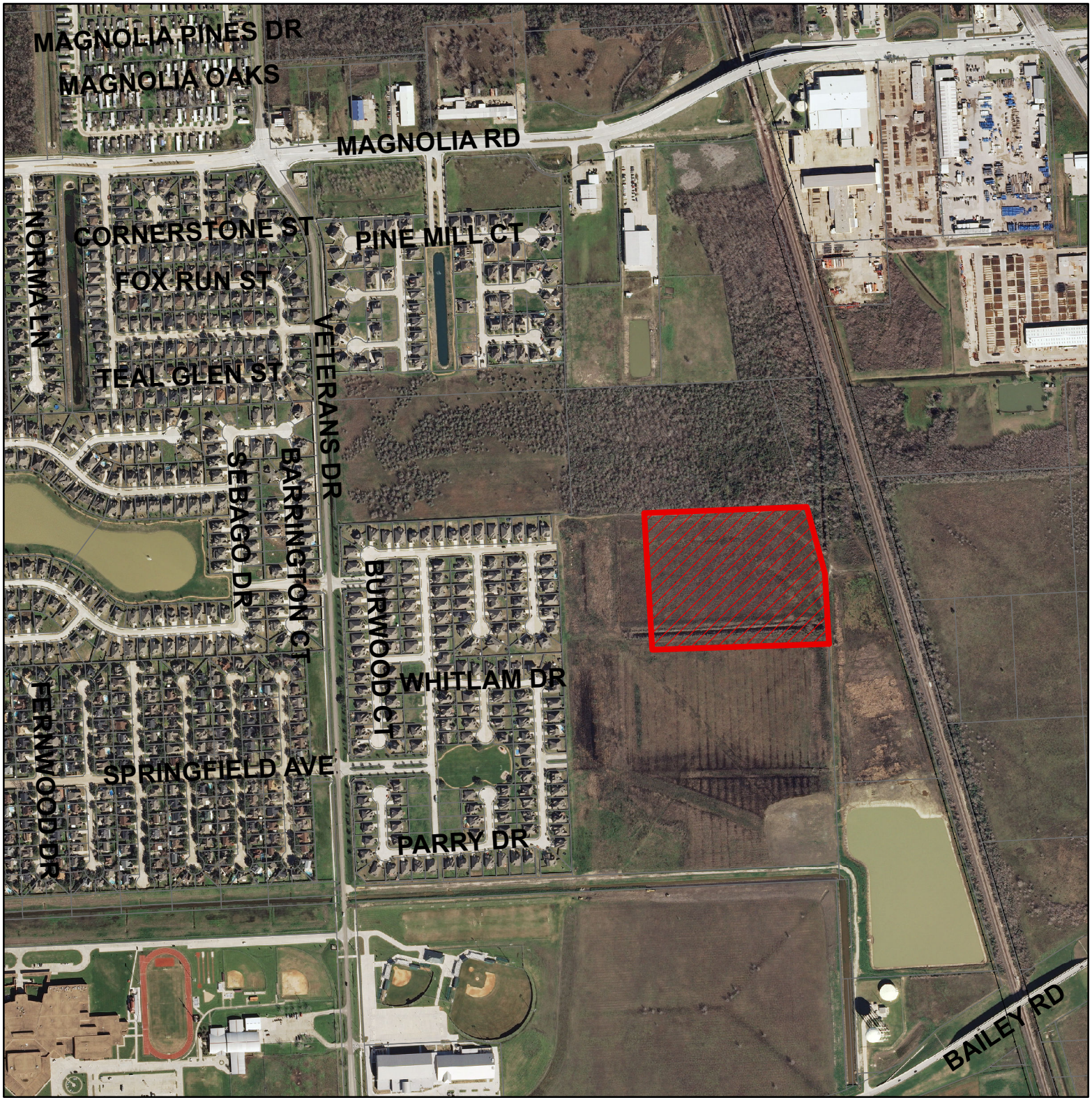
Zoning and Vicinity Map

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.

N

0 200 400 800 Feet



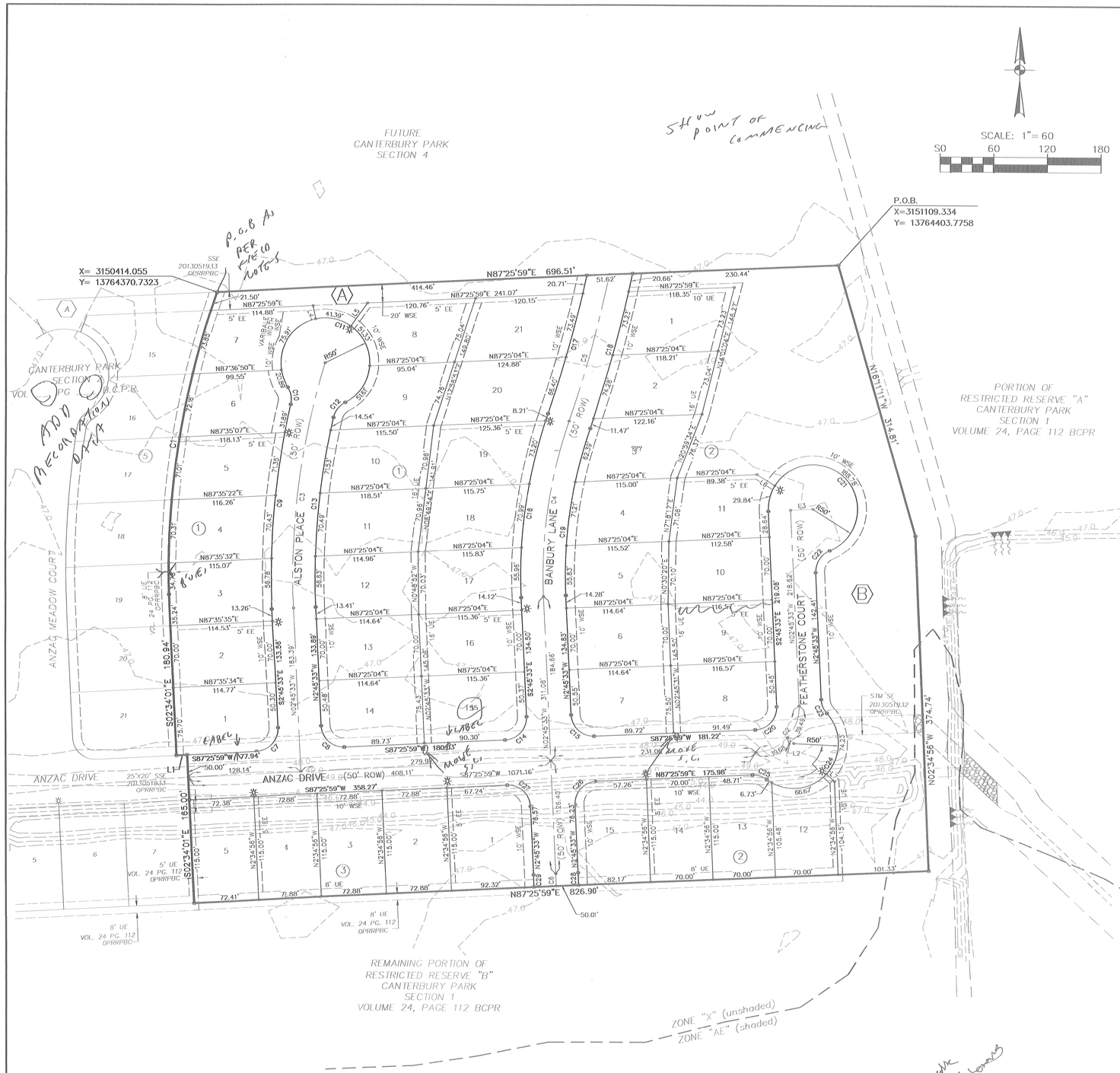
Aerial Map

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.

N

0 200 400 800 Feet



GENERAL 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. # 1017002903, EFFECTIVE DATE NOVEMBER 1, 2012.

3. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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-EIGHTS INCH (5/8") IRON ROADS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTES. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN THE 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.

7. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

8. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF THE (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.

9. 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

10. THE PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28 AT TIME OF PLATTING.

11. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AND INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

12. DRIVEWAY REQUIREMENTS FOR THIS LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

13. CANTERBURY PARK SEC. 3, (12.63 ACRES), RESIDUE OF 55.626 ACRES, RESTRICTED RESERVE "B". CANTERBURY PARK SEC. 1 VOLUME 24, PAGE 112 BCPR

14. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.

15. THIS PLAT DOES NOT CHANGE ANY EXISTING DEED RESTRICTIONS.

16. CANTERBURY PARK SEC. 3 CONTAINS ELEVEN (11) STREET LIGHTS.

17. CORNER LOTS ARE NOT TO HAVE SIDE ACCESS. OTHERWISE, A 20 FOOT SIDE LOT BUILDING LINE WILL BE REQUIRED AT THE TIME OF THE BUILDING PERMIT APPLICATION.

18. FOUR FOOT (4') WIDE SIDEWALKS ARE REQUIRED ON ALL LOCAL STREETS AND SIX-FOOT (6') SIDEWALKS ARE REQUIRED ON ALL COLLECTOR AND THOROUGHFARE STREETS.

19. BENCHMARK:
CITY OF PEARLAND BENCHMARK NUMBER N-693 BEING A BRASS DISK IN CONCRETE POST NEAR THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OFF N. 518 AND THE EAST RIGHT-OF-WAY LINE OF G.C.&S.F.R.R. ELEVATION: 49.290 (1978 ADJUSTMENT)

TBM-1:
RAILROAD SPIKE IN POWER POLE LOCATED IN THE EAST SIDE OF VETERANS DRIVE APPROXIMATELY 195 FEET SOUTH OF THE INTERSECTION OF VETERANS DRIVE AND SPRINGFIELD DRIVE. ELEVATION = 49.18'
TBM-2:
RAILROAD SPIKE IN POWER POLE LOCATED IN THE EAST SIDE OF VETERANS DRIVE APPROXIMATELY 424 FEET NORTH OF THE INTERSECTION OF VETERANS DRIVE AND SPRINGFIELD DRIVE. ELEVATION = 49.32'

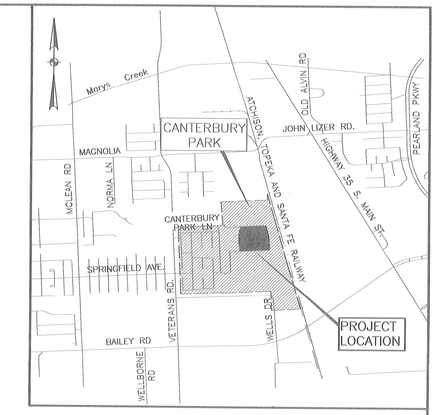
20. FLOODPLAIN NOTE:

THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONES AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48039C0045J, DATED SEPTEMBER 22, 1999 FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). ALL FLOODPLAIN INFORMATION NOTED IN THIS 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.

ZONE X (UNSHADED), DEFINED AS: "OTHER FLOOD AREAS". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONE AE (SHADED), DEFINED AS: "SPECIAL FLOOD HAZARD AREAS" (SFHAS) INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

SIDE LOT LINES ARE CENTERLINES OF A SIX FOOT WIDE DRAINAGE ESMT. TO EACH ADJACENT LOT



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

LINE TABLE		
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 TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	924.00'	21°18'23"	S8°56'27"W	341.63'	343.61'
C2	50.00'	90°11'27"	N42°20'13"E	70.83'	78.71'
C3	805.00'	19°46'10"	S7°07'32"W	276.38'	277.76'
C4	525.00'	21°42'21"	S8°05'38"W	197.70'	198.89'
C5	1365.00'	7°08'28"	N15°22'35"E	170.02'	170.13'
C6	500.00'	1°33'32"	N1°58'47"W	13.60'	13.60'
C7	25.00'	90°10'46"	N42°19'50"E	35.41'	39.35'
C8	25.00'	89°48'28"	S47°39'47"E	35.30'	39.19'
C9	830.00'	4°51'43"	S3°35'29"W	70.41'	70.43'
C10	25.00'	46°17'17"	N9°59'42"W	19.65'	20.20'
C11	50.00'	47°26'02"	N78°29'50"W	40.22'	41.39'
C12	25.00'	50°16'38"	S38°02'23"W	21.24'	21.94'
C13	780.00'	5°10'40"	S3°59'22"W	70.46'	70.49'
C14	25.00'	90°07'46"	N42°18'20"E	35.40'	39.33'
C15	25.00'	89°48'28"	S47°39'47"E	35.30'	39.19'
C16	550.00'	7°23'44"	S6°46'07"W	70.94'	70.99'
C17	1340.00'	3°08'32"	N14°32'12"E	73.48'	73.49'
C18	1390.00'	3°01'06"	N13°54'10"E	73.22'	73.23'
C19	500.00'	8°09'35"	S7°43'05"W	71.15'	71.21'
C20	25.00'	90°10'50"	N42°19'52"E	35.41'	39.35'
C21	50.00'	216°19'49"	N40°23'43"W	95.02'	188.78'
C22	25.00'	70°31'44"	S32°30'19"W	28.87'	30.77'
C23	25.00'	39°46'44"	S22°38'53"E	17.01'	17.36'
C24	50.00'	85°03'55"	N0°00'18"W	67.60'	74.23'
C25	25.00'	39°12'09"	N72°57'56"W	16.77'	17.11'
C26	25.00'	90°11'32"	S42°20'13"W	35.41'	39.35'
C27	25.00'	89°48'28"	N47°39'47"W	35.30'	39.19'
C28	525.00'	1°29'37"	N2°00'44"W	13.69'	13.69'
C29	475.00'	1°37'51"	N1°56'37"W	13.52'	13.52'

PLAT NO. _____

PRELIMINARY PLAT

CANTERBURY PARK

A.N. C.R.M. 6-27-14

SEC 3

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' JUNE 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

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

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

(B) RESTRICTED RESERVE "B"
(RESTRICTED TO PARK 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
SF	=	SQUARE FEET
✳	=	PROPOSED STREET LIGHT
BCDR	=	BRAZORIA COUNTY DEED RECORDS
BCPR	=	BRAZORIA COUNTY PLAT RECORDS
BCCF	=	BRAZORIA COUNTY CLERKS FILE
OPRRPBC	=	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY

OWNER:
KB HOME LONE STAR, INC., A TEXAS CORPORATION
RUSSELL BYMUM
DIRECTOR OF LAND DEVELOPMENT
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
TEL. 713.668.3800

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ITS OFFICERS, ROBERT HULBERT, LAND DEVELOPMENT MANAGER, AND RUSSELL BYNUM, DIRECTOR OF LAND DEVELOPMENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF CANTERBURY PARK SECTION 3, 12.63 ACRES OR 550,162.80 SQUARE FEET, MORE OR LESS, BEING A PORTION OF RESTRICTED RESERVE "A" AND RESTRICTED RESERVE "B", CANTERBURY PARK SECTION 1 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, RECORDED IN VOLUME 24, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR, INC., 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 FEET, 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 PURPOSE 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 THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF PEARLAND, BRAZORIA COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "CITY OF PEARLAND LAND USE AND URBAN DEVELOPMENT" ORDINANCE NO. 509-H.

IN TESTIMONY HERETO, KB HOME LONE STAR, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT HULBERT, LAND DEVELOPMENT MANAGER, BY RUSSELL BYNUM, DIRECTOR OF LAND DEVELOPMENT, THIS__________ DAY OF ____________________, 20____.

BY: KB HOME LONE STAR, INC., A TEXAS CORPORATION

BY: ______________________________
ROBERT HULBERT, LAND DEVELOPMENT MANAGER

BY: ______________________________
RUSSELL BYNUM, DIRECTOR OF LAND DEVELOPMENT, OWNERS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT HULBERT, LAND DEVELOPMENT MANAGER, AND RUSSELL BYNUM, DIRECTOR OF LAND DEVELOPMENT, OF KB HOME LONE STAR, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

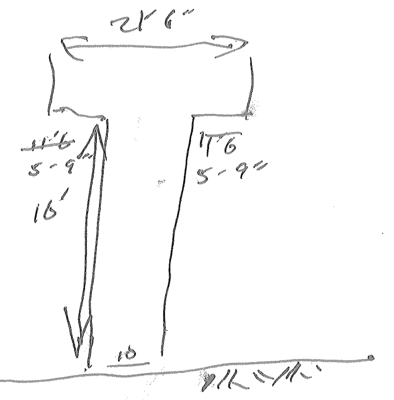
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS __________ OF ____________________, 20____.

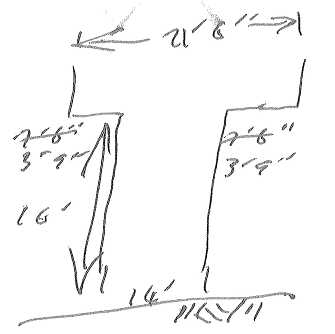
____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

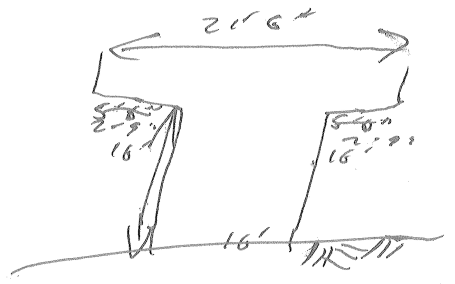
I, ANGELA M. CARLIN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

____
ANGELA M. CARLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5981

CHECK WITH CENTERPOINT ENERGY TO SEE WHICH OF THESE TWO PARAGRAPHS APPLY HERE; THEY APPEAR TO CONFLICT WITH EACH OTHER; ONE GIVES 21'6 TOTAL OTHER SAYS 30' TOTAL







FIELD NOTES
FOR
CANTERBURY PARK SECTION 3

A 12.620 ACRE, OR 549,717 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF A 55.626 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC. IN A DEED RECORDED IN DOCUMENT NUMBER 2013013873 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF RESTRICTIVE RESERVE "B", CANTERBURY PARK SECTION 1, RECORDED IN VOLUME 24, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 12.620 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00;

COMMENCING: AT A FOUND 1 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID 55.626 ACRE TRACT OF LAND, THE SOUTHWEST CORNER OF A 9.681 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT 2012019512 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: S 39°26'39" E, OVER AND ACROSS SAID RESTRICTIVE RESERVE "B", A DISTANCE OF 904.65 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON" FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED 12.620 ACRES;

THENCE: N 87°25'59" E, CONTINUING OVER AND ACROSS SAID RESTRICTIVE RESERVE "B", A DISTANCE OF 695.83 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON" ON THE COMMON LINE BETWEEN SAID RESTRICTIVE RESERVE "B" AND RESTRICTIVE RESERVE "A" OF SAID CANTERBURY PARK SECTION ON;

THENCE: S 16°12'03" E, ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 317.83 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON";

THENCE: S 02°34'01" E, CONTINUING ALONG AND WITH SAID COMMON LINE, A DISTANCE OF 371.85 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON";

THENCE: S 87°25'59" W, DEPARTING THE COMMON LINE BETWEEN SAID RESTRICTIVE RESERVE "A" AND SAID RESTRICTIVE RESERVE "B", OVER AND ACROSS SAID RESTRICTIVE RESERVE "B", PASSING A SOUTH CORNER OF SAID 55.626 ACRE TRACT OF LAND AT A DISTANCE OF 66.90 FEET, CONTINUING ALONG AND WITH THE SOUTH LINE OF SAID 55.626 ACRE TRACT OF LAND, AN ADDITIONAL DISTANCE OF 760.00 FEET FOR A TOTAL DISTANCE OF 826.90 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON";

THENCE: DEPARTING THE SOUTH LINE OF SAID 55.626 ACRE TRACT, OVER AND ACROSS SAID 55.626 ACRE TRACT OF LAND, THE FOLLOWING BEARINGS AND DISTANCES:

N 02°34'01" W, A DISTANCE OF 165.00 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON",

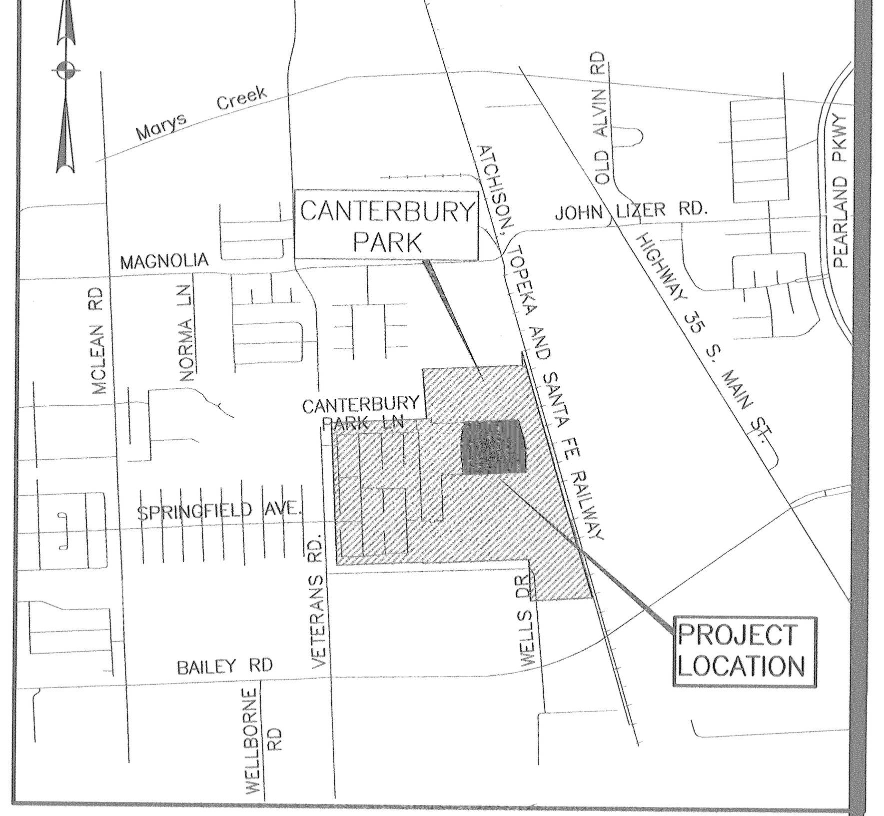
S 87°25'59" W, A DISTANCE OF 12.00 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON",

N 02°34'01" W, A DISTANCE OF 180.94 FEET TO A SET ¾ INCH IRON ROD WITH YELLOW CAP MARKED "PAPE DAWSON", AND

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIAL BEARING OF N 88°17'15" E, A RADIUS OF 924.00 FEET, A CENTRAL ANGLE OF 21°18'23", A CHORD BEARING AND DISTANCE OF N 08°56'27" E, 341.63 FEET, FOR AN ARC LENGTH OF 343.61 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.620 ACRES IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

PLAT SAYS 696.51

DISTANCES DO NOT MATCH PLAT



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

PLAT NO. ______

PRELIMINARY PLAT

CANTERBURY PARK
SEC 3

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' JUNE 2014

OWNER:
KB HOME LONE STAR, INC. , A TEXAS CORPORATION
RUSSELL BYNUM
DIRECTOR OF LAND DEVELOPMENT
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
TEL. 713.668.3800

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

K:\projects\400\43\20\2-0 Design\2-3 Plat\2-3-1 Preliminary\140416 4004320 PRELIMPLAT4 SHT 2.dwg, 6/9/2014 3:10:37 PM, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

P&Z AGENDA ITEM

C

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 07/16/2014

AGENDA ITEM SUBJECT: Final Plat of Covington Estates

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by John English of Rekha Engineering, Inc., applicant, on behalf of R. West Development, Inc., owner for approval of a Final Plat of Covington Estates, a 20 lot subdivision on 9.64 acres of land, generally located at 2014 Hillhouse Rd.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF COVINGTON ESTATES

A request by John English of Rekha Engineering, Inc., applicant and R. West Development, Inc., owner, for approval of the Final Plat of Covington Estates, a 20 lot subdivision on a 9.64 acre tract of land, generally located at 2014 Hillhouse Road.

Legal Description: A tract of land containing 4.82 acres known as Tract 20-A, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records, and;

A tract of land containing 4.82 acres known as Tract 20, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records.

General Location: 2014 Hillhouse Road

ZONING: This is a request for a Final Plat of Covington Estates. The property contains a total of 9.64 acres with 20 proposed lots, a pocket park, trails, enhanced entry, and large detention reserve that will be amenitized with a fountain, trail, and gazebo. The property is zoned R-1 Cluster.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in April of 2013.

UNIFIED DEVELOPMENT CODE: All requirements of the Unified Development Code have been met.

CLUSTER PLAN: All requirements of the cluster plan have been met.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject contains frontage on Hillhouse Road, a minor collector with a minimum right-of-way of 60'. Hillhouse Road is currently constructed as a two lane road, with a width of approximately 20'.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved for this subdivision.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Covington Estates as proposed by the applicant, for the following reasons:

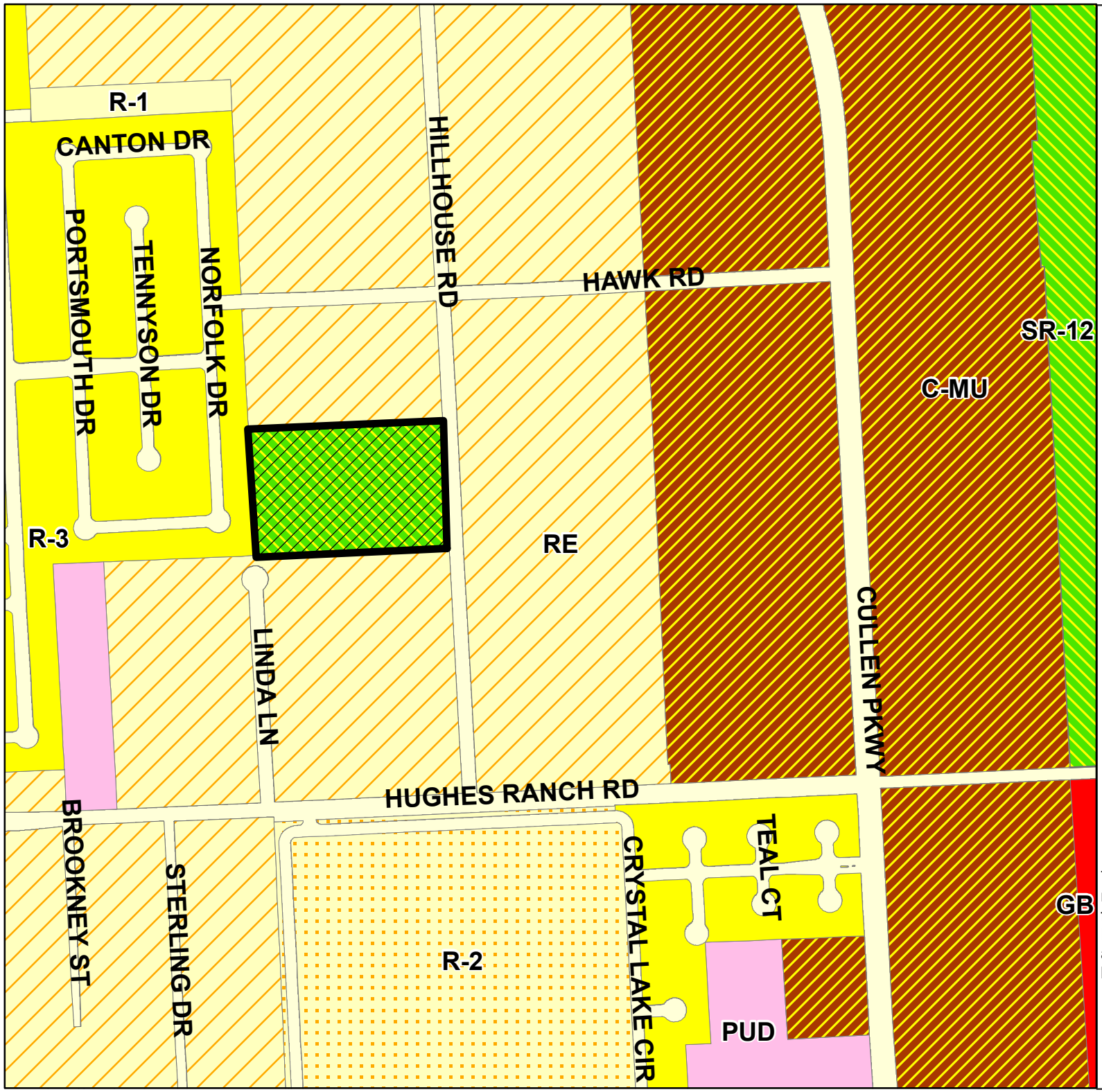
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the comprehensive plan.

3. This request is in conformance with the approved Cluster Development Plan and the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Covington Estates



Zoning and Vicinity Map

Final Plat of Covington Estates

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 Feet

Aerial Map

Final Plat of Covington Estates

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 Feet

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Covington Estates, LLC, acting by and through Renee' L. McGuire, Manager, owners of the property subdivided in this plat of COVINGTON ESTATES, 9.6373 acres out of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, Brazoria County, Texas, do hereby make subdivision of said property for and on behalf of said Covington Estates, LLC, 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 feet, 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.

WHICH PARAGRAPH APPLIES HERE? ASK CENTERPOINT ENERGY

Witness my hand in Pearland, Brazoria County, Texas, this _____ day of _____, _____.

By: _____
Covington Estates, LLC
Renee' L. McGuire, Manager

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Renee L. McGuire, 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 _____, _____.

_____
Notary Public in and for
_____ County, Texas.

I, Robert A. Marlowe, Registered Professional Land Surveyor No. 4218, 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.

STATE OF TEXAS ★ REGISTERED ★ ROBERT A. MARLOWE 4218 PROFESSIONAL LAND SURVEYOR

_____ Date
Robert A. Marlowe
Registered Professional Land Surveyor
Texas Registration No. 4218

P&Z Chairperson

This is to certify that the City Planner of the City of Pearland, Texas has approved this minor plat and subdivision of COVINGTON ESTATES and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this ____ day of _____, _____.

_____
Henry Fuertes
P&Z Chairperson
City of Pearland, Texas

Approved for the City of Pearland, Texas this ____ day of _____, _____.

_____
Darrin Coker
City Attorney

~~Andrew Broughton, P.E.,~~
City Engineer

Description of a 9.6373 acre (419,801 square feet) tract of land in the Allison Richey Gulf Coast Home Company Subdivision, Abstract 506 in Brazoria County, Texas, said 9.6373 acre tract of land recorded under Volume 2, Page 23 of the Brazoria County Map Records, said 9.6373 acre tract being more particularly described by metes and bounds as follows (with bearings referenced to said subdivision plat):

BEGINNING at a 5/8-inch iron rod found marking the northeasterly corner of the herein described tract in the westerly Right-of-Way (R.O.W.) line of Hillhouse Road (County Road 542);

THENCE South, along the westerly R.O.W. line of said Hillhouse Road, a distance of 523.90 feet to a 5/8-inch iron rod found marking the southeasterly corner of the herein described tract;

THENCE West, along the southerly line of the herein described tract, a distance of 801.30 feet to a 5/8-inch iron rod found marking the southwesterly corner of the herein described tract in the westerly line of Southdown, Section 7, a subdivision recorded under Volume 1761, Page 989 of the Brazoria County Deed Records;

THENCE North along said westerly line, a distance of 523.90 feet to a capped 1/2-inch iron rod stamped "South Texas" found marking the northwesterly corner of the herein described tract;

THENCE East, along the northerly line of the herein described tract, a distance of 801.30 feet to the POINT OF BEGINNING and containing 9.6373 acres as shown on the on the survey map prepared by Rekha Engineering, Inc. dated 09-19-12

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Prosperity Bank, acting by and through Donald P. Jones, Sr. V.P., being a holder of a lien agnst the above described property, does hereby in all things subordinate to said subdivision and declaration the said lien and does hereby confirm that Prosperity Bank is the present owner of said lien and has not assigned the same nor any part thereof.

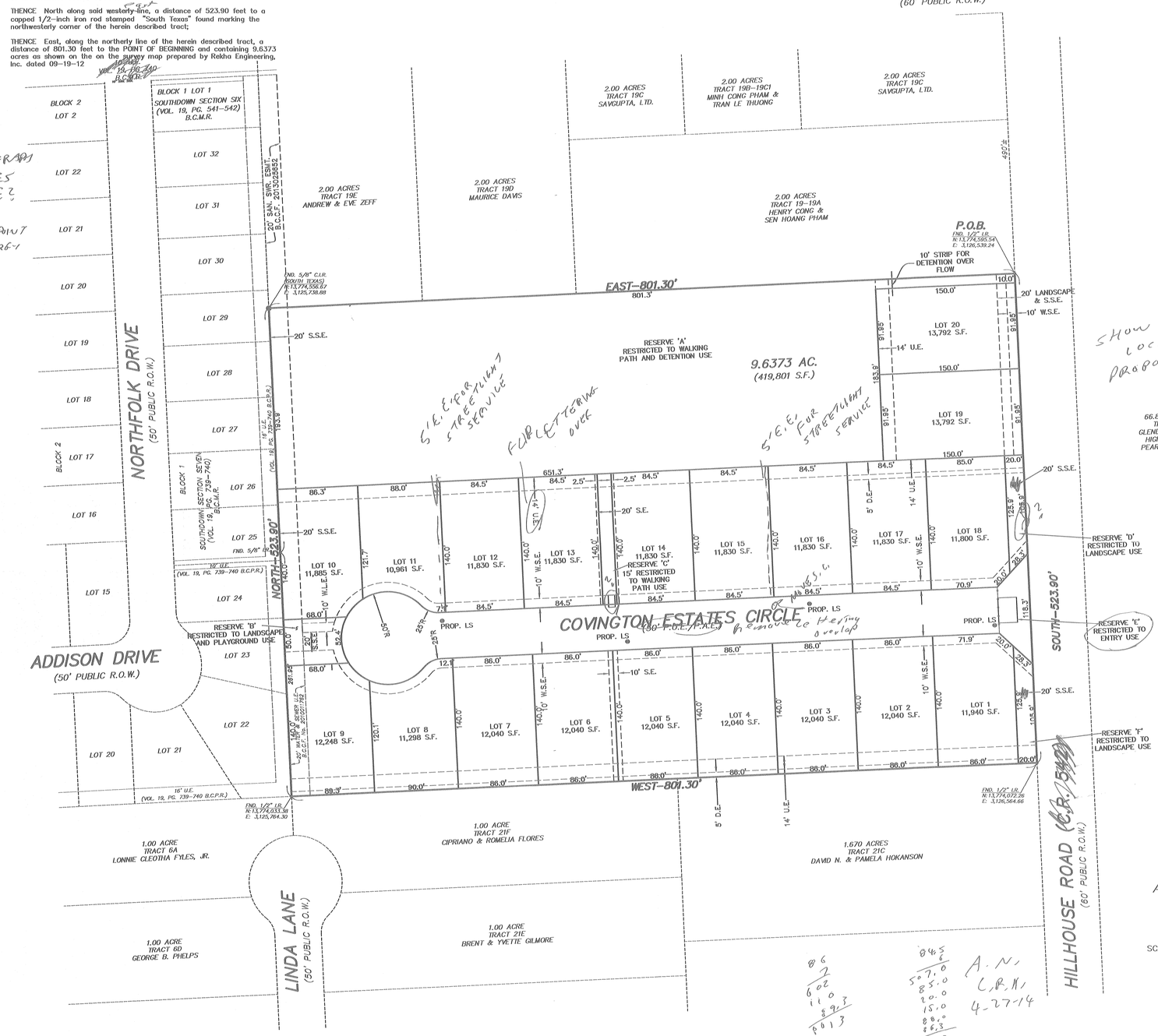
_____
Donald P. Jones, Sr. V.P.

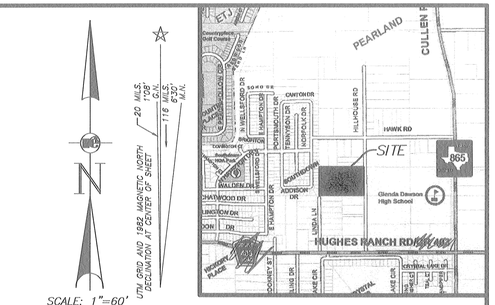
STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Donald P. Jones, Sr. V.P., 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 _____, _____.

_____
Notary Public in and for
_____ County, Texas.





VICINITY MAP
SCALE: 1" = 1/4 MILE

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 with the benefit of a title report by First American Title Insurance Company, GF No. 1707015-H109, Effective Date: June 6, 2012.

3. All bearings references are to the Texas State Plane Coordinate System, South Central Zone. (NAD 83)

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-eights inch (5/8") iron rods 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 – Brass cap set flush in concrete, stamped "City of Pearland" 10 GPS MONU, 1995. The monument is located northerly along the south bound Highway 288 approximately 2400 feet from the intersection of F.M. 518 and Highway 288. The monument is westerly 21 feet from the west edge of asphalt of the south bound Highway 288 and approximately 185 feet from large highway light pole #288 8. ELEV. 59.29' (NGVD 1929) 1987 Adjustment.

Temporary Benchmark – Top of brass disk in top of North inlet on Covington Estates approx. 300' west of Hillhouse Rd. Elevation = 53.88'. PLOT LOCATION ON PLAT

7. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48039C0030I, revised September 22, 1999 the subject tract is located in Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.

All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

8. 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.

9. The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of (1) either 12 inches above the top of curb elevation for a curb street or 12 inches above the elevation of the edge of the roadway if no curb exists, or (2) 12 inches above the 100 year floodplain water surface elevation for structures to be located within the 100 year floodplain.

10. Any proposed drainage system for this subdivision has been designed to meet the requirements of the City of Pearland and Brazoria Drainage District #4.

11. All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO site distance requirements for motorists.

12. 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.

13. 6' sidewalk will be provided along Hillhouse Road and 4' sidewalk will be provided in the interior of the development.

14. Covington Estates Circle is to be a curbed street and not open ditch.

15. Planning and Zoning Commission has approved the Cluster Plan for this development and has approved the variance for cul-de-sac length.

16. All proposed fencing is to match approved cluster plan as shown hereon.

17. There are 4 street lights in this subdivision.

18. This subdivision lies within B.C.M.U.D. 28.

ALL SIDE LOT LINES ARE CENTERLINES OF A 5FT FOOT WIDE DRAINAGE ESMT

2014 HILLHOUSE ROAD
CITY OF PEARLAND
FINAL PLAT
OF

COVINGTON ESTATES

A SUBDIVISION OF 9.6373 ACRES OF LAND SITUATED IN ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, ABSTRACT No. 506, AS RECORDED IN VOLUME 2, PAGE 23 OF THE BRAZORIA COUNTY MAP RECORDS, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

SCALE: 1" = 60' 6 RESERVES, 1 BLOCK, 20 LOTS, DATE: JUNE 11, 2013

OWNER:
COVINGTON ESTATES, LLC
RENEE L. McGUIRE – MANAGER
7918 BROADWAY, SUITE 106
PEARLAND, TEXAS 77581
281-997-1500

ENGINEER AND SURVEYOR:
REKHA ENGINEERIN
5301 Hollister, Suite 1
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No. 0906-2904
TBPLS NO. 10133800
TBPE NO. F-3712
Contact: John H. Engl
jake1@pdq.net

PLANNER II

SUBMITTAL DATE: 6/11/14

DRC DATE: 6/17/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 6/19/14

LEGEND

AC.	ACRES
A.E.	AERIAL EASEMENT
B.C.C.F.No.	BRAZORIA COUNTY CLERKS FILE No.
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FND.	FOUND
IR	IRON ROD
LS	LIGHT STANDARD
O.R.B.C.T.	OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
PP	POWER POLE
P.O.B.	PLACE OF BEGINNING
PROP.	PROPOSED
R.O.W.	RIGHT-OF-WAY
S.E.	STORM EASEMENT
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE
W.S.E.	WATER & SEWER EASEMENT

P-XXXX-XXXX-XXXX

P&Z AGENDA ITEM

D

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Final Plat of Emerald Crossing Street Dedication**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision, generally located half of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

Staff Recommendation: Approval.

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF EMERALD CROSSING STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.550 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: A half a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

ZONING: This is a request for a Final Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision. The proposed street is located within the Shadow Creek Ranch Planned Unit Development. This Final Plat is for a portion of the road within Section 5 of this development and will connect future local roads within Section 5 to Southlake Blvd., a major collector that will serve as the main artery connecting the subdivision north to Broadway.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in March of 2014.

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.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The proposed plat does conform to the Land Use and Urban Development Regulations as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The proposed road extension of Emerald Crossing will be a local street with a right–of-way of 50'. It will be served by Southlake Blvd, a major collector with 80 feet of right-of-way, which is shown on this plat. This road is in conformance with the thoroughfare plan.

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat of Emerald Crossing as proposed by the applicant for the following reasons:

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

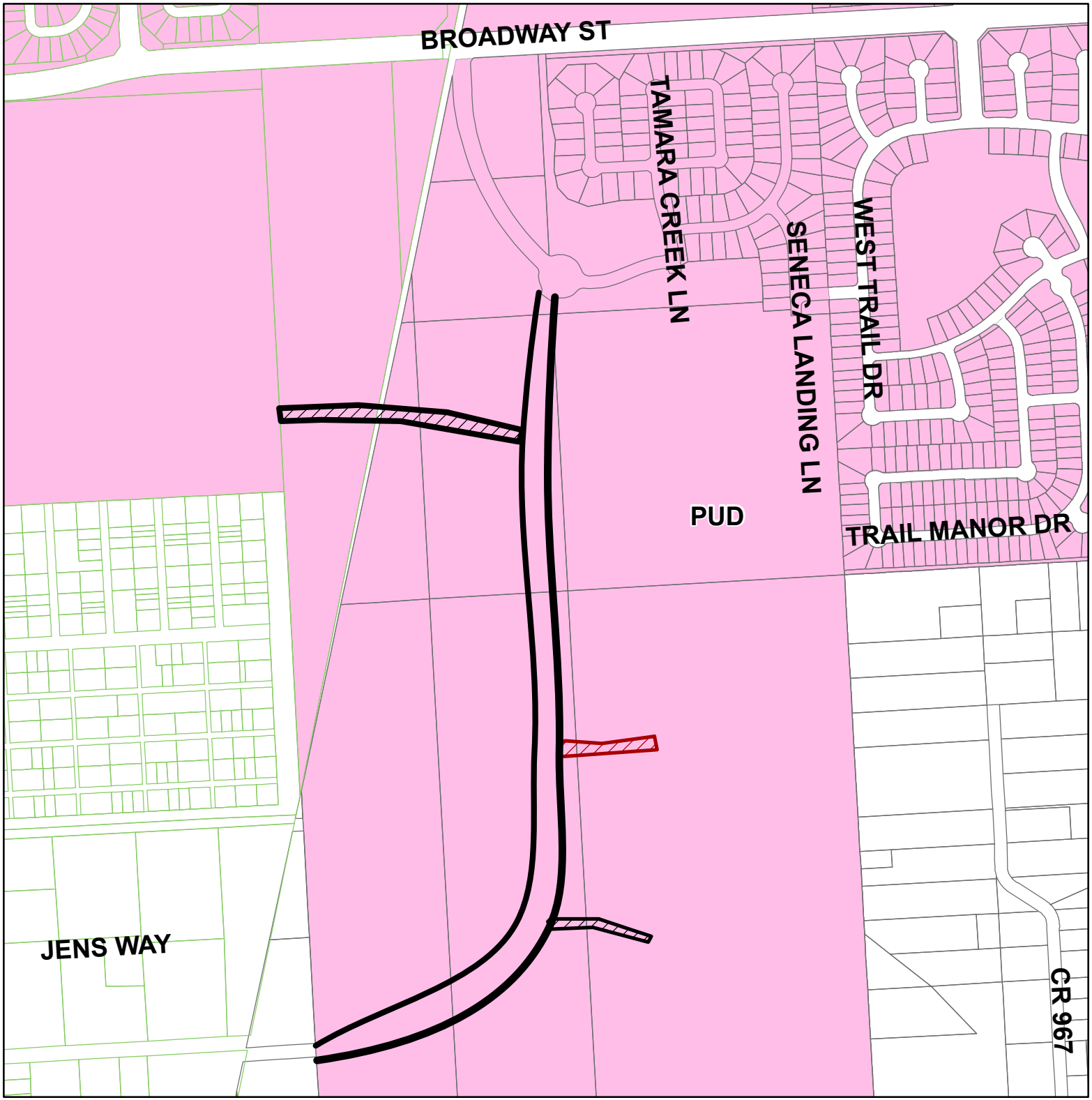
2. The request is in conformance with the comprehensive plan.

3. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Emerald Crossing



Zoning and Vicinity Map

Final Plat
Emerald Crossing
Street Dedication

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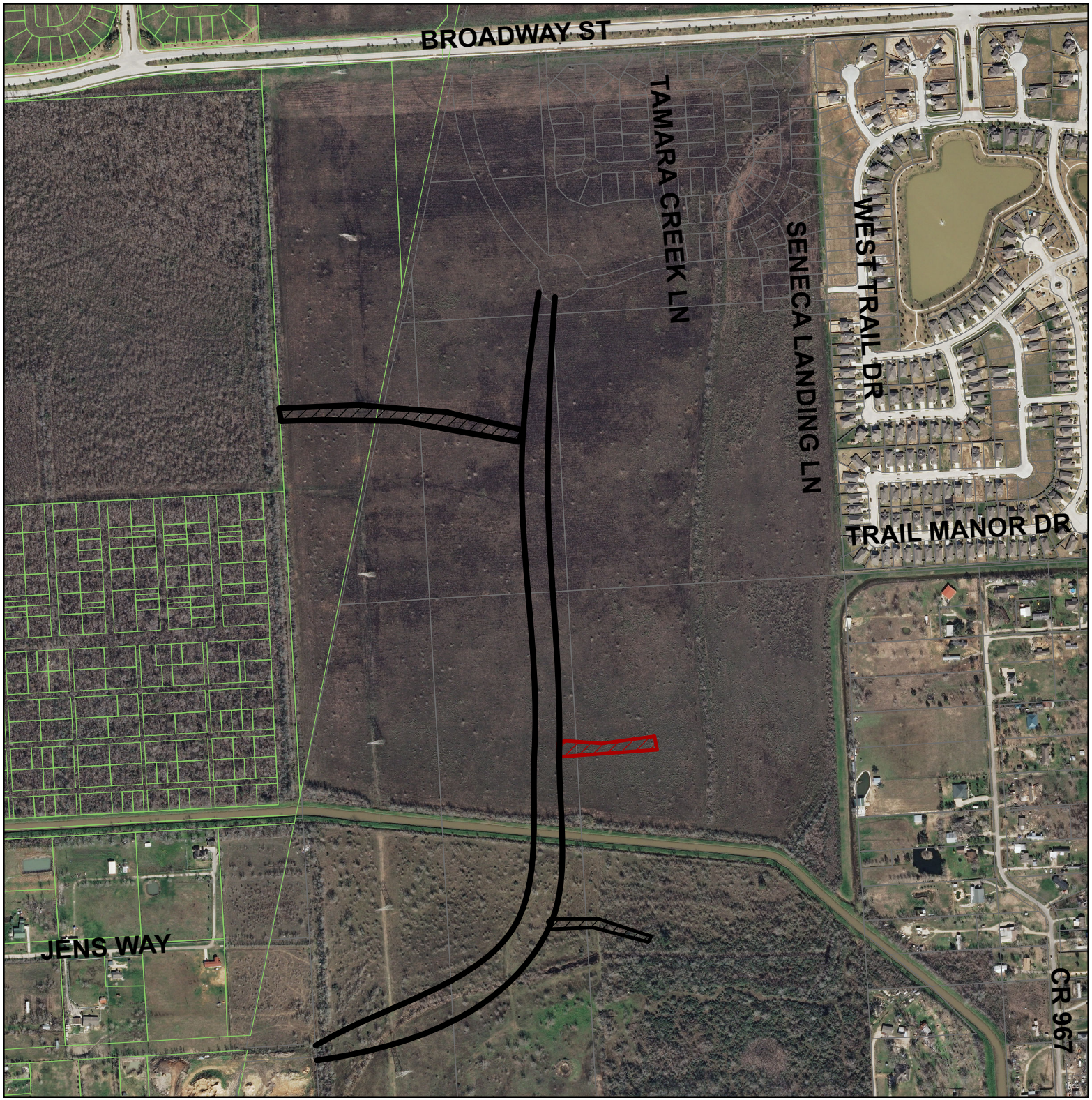
N

0 180 360 720 Feet



Aerial Map

Final Plat
Emerald Crossing
Street Dedication

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N

0 180 360 720 Feet

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 EMERALD CROSSING STREET DEDICATION, 0.550 ACRE OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 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.

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 ________________, 2014.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
ITS SOLE GENERAL PARTNER

BY:______________________________________
GERALD W. NOTEBOOM
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OF PSWA, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ DAY OF ________________, 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 (SEE NOTE 4).

____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFFESIONAL LAND SURVEYOR
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 EMERALD CROSSING 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS ________ DAY OF ________________, 2014.

____
DARRIN COKER
CITY ATTORNEY

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

BEING 0.550 ACRE OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 0.550 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 NORTHEAST CORNER OF SOUTHLAKE BOULEVARD AS SHOWN ON SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013051034 IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY (B.C.O.R.), SAME BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD AND HANNOVER HEIGHTS LANE STREET DEDICATION AMENDING PLAT NO. 1, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013051020, B.C.O.R;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, THE FOLLOWING SEVEN (7) COURSES:

1.36.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 59° 44' 33", AND A CHORD WHICH BEARS SOUTH 60° 09' 53" WEST, 34.86 FEET TO A POINT, THE BEGINNING OF A COMPOUND CURVE;

2.1,273.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 62° 53' 41", AND A CHORD WHICH BEARS SOUTH 01° 09' 14" EAST, 1,210.38 FEET TO A POINT;

3.SOUTH 32° 36' 04" EAST, 46.09 FEET TO A POINT, THE BEGINNING OF A CURVE;

4.35.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 57° 36' 27", AND A CHORD WHICH BEARS SOUTH 61° 24' 18" EAST, 33.73 FEET TO A POINT, THE BEGINNING OF A REVERSE CURVE;

5.218.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 119° 07' 06", AND A CHORD WHICH BEARS SOUTH 30° 38' 59" EAST, 181.05 FEET TO A POINT, THE BEGINNING OF A REVERSE CURVE;

6.32.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 53° 51' 59", AND A CHORD WHICH BEARS SOUTH 01° 58' 34" WEST, 31.71 FEET TO A POINT, THE BEGINNING OF A REVERSE CURVE;

7.430.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 27° 43' 24, AND A CHORD WHICH BEARS SOUTH 11° 05' 43" EAST, 426.45 FEET TO THE POINT OF BEGINNING, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 53' 04", AND A CHORD WHICH BEARS SOUTH 41° 10' 33" EAST, 34.70 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 21.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 01° 34' 17", AND A CHORD WHICH BEARS SOUTH 84° 19' 57" EAST, 21.25 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 83° 32' 48" EAST, 99.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 153.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 19° 20' 40", AND A CHORD WHICH BEARS NORTH 86° 46' 52" EAST, 152.89 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 164.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 11° 23' 55", AND A CHORD WHICH BEARS NORTH 71° 24' 34" EAST, 163.86 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 20° 02' 11" EAST, 50.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 170.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 11° 09' 18, AND A CHORD WHICH BEARS SOUTH 71° 31' 53" WEST, 170.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 170.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 19° 20' 40", AND A CHORD WHICH BEARS SOUTH 86° 46' 52" WEST, 169.69 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83° 32' 48" WEST, 99.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

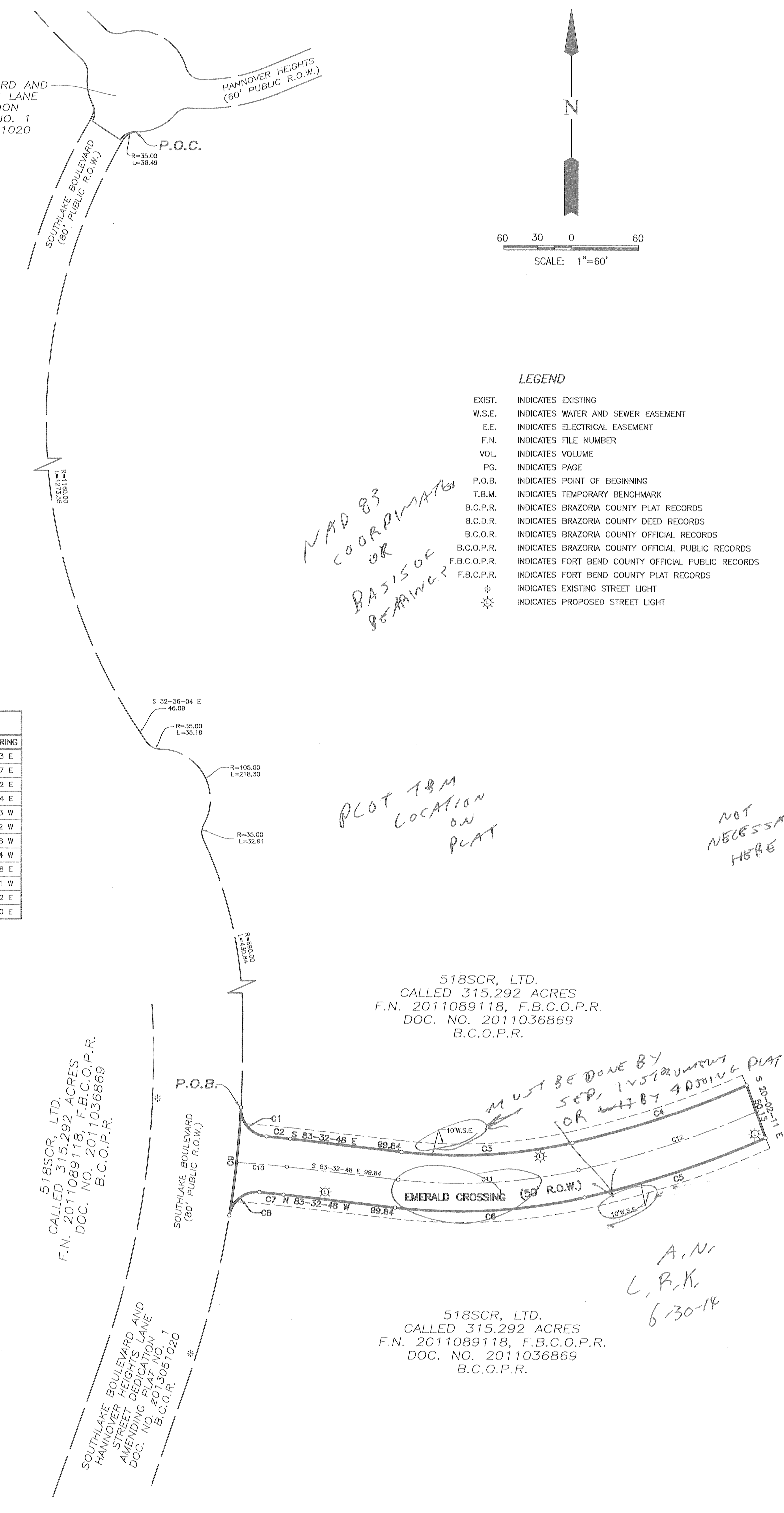
THENCE, 21.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 01° 54' 10", AND A CHORD WHICH BEARS NORTH 84° 24' 18" WEST, 21.72 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 37.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 42' 15", AND A CHORD WHICH BEARS SOUTH 51° 53' 04" WEST, 34.01 FEET TO A POINT FOR CORNER ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD, THE BEGINNING OF A CURVE;

THENCE, 97.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 06° 15' 58", AND A CHORD WHICH BEARS NORTH 05° 53' 58" EAST, 97.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.550 ACRE OF LAND.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	87-53-04	38.35	24.09	34.70	S 41-10-33 E
C2	775.00	1-34-17	21.25	10.63	21.25	S 84-19-57 E
C3	455.00	19-20-40	153.62	77.55	152.89	N 86-46-52 E
C4	825.00	11-23-55	164.13	82.34	163.86	N 71-24-34 E
C5	875.00	11-09-18	170.36	85.45	170.09	S 71-31-53 W
C6	505.00	19-20-40	170.50	86.07	169.69	S 86-46-52 W
C7	725.00	1-43-00	21.72	10.86	21.72	N 84-24-18 W
C8	25.00	85-42-15	37.40	23.19	34.01	S 51-53-04 W
C9	890.00	6-15-58	97.33	48.72	97.29	N 05-53-58 E
C10	750.00	3-26-44	45.10	22.56	45.10	N 85-16-11 W
C11	480.00	19-20-40	162.06	81.81	161.29	N 86-46-52 E
C12	850.00	11-16-24	167.24	83.89	166.97	N 71-28-20 E



N

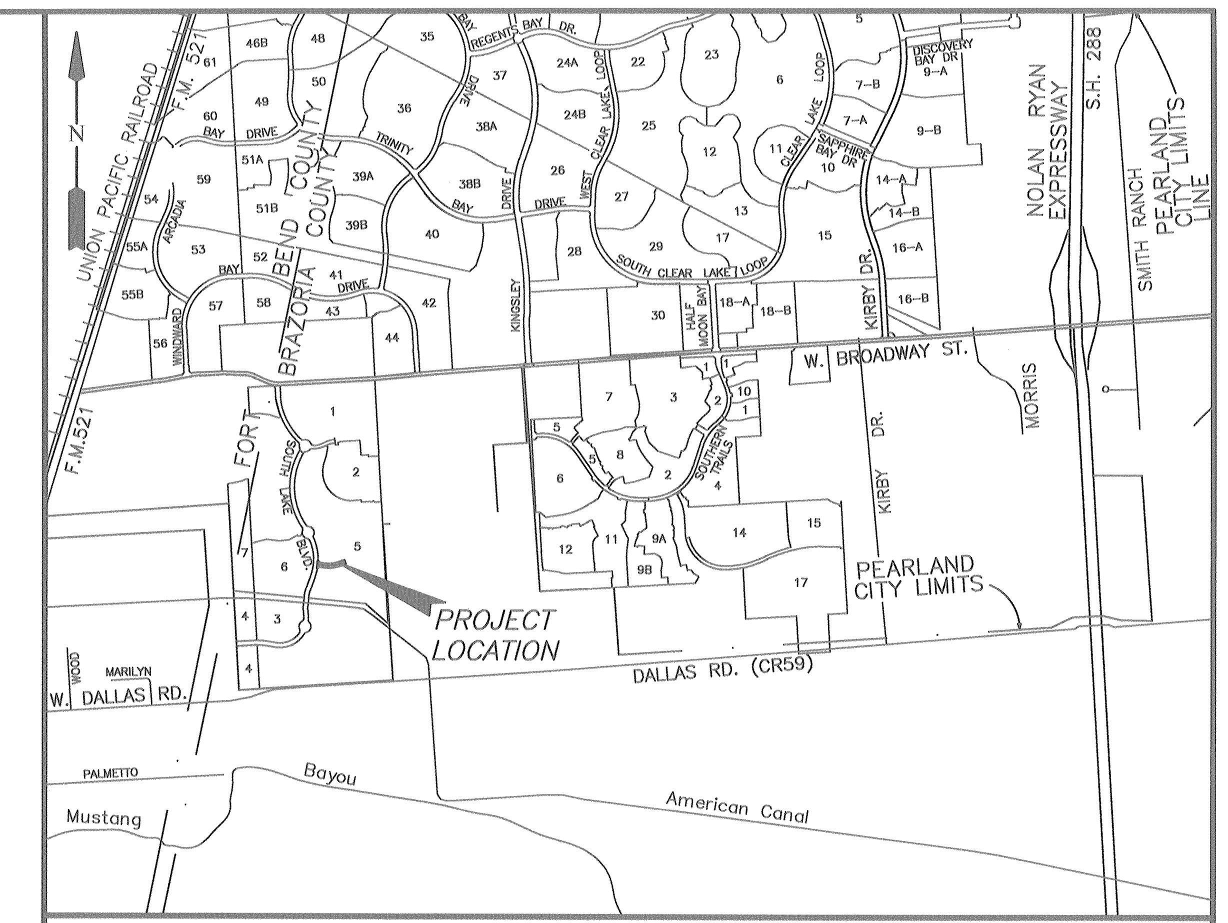
60 30 0 60
SCALE: 1"=60'

LEGEND

EXIST.	INDICATES EXISTING
W.S.E.	INDICATES WATER AND SEWER EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
⁜	INDICATES EXISTING STREET LIGHT
☼	INDICATES PROPOSED STREET LIGHT

NAD 83 COORDINATES OR BASIS OF BEARINGS

PLOT TBM LOCATION ON PLAT



VICINITY MAP
SCALE: 1"= 1/2 MILE

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. 1403937454, DATED MARCH 14, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS 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. FIVE-EIGHTS 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.
5. 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.

   ELEV.= 59.03, NGVD 29, 1987 ADJ.
   ADD 1.84 FEET FOR NGVD-29, 1973 ADJ.
6. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHEAST CORNER OF SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521 (AS SHOWN BY SYMBOL).

   ELEV.= 63.49' NGVD-29, 1987 ADJUSTMENT
7. 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 AND MAP NO. 48039C 0020H, MAP REVISED 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.
8. 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. [NOT NECESSARY HERE]
9. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND, ~~FORT BEND~~ [BRAZORIA] COUNTY AND BRAZORIA DRAINAGE DISTRICT NO. 4.
10. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. THERE ARE 3 STREET LIGHTS PROPOSED ON THIS PLAT.
13. A 6 FOOT SIDEWALK SHALL BE BUILT ALONG EMERALD CROSSING AND SOUTHLAKE BOULEVARD AT THE TIME OF DEVELOPMENT. [Both sides]
14. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.

MUST BE DONE BY SEP. INSTRUMENT OR BY ADJOINING PLAT OR INCLUDE ESMT IN PLATTED AREA

A.N. L.R.K. 6-30-14

3400 BLOCK OF SOUTHLAKE BOULEVARD

FINAL PLAT OF EMERALD CROSSING STREET DEDICATION

A SUBDIVISION OF 0.550 ACRES OF LAND SITUATED THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

JUNE 11, 2014 JOB NO. 2027-0704C-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
CONTACT: RENE RODRIGUEZ

SHEET 1 OF 1

PLANNER II
SUBMITTAL DATE: 6/25/14
DRC DATE: 7/1/14
PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

Date\Time : Mon, 02 Jun 2014 – 11:06am
Path\Name : I:\Projdsk1\PLATTING\2027\FINPLT\Emerald Crossing.

P&Z AGENDA ITEM

E

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**Ian Clowes**
DATE:	**07/16/2014**
AGENDA ITEM SUBJECT:	**Final Plat of Enclave at Highland Glen Section 1**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman with Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 1, a 20 lot subdivision on 2.056 acres of land, generally located at the intersection of Hughes Rd. and Alexander Way.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman with Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 1, a 20 lot subdivision on 2.056 acres of land, to wit:

Legal Description: A subdivision of land containing 8.2 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Alexander Way.

ZONING: This is a request for a Final Plat of Enclave at Highland Glen Section 1. The property contains a total of 2.056 acres with 20 proposed lots. The proposed final plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned R-1.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in May of 2014.

UNIFIED DEVELOPMENT CODE: All requirements of the Unified Development Code have been met.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Hughes Road, a secondary thoroughfare with a right-of-way of 100'. The subdivision will be served internally by local roads with rights-of-way of 50'.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved for this subdivision.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Enclave at Highland Glen Section 1 as proposed by the applicant, for the following reasons:

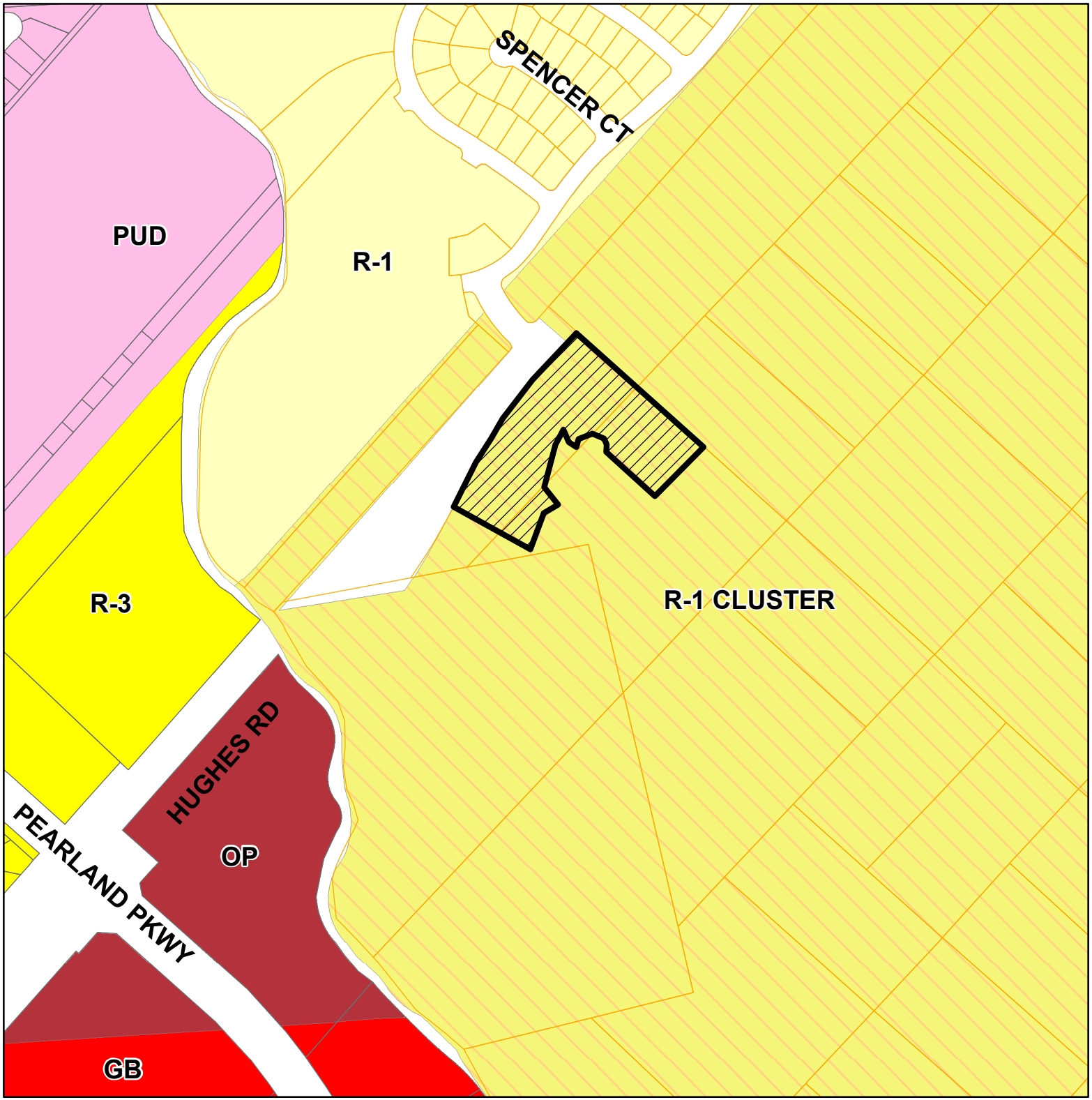
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the comprehensive plan.

3. This request is in conformance with the approved Cluster Development Plan and the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Enclave at Highland Glen Section 1



CITY OF PEARLAND
PEARLAND
TEXAS
EST. 1894

Vicinity and Zoning Map

Final Plat of Enclave at Highland Glen Section 1

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

0 120 240 480 Feet

Aerial Map

Final Plat of Enclave at Highland Glen Section 1

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

0 120 240 480 Feet

Show Hughes ROW

IS STREET A 60-FOOT RE?

ALLISON RICHEY GULF COAST COMPANY SUBURBAN GARDEN SECTION G VOL. 4, PG. 48, H.C.M.R.

CALLED 100.4395 ACRES RIVERSTONE LAND INVESTORS, LTD. FILE U656496 & FILE NO. U672395 H.C.O.P.R.O.R.P.

ADJOINING STREET IS "ALEXANDER RIDGE LANE"

IF THIS INTERSECTS A MAJOR STREET, ARE 90-DEG TURNS NEEDED AT CORNERS?

CALLED 48.3383 ACRES CITY OF PEARLAND F.N. 2008017318 H.C.O.P.R.P.R.

SHOW CURVE DATA OF EXIST. ROW

IS THIS DEDICATED ROW?

IS THIS HUGHES ROAD? (SEE VICINITY MAP)

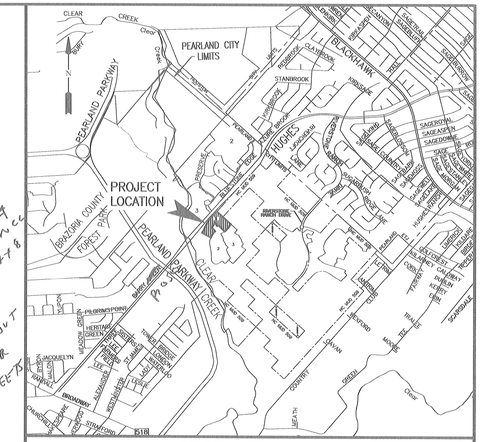
CAN THIS PLAT ESTABLISH AN EASMT, OR ADJOINING PROPERTY?

HOW IS ACCESS TO THESE LOTS PROVIDED IF ADJOING AREA HAS NOT BEEN PLATTED YET?

SHOW LARGER AREA WITH LINES & BEARINGS & SHOW WITHOUT MINOR STREETS

TEMPO. AND PERMANENT BENCH MARKS. PLOT T.B.M. LOCATION ON PLAT

A.N.
L.R.K.
6-27-14



VICINITY MAP
SCALE: 1"= 2,400'

KEY MAP No. 615G&H

N

100 50 0 100
SCALE: 1"=100'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	2060.00	4-31-06	162.45	81.27	162.41	N 29-12-03 E
C2	1940.00	14-43-09	498.38	250.57	497.01	N 34-18-05 E
C3	119.21	49-51-17	103.73	55.40	100.49	N 86-50-07 W
C4	170.00	29-08-14	86.45	44.18	85.52	S 47-13-05 W
C5	1730.00	3-54-35	118.05	59.05	118.03	S 30-41-41 W
C6	25.00	78-56-18	34.44	20.59	31.78	S 10-43-46 E
C7	630.00	13-00-13	142.98	71.80	142.68	S 43-41-49 E
C8	300.00	39-42-32	207.92	108.33	203.78	N 26-27-14 W
C9	600.00	17-14-25	180.54	90.96	179.86	N 45-48-55 W
C10	1760.00	5-42-28	175.33	87.74	175.25	S 29-47-44 W
C11	200.00	99-01-58	345.69	234.31	304.24	S 82-09-57 W
C12	345.00	39-58-26	240.70	125.48	235.85	S 26-35-10 E
C13	230.00	32-20-55	129.86	66.71	128.14	S 64-29-32 E
C14	25.00	90-00-00	39.27	25.00	35.36	N 86-40-56 E
C15	25.00	90-00-00	39.27	25.00	35.36	S 03-19-04 E
C16	170.00	99-01-58	293.84	199.16	258.60	S 82-09-57 W
C17	570.00	10-26-25	103.86	52.08	103.72	N 42-24-55 W
C18	25.00	105-25-23	46.00	32.83	39.78	S 79-39-12 W
C19	1790.00	5-42-28	178.31	89.23	178.24	N 29-47-44 E
C20	230.00	34-49-07	139.77	72.12	137.63	N 50-03-31 E
C21	25.00	74-04-02	32.32	18.86	30.11	N 30-26-04 E
C22	255.00	39-18-41	174.96	91.08	171.55	N 26-15-18 W
C23	25.00	74-04-02	32.32	18.86	30.11	S 43-37-58 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48-19-04 E	13.97
L2	S 49-09-27 W	26.09
L3	N 03-19-04 W	21.21
L4	N 29-58-35 W	42.96
L5	N 14-30-33 W	85.35
L6	S 52-48-18 W	60.00
L7	S 34-09-40 W	69.30
L8	N 26-56-30 E	8.64
L9	S 06-35-57 E	36.45
L10	S 48-19-04 E	48.97
L11	N 06-35-57 W	36.45
L12	N 41-40-56 E	41.89
L13	S 80-19-38 W	21.21
L14	S 35-19-38 W	64.06

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

$750
Rev
10/2

PLAT NO. ?
STREET BLOCK NUMBER

LEGEND

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

DUPLICATED

HARRIS CO.

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
W.M.E.	INDICATES WATER METER 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
P.A.E.	INDICATES PERMANENT ACCESS EASEMENT
G.E.	INDICATES GUY EASEMENT
A.E.	INDICATES AERIAL EASEMENT
F.H.	FIRE HYDRANT
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
PVT.	INDICATES PRIVATE
RES.	INDICATES RESERVE
	INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	17,485	0.401	RESTRICTED TO DRAINAGE MONUMENTS SIGN?
B	50,229	1.153	RESTRICTED TO DRAINAGE
C	21,868	0.502	RESTRICTED TO DRAINAGE MONUMENT SIGN?
TOTAL	89,582	2.056	

LOT FRONTAGE TABLE

LOT	SQ. FT.
BLOCK 1	
LOT 1	10,828
LOT 2	8,768
LOT 3	7,588
LOT 4	6,875
LOT 5	7,366

LOT	SQ. FT.
BLOCK 2	
LOT 1	7,366

LOT	SQ. FT.
BLOCK 3	
LOT 1	8,079
LOT 2	7,073
LOT 3	6,875
LOT 4	8,013

LOT	SQ. FT.
BLOCK 4	
LOT 1	11,537
LOT 2	7,800
LOT 3	7,800

LOT	SQ. FT.
BLOCK 5	
LOT 1	8,125
LOT 2	8,125
LOT 3	8,125
LOT 4	8,125
LOT 5	8,314
LOT 6	8,477
LOT 7	8,481

FINAL PLAT OF
ENCLAVE AT HIGHLAND GLEN
SECTION 1

A SUBDIVISION OF 8.211 ACRES OF LAND SITUATED IN THOMAS J. GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS

20 LOTS 3 RESERVES (2.056 ACRES) 5 BLOCKS
JUNE 11, 2014 JOB NO. 1406-3310C-310

OWNERS:
BEAZER HOMES OF TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, INC.
ITS GENERAL PARTNER
KURT WATZEL, SENIOR DIVISION PRESIDENT
10110 W. SAM HOUSTON PARKWAY N., STE. A-100, HOUSTON, TEXAS 77064
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501
CONTACT: RENE RODRIGUEZ

SHEET 1 OF 2

MYLAR CHECK: COORD ____ DIR. ____

Date/Time : Tue, 10 Jun 2014 - 9:55am
Path\Name : I:\Projects\PLATTING\1406\ENP_Enclave at Highland Glen_1_FP.dwg

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. _____, EFFECTIVE DATE _____, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, 2001 ADJUSTMENT, WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999869913.

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 HARRIS COUNTY.

5. FIVE–EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISED NOTED. BLOCK CORNERS OR STREET RIGHT–OF–WAYS HAVE NOT BEEN MONUMENTED.

6. BENCHMARK: MONUMENT GPS – 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHERLY INTERSECTION OF BROADWAY ROAD (FM 518) AND LIBERTY DRIVE. THE MONUMENT IS 4.0 FEET SOUTHWESTERLY FROM THE WEST SIDE OF BROADWAY BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM METAL POLE.

   X= 3158802.368 Y=13767483.585

   ELEVATION= 42.48, NVGD 29 1987 ADJUSTMENT
   SUBTRACT 0.48 FEET FOR NAVD 88, 2011 ADJUSTMENT

7. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48201C 1035L, EFFECTIVE DATE JUNE 18, 2007, THE PROPERTY IS LOCATED PARTIALLY IN ZONE "A" AND PARTIALLY IN "X" (AREAS TO BE DETERMINED TO BE PARTIALLY WITHIN THE 100–YEAR FLOOD PLAIN).

8. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

   OR PUBLIC

   OR PUBLIC

   OR PUBLIC

9. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

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 DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND/OR HARRIS COUNTY FLOOD CONTROL.

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.

13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

14. A FOUR (4) FOOT SIDEWALK IS REQUIRED ON BOTH SIDES? ALL INTERNALLY PUBLIC STREET RIGHT–OF–WAY CONTAINED WITHIN THE PLAT.

15. THERE ARE 8 PROPOSED STREET LIGHTS.

DRIVEWAY DESIGN NOTE

LOT LINES ARE THE CENTERLINES OF A SIX-FOOT WIDE DRAINAGE ESMT. TO EACH ADJOINING LOT

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BEAZER HOMES OF TEXAS, INC., ACTING BY AND THROUGH KURT WATZEK, SENIOR DIVISION PRESIDENT AND GREG COLEMAN, AUTHORIZED AGENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 1, 8.211 ACRES OUT OF THOMAS J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, 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, BEAZER HOMES OF TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES OF TEXAS, INC., ITS GENERAL PARTNER, BY KURT WATZEK, ITS SENIOR DIVISION PRESIDENT, ATTESTED HEREUNTO, BY IT AUTHORIZED AGENT, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2014.

BEAZER HOMES OF TEXAS, L.P., A
DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES OF TEXAS, INC., ITS
GENERAL PARTNER

BY:_____
KURT WATZEK, SENIOR DIVISION PRESIDENT

ATTEST:_____
GREG COLEMAN, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT WATZEK, SENIOR VICE PRESIDENT OF BEAZER HOMES OF TEXAS, INC., GENERAL PARTNER OF BEAZER HOMES OF TEXAS, LLC., A DELAWARE CORPORATION, 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 _____ OF _____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, AUTHORIZED AGENT, OF BEAZER HOMES OF TEXAS, INC., GENERAL PARTNER OF BEAZER HOMES OF TEXAS, LLC., A DELAWARE CORPORATION, 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 _____ 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 (SEE NOTE 5).

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ENCLAVE AT HIGHLAND GLEN SECTION 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

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

_____ _____
DARRIN COKER RICHARD MANCILLA, P.E.
CITY ATTORNEY CITY ENGINEER

I, STAN STANART, 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 STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

BEING 8.211 ACRES OF LAND SITUATED IN THE THOMAS J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 74.286 ACRE TRACT CONVEYED TO BEAZER HOMES TEXAS, L.P. BY INSTRUMENT OF RECORD IN FILE NUMBER 2013023603O OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, (H.C.O.P.R.R.P.) AND A PORTION OF LOT 6 AND LOT 15 IN SECTION 'G' OF THE ALLISON–RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 48 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), SAID 8.211 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83;

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID 74.286 ACRES ON THE COMMON LINE OF LOTS 5 AND 6 OF SAID SECTION 'G', FROM WHICH A 5/8–INCH FOUND IRON ROD BEARS NORTH 38° 53' 02" OF LAND CONVEYED TO THE CITY OF PEARLAND BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2008011731 8, H.C.O.P.R.R.P.

THENCE, SOUTH 48° 19' 04" EAST, ALONG A NORTHEASTERLY LINE OF SAID 74.286 ACRES AND SAID COMMON LINE OF LOTS 5 AND 6, AND THE COMMON LINE OF LOTS 14 AND 15 OF SAID SECTION 'G', 654.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 41° 40' 56" WEST, DEPARTING SAID NORTHEASTERLY LINE AND SAID COMMON LINE OF LOTS 14 AND 15, 125.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 19' 04" EAST, 13.97 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 43° 19' 37" WEST, 173.63 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 49° 09' 27" WEST, 26.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 40° 50' 33" WEST, 110.90 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 19' 04" WEST, 105.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 19' 04" WEST, 21.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 103.73 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 119.21 FEET, A CENTRAL ANGLE OF 49° 51' 17", AND A CHORD WHICH BEARS NORTH 86° 50' 07" WEST, 100.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 29° 58' 35" WEST, 42.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 14° 30' 33" WEST, 85.35 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 86.45 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 29° 08' 14", AND A CHORD WHICH BEARS SOUTH 47° 13' 05" WEST, 85.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 118.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,730.00 FEET, A CENTRAL ANGLE OF 03° 54' 35", AND A CHORD WHICH BEARS SOUTH 30° 41' 41" WEST, 118.03 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 34.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78° 56' 18", AND A CHORD WHICH BEARS SOUTH 10° 43' 46" EAST, 31.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 142.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 13° 00' 13", AND A CHORD WHICH BEARS SOUTH 43° 41' 49" EAST, 142.68 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 52° 48' 18" WEST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 34° 09' 40" WEST, 69.30 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 26° 56' 30" WEST, 130.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 03' 30" WEST, 180.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 26° 56' 30" EAST, 8.64 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 03' 30" WEST, 156.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING A POINT ON THE COMMON LINE OF AFOREMENTIONED 74.286 ACRES AND 4.8383 ACRES;

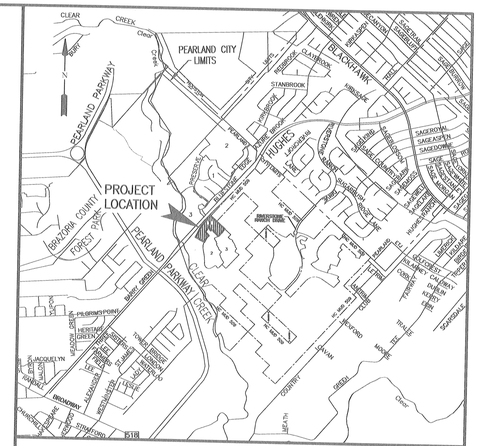
THENCE, ALONG SAID COMMON LINE THE FOLLOWING FOUR (4) COURSES;

1. 162.45 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 04° 31' 06", AND A CHORD WHICH BEARS NORTH 29° 12' 03" EAST, 162.41 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED " "CL DAVIS, RPLS 4464" PREVIOUSLY FOUND FOR CORNER;

2. NORTH 26° 56' 31" EAST, 100.00 FEET TO A 5/8–INCH IRON ROD, WHICH BEARS SOUTH 21° 51' 09" WEST, 0.13 FEET, PREVIOUSLY FOUND FOR CORNER, THE BEGINNING OF A CURVE;

3. 498.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 14° 43' 09", AND A CHORD WHICH BEARS NORTH 34° 18' 05" EAST, 497.01 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED " "CL DAVIS, RPLS 4464" PREVIOUSLY FOUND FOR CORNER;

4. NORTH 41° 39' 39" EAST, 110.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.211 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 2,400'

KEY MAP No. 615G&H

FINAL PLAT OF
ENCLAVE AT HIGHLAND GLEN
SECTION 1

A SUBDIVISION OF 8.211 ACRES OF LAND SITUATED IN
THOMAS J. GREEN SURVEY, ABSTRACT 290,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

20 LOTS 3 RESERVES (2.056 ACRES) 5 BLOCKS
JUNE 11, 2014 JOB NO. 1406–3310C–310

OWNERS:
BEAZER HOMES OF TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, INC.
ITS GENERAL PARTNER
KURT WATZEL, SENIOR DIVISION PRESIDENT
10110 W. SAM HOUSTON PARKWAY N., STE. A–100, HOUSTON, TEXAS 77064
PH. (713) 849–5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501
CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

MYLAR CHECK: COORD ____ DIR. ____

Date\Time : Tue, 10 Jun 2014 - 9:53am
Path\Name : I:\Projects\PLATTING\1406\FINPLT\Enclave at Highland Glen_1_FP.dwg

P&Z AGENDA ITEM

F

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 07/16/2014

AGENDA ITEM SUBJECT: Final Plat of Highland Crossing Section 3

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes, owner for approval of the Final Plat of Highland Crossing Section 3, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 50 lots on 12.8 acres.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF HIGHLAND CROSSING SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes, owner for approval of the Final Plat of Highland Crossing Section 3, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 50 lots on 12.8 acres, on the following described property, to wit:

Legal Description: Being 12.8 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

General Location: Approximately 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd.

SUMMARY: This is a request for a Final Plat of Highland Crossing Section 3, a proposed 50 lot single-family residential subdivision on approximately 12.8 acres. This proposed subdivision is zoned R-2 and has an approved Cluster Development Plan in place.This Final plat is section 3 of the Master Plat of Old Alvin Tract.

PREVIOUS PLATS: A preliminary plat for this subdivision was approved in December of 2013.

UNIFIED DEVELOPMENT CODE: The subdivision is in conformance with the Unified Development Code with the approved Cluster Development Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Old Alvin Rd., which is an 80-foot Major Collector. Currently Old Alvin has an approximate paved width of 24 feet. Internally this development will be served by 50-foot local roads.

AVAILABILITY OF UTILIITES: Water and sewer service are available for this subdivision.

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Highland Crossing Section 3 as proposed by the applicant for the following reasons:

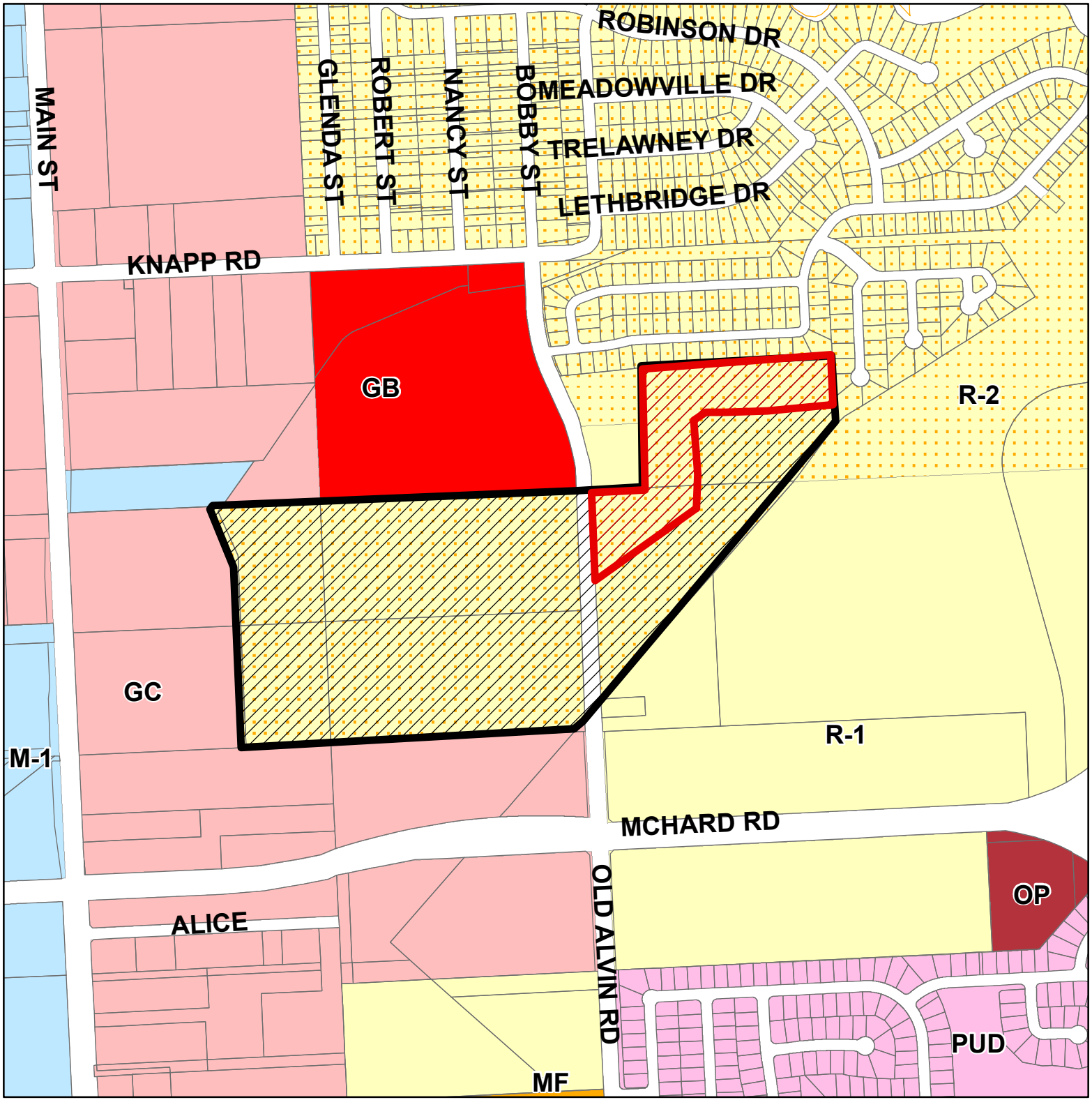
1. The proposed Final Plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan

3. The request is in conformance with the approved Old Alvin Tract Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Highland Crossing Section 3



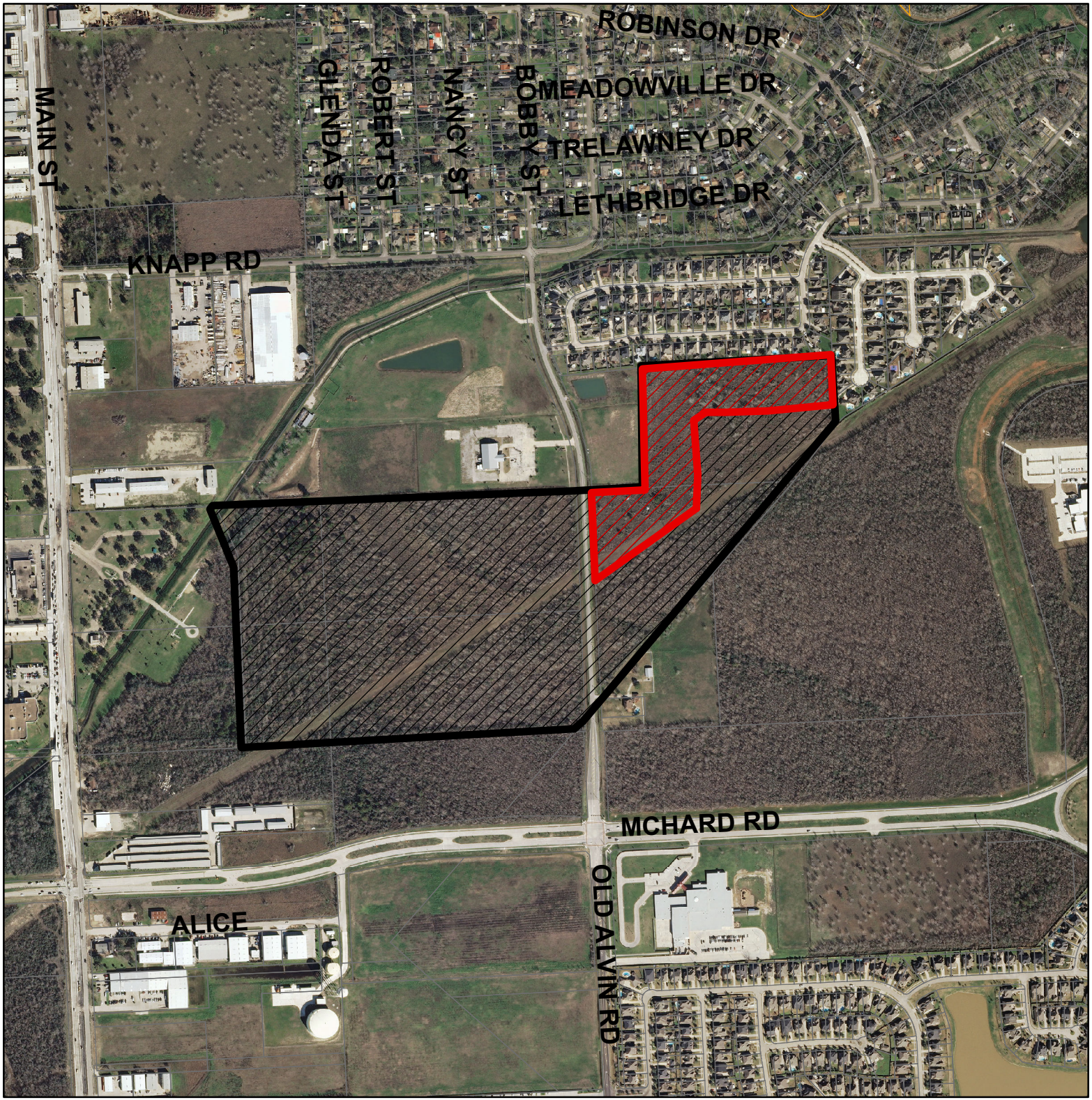
Zoning and Vicinity Map

Final Plat of Highland Crossing 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.

N

0 155310 620 Feet



Aerial Map

Final Plat of
Highland Crossing Sec. 3

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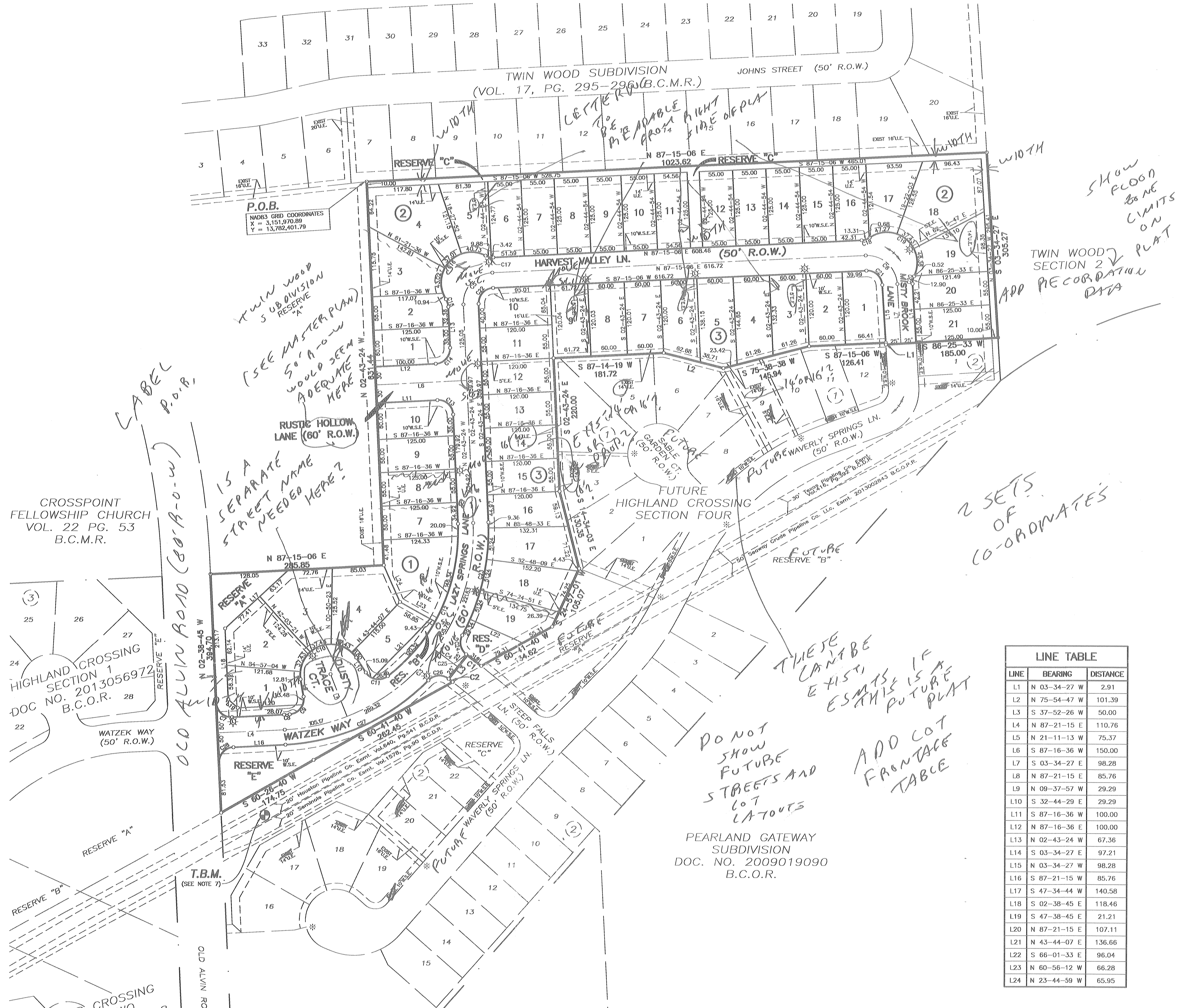


NOTES:

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. 1403938105, DATED JUNE 7, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, 2001 ADJUSTMENT, WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987510.

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-EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

6. BENCHMARK: TSRAP MONUMENT 010150 = ALUMINUM ROD IN CASING LOCATED AT THE NORTH SIDE OF A CHAIN LINK FENCE FOR A SANITARY SEWER LIFT STATION LOCATED AT WHEATRIDGE STREET. POINT CAN BE LOCATED +/- 412 FEET EAST FROM THE END OF ASPHALT PAVEMENT OF WHEATRIDGE STREET AND +/- 19 FEET NORTH FROM THE NW BUILDING CORNER OF THE LIFT STATION.

   ELEV.= 41.99 FEET NAVD88 2001 ADJ.

7. T.B.M. INDICATES TEMPORARY BENCHMARK: POINT 100 = TOP OF SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE EAST SIDE OLD ALVIN RD IN THE APPROXIMATE CENTERLINE OF A PIPELINE RIGHT OF WAY. POINT CAN BE FOUND +/- 1,420 FEET NORTH OF THE INTERSECTION OF MCHARD RD AND OLD ALVIN RD AND +/- 79 FEET EAST OF THE CENTERLINE OF OLD ALVIN RD IN THE PIPELINE RIGHT OF WAY.

   ELEV.= 41.68 FEET NAVD 88 2001 ADJ.

8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48039C0035 I, EFFECTIVE DATE SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED PARTIALLY WITHIN ZONE "AE" (SHADED), ZONE "AE" (SHADED-CROSSHATCHED), ZONE "X" (SHADED) AND ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48039C0035 I, MAP REVISED SEPTEMBER 22, 1999, ZONE "AE" (SHADED) IS DEFINED TO BE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED; ZONE "AE" (SHADED-CROSSHATCHED) IS DEFINED AS FLOODWAY AREAS IN ZONE "AE". ZONE "X" (SHADED) IS DEFINED AS AREAS IN 500-YEAR FLOOD PLAIN AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF 500-YEAR FLOOD. LJA DOES NOT WARRANT, NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

   ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

9. ANY CONSTRUCTION PROPOSED (OR PUBLIC) TO BE INSTALLED WITHIN A PROPERTY EASEMENT (OR PUBLIC) WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE (OR PUBLIC) ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

10. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

11. 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.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.

13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

14. A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAY CONTAINED WITHIN THE PLAT.

15. 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.

16. CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.

17. THERE ARE ~~14~~ 10 PROPOSED STREET LIGHT.

18. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUD NO. 28.

19. 7-FOOT UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2013044705, BRAZORIA COUNTY OFFICIAL RECORDS, CORRECTED UNDER DOCUMENT NO. 2013052100, BRAZORIA COUNTY OFFICAL RECORDS.

ALL SIDE LOT LINES ARE CENTERLINES OF SIX-FOOT WIDE DRAINAGE ESMTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03-34-27 W	2.91
L2	N 75-54-47 W	101.39
L3	S 37-52-26 W	50.00
L4	N 87-21-15 E	110.76
L5	N 21-11-13 W	75.37
L6	S 87-16-36 W	150.00
L7	S 03-34-27 E	98.28
L8	N 87-21-15 E	85.76
L9	N 09-37-57 W	29.29
L10	S 32-44-29 E	29.29
L11	S 87-16-36 W	100.00
L12	N 87-16-36 E	100.00
L13	N 02-43-24 W	67.36
L14	S 03-34-27 E	97.21
L15	N 03-34-27 W	98.28
L16	S 87-21-15 W	85.76
L17	S 47-34-44 W	140.58
L18	S 02-38-45 E	118.46
L19	S 47-38-45 E	21.21
L20	N 87-21-15 E	107.11
L21	N 43-44-07 E	136.66
L22	S 66-01-33 E	96.04
L23	N 60-56-12 W	66.28
L24	N 23-44-59 W	65.95

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.26	11,324	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.05	2,167	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.36	15,690	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.098	4,263	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.321	13,992	RESTRICTED TO LANDSCAPE/OPEN SPACE
	.98		
TOTAL	1.089	47,437	

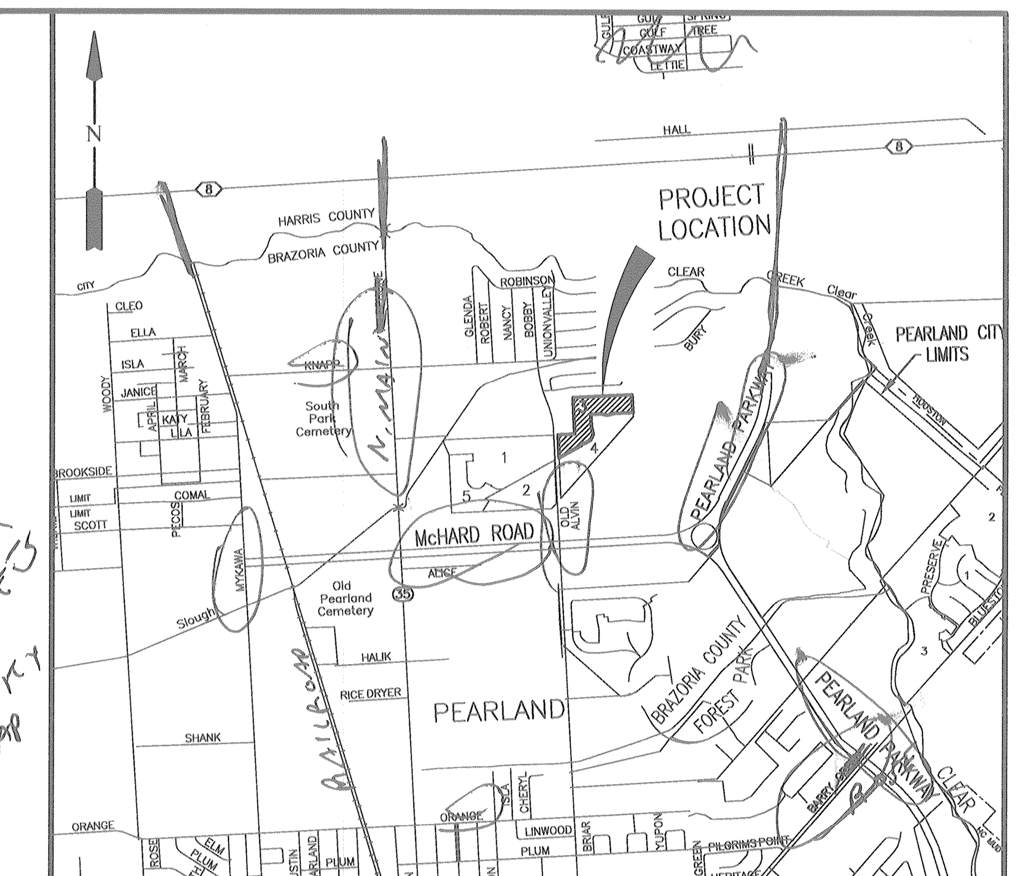
LOT	SQ. FT.
BLOCK 1	
LOT 1	7592
LOT 2	11096
LOT 3	10942
LOT 4	11538
LOT 5	6990
LOT 6	12416
LOT 7	6870
LOT 8	6875
LOT 9	6875
LOT 10	7366

LOT	SQ. FT.
BLOCK 2	
LOT 1	7366
LOT 2	6802
LOT 3	9354
LOT 4	14033
LOT 5	7630
LOT 6	6875
LOT 7	6875
LOT 8	6875
LOT 9	6875
LOT 10	6875
LOT 11	6820
LOT 12	6875
LOT 13	6875
LOT 14	6875
LOT 15	6875
LOT 16	6861
LOT 17	8103
LOT 18	14144
LOT 19	8437
LOT 20	6860
LOT 21	6875

	SQ. FT.
BLOCK 3	
LOT 1	7733
LOT 2	7200
LOT 3	7570
LOT 4	8309
LOT 5	8700
LOT 6	7745
LOT 7	7200
LOT 8	7201
LOT 9	7408
LOT 10	7668
LOT 11	6600
LOT 12	6600
LOT 13	6600
LOT 14	6600
LOT 15	6600
LOT 16	7062
LOT 17	8801
LOT 18	8790
LOT 19	7230

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1825.00	0-55-28	29.44	14.72	29.44	N 51-39-50 W
C2	1775.00	0-16-27	8.49	4.25	8.49	S 51-59-20 E
C3	325.00	90-04-39	510.95	325.44	459.93	N 42-18-56 E
C4	1800.00	1-31-29	47.90	23.95	47.90	N 52-53-19 W
C5	50.00	89-58-30	78.52	49.98	70.70	S 42-15-51 W
C6	50.00	89-10-26	77.82	49.28	70.20	N 48-09-40 W
C7	25.00	90-00-00	39.27	25.00	35.36	S 47-38-45 E
C8	300.00	1-46-15	9.27	4.64	9.27	N 86-28-08 E
C9	25.00	95-12-57	41.55	27.39	36.93	N 37-58-32 E
C10	50.00	156-53-28	136.91	244.57	97.97	N 68-48-47 E
C11	25.00	95-12-57	41.55	27.39	36.93	S 80-20-57 E
C12	300.00	54-45-57	286.75	155.39	275.96	N 24-39-35 E
C13	25.00	90-00-00	39.27	25.00	35.36	N 47-43-24 W
C14	25.00	90-00-00	39.27	25.00	35.36	N 42-16-36 E
C15	25.00	30-28-40	13.30	6.81	13.14	N 17-57-44 W
C16	50.00	150-55-50	131.71	192.85	96.80	N 42-15-51 E
C17	25.00	30-28-40	13.30	6.81	13.14	S 77-30-34 E
C18	25.00	32-03-22	13.99	7.18	13.81	N 71-13-25 E
C19	50.00	150-47-30	131.59	191.90	96.77	S 49-24-31 E
C20	25.00	29-33-41	12.90	6.60	12.76	S 11-12-23 W
C21	25.00	89-10-26	38.91	24.64	35.10	N 48-09-40 W
C22	25.00	89-58-30	39.26	24.99	35.35	S 42-15-51 W
C23	350.00	31-30-04	192.43	98.71	190.01	S 13-01-38 W
C24	25.00	80-58-53	35.33	21.34	32.47	S 11-42-46 E
C25	1825.00	0-04-39	2.47	1.23	2.47	S 52-09-53 E
C26	25.00	83-46-01	36.55	22.42	33.38	S 85-59-25 W
C27	350.00	43-14-51	264.18	138.74	257.96	S 65-43-50 W
C28	25.00	89-59-58	39.27	25.00	35.36	S 42-21-16 W

PLANNER II
SUBMITTAL DATE: 6/25/14
DRC DATE: 7/1/14
PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 615B

N

SCALE: 1"=100'

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.M.R	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
F.N.	INDICATES FILE NUMBER
☼	INDICATES EXISTING STREET LIGHT
☼	INDICATES PROPOSED STREET LIGHT
——	INDICATES STREET NAME CHANGE
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
S.N.	INDICATES SEE NOTE

PLAT NO. ______
STREET BLOCK NUMBER

A.N.
L.R.Y.
6-30-14

FINAL PLAT OF
HIGHLAND CROSSING
SECTION 3

A SUBDIVISION OF 12.823 ACRES OF LAND SITUATED IN THE H.T.& B. R.R. COMPANY SURVEY, ABSTRACT 233 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

50 LOTS   5 RESERVES (1.089 ACRES)   3 BLOCKS

JUNE 11, 2014   JOB NO. 1406-3130C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10110 W. SAM HOUSTON PARKWAY N., SUITE A-100, HOUSTON, TEXAS 77064
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
TBPLS FIRM NO. 10110511

CONTACT: RENE RODRIGUEZ

$750 per lot for Parkland.

MYLAR CHECK: COORD.______ DIR.______

Date\Time : Tue, 10 Jun 2014 - 9:30am
Path\Name : I:\Projdsk1\PLATTING\1406\FINPLT\Highland Crossing_3_FP.dwg

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, LD MANAGER– HOUSTON, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P.; OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF HIGHLAND CROSSING SECTION 3, 12.823 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 233, AND R.B. LYLE SURVEY, ABSTRACT 542 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, 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.

WHICH PARAGRAPH APPLIES HERE? CONTACT CENTERPOINT

BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, HEREBY STATES THAT THEY FULLY REALIZE THAT THEY ARE APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN ONE HUNDRED FEET OF AN EXISTING OIL OR GAS PIPELINE EASEMENT AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH A PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP DO HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS, AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN THE SAID PERMIT.

IN TESTIMONY HERETO, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, ITS DIVISION PRESIDENT, ATTESTED HEREUNTO, BY ITS LD MANAGER– HOUSTON, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS ______________ DAY OF ______________, 2014.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.,
ITS GENERAL PARTNER

BY:______________________________
BRUCE CRAIG, DIVISION PRESIDENT

ATTEST:______________________________
GREG COLEMAN, LD MANAGER– HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ OF ______________, 2014.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, LD MANAGER– HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ 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 (SEE NOTE 5).

____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
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 HIGHLAND CROSSING 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 ______________, 2014.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS ________ OF ______________, 2014.

DARRIN COKER CITY ATTORNEY	RICHARD MANCILLA, P.E. CITY ENGINEER

BEING 12.823 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 233, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 27.596 ACRE TRACT, DESCRIBED AS PART 2, CONVEYED TO BEAZER HOMES, TEXAS, L.P. BY INSTRUMENT OF RECORD IN FILE NUMBER 2013005259, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.) AND A PORTION OF LOT 93 AND LOT 94 OF THE W. ZYCHLINSKI SUBDIVISION OF RECORD IN VOLUME 29 PAGE 43 OF THE DEED RECORDS OF SAID BRAZORIA COUNTY, (B.C.D.R.), SAID 12.823 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT;

BEGINNING AT A 1/2-INCH IRON ROD FOUND MARKING THE INTERSECTION OF THE NORTH LINE OF AFOREMENTIONED LOT 94 AND THE EAST RIGHT-OF-WAY LINE OF OLD ALVIN ROAD, 80 FEET WIDE, SAME POINT BEING THE SOUTHWEST CORNER OF TWIN WOOD SUBDIVISION, OF RECORD IN VOLUME 17, PAGES 295 AND 296, PLAT RECORDS OF SAID BRAZORIA COUNTY, (B.C.P.R.), THE SOUTHWEST CORNER OF RESERVE "A", AS SHOWN ON SAID TWIN WOOD SUBDIVISION AND THE MOST WESTERLY CORNER OF SAID 27.596 ACRES;

THENCE, NORTH 87° 15' 06" EAST, ALONG A NORTHERLY LINE OF SAID 27.596 ACRES, WITH THE COMMON LINE OF SAID LOT 94 ,TWIN WOOD SUBDIVISION ~~AND~~ RESERVE "A", 285.85 FEET TO A 3/4-INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TWIN WOOD SUBDIVISION AND THE SOUTHEAST CORNER OF SAID RESERVE "A";

THENCE, NORTH 02° 43' 24" WEST, WITH A WESTERLY LINE OF SAID 27.596 ACRES, DEPARTING THE NORTH LINE OF SAID LOT 94, ALONG THE EAST LINE OF SAID TWIN WOOD SUBDIVISION ~~AND~~ RESERVE "A", 631.44 FEET, TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF RESERVE "A" AND AN ANGLE POINT ON THE SOUTHERLY LINE OF SAID TWIN WOOD SUBDIVISION;

THENCE, NORTH 87° 15' 06" EAST, ALONG THE NORTH LINE OF SAID 27.596 ACRES AND THE SOUTH LINE OF SAID TWIN WOOD SUBDIVISION, 1,023.62 FEET, TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" SET FOR THE NORTHEAST CORNER OF SAID 27.596 ACRES, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID TWIN WOOD SUBDIVISION, AND A POINT ON THE WEST LINE OF TWIN WOOD SECTION 2 AMENDING PLAT OF RECORD IN VOLUME 24, PAGE 26, B.C.P.R.;

THENCE, SOUTH 03° 34' 27" EAST, WITH THE EAST LINE OF SAID 27.596 ACRES, DEPARTING THE SOUTH LINE OF SAID TWIN WOOD SUBDIVISION, AND ALONG THE WEST LINE OF SAID TWIN WOOD SECTION 2 AMENDING PLAT, 305.27 FEET, TO POINT FOR CORNER;

THENCE, SOUTH 86° 25' 33" WEST, DEPARTING SAID EAST LINE AND THE WEST LINE OF SAID TWIN WOOD SECTION 2, 185.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 34' 27" WEST, 2.91 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 15' 06" WEST, 126.41 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 75° 38' 38" WEST, 145.94 FEET TO A POINT FOR CORNER;

THENCE, NORTH 75° 54' 47" WEST, 101.39 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 14' 19" WEST, 181.72 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 02° 43' 24" EAST, 220.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 14° 34' 03" EAST, 130.35 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 24° 57' 01" WEST, 105.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 60° 41' 40" WEST, 134.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 29.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,825.00 FEET, A CENTRAL ANGLE OF 00° 55' 28", AND A CHORD WHICH BEARS NORTH 51° 39' 50" WEST, 29.44 FEET TO A POINT FOR CORNER;

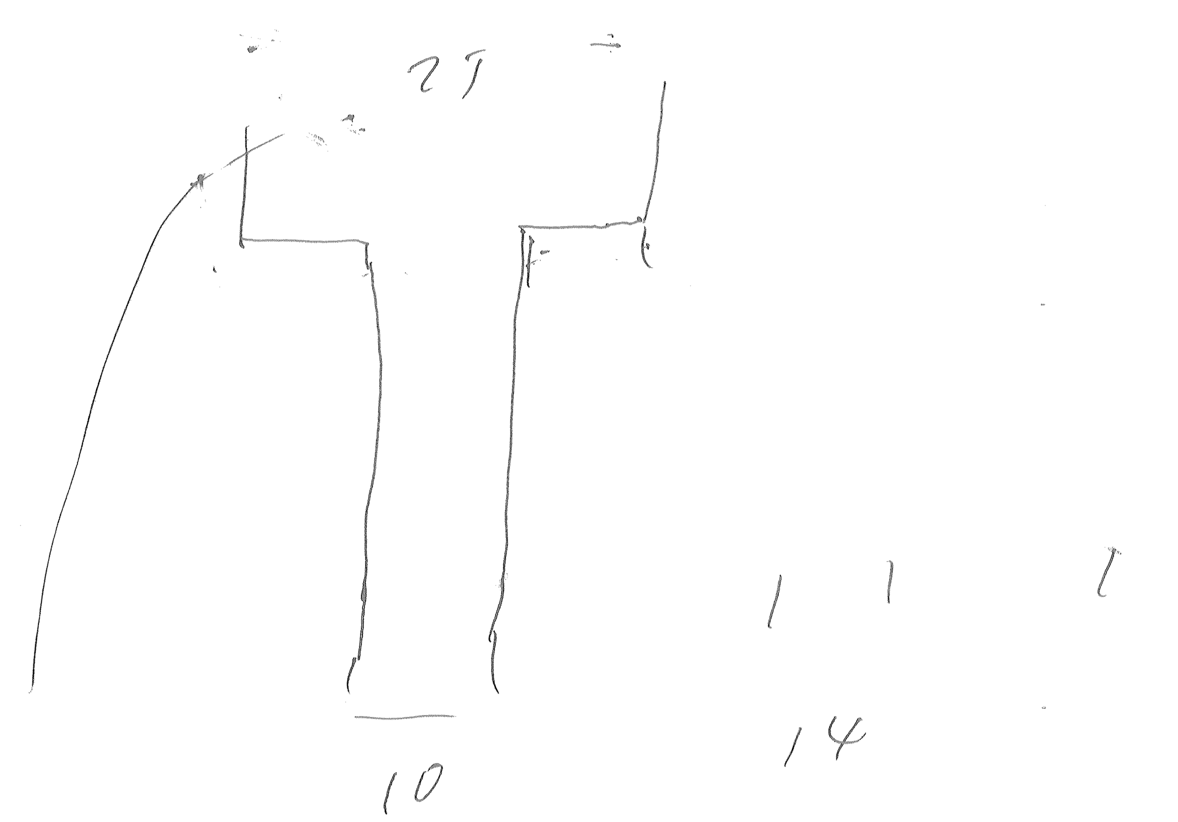
THENCE, SOUTH 37° 52' 26" WEST, 50.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

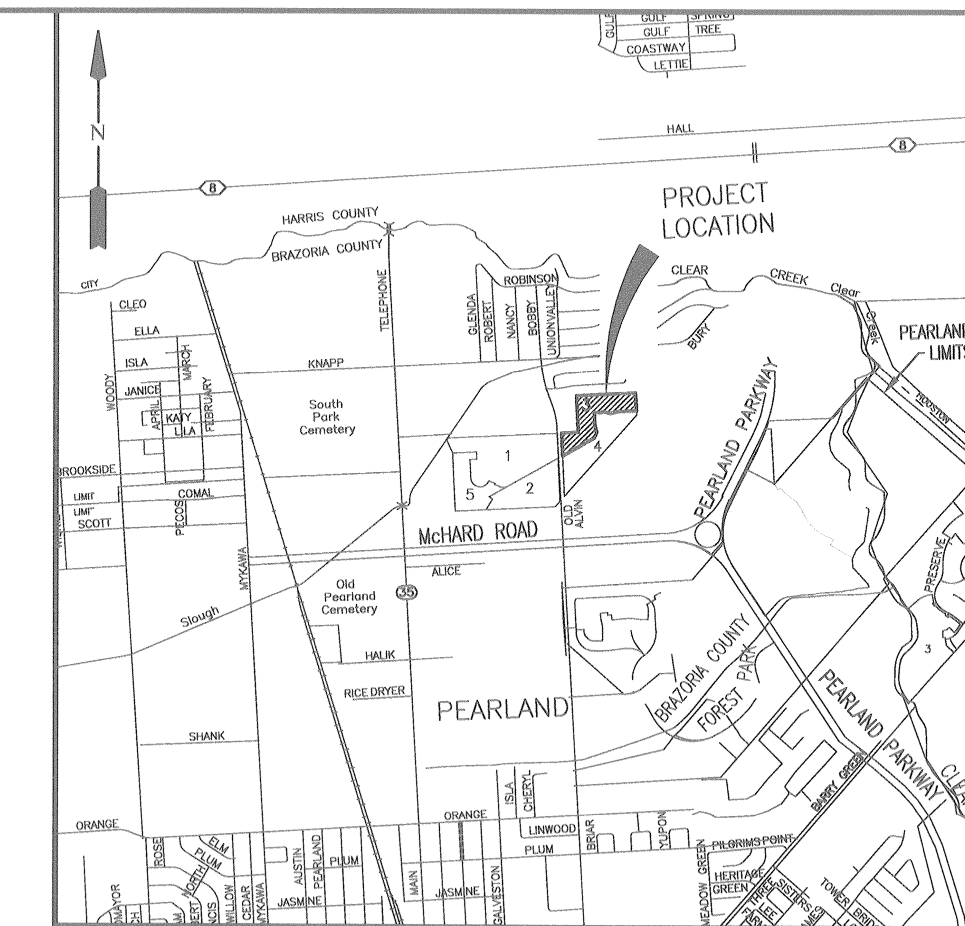
THENCE, 8.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,775.00 FEET, A CENTRAL ANGLE OF 00° 16' 27", AND A CHORD WHICH BEARS SOUTH 51° 59' 20" EAST, 8.49 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 60° 41' 40" WEST, 262.45 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 60° 26' 40" WEST, 174.75 FEET TO A POINT FOR CORNER ON THE WEST LINE OF AFOREMENTIONED 27.596 ACRES, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED OLD ALVIN ROAD;

THENCE NORTH 02° 38' 45" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, ALONG THE WEST LINE OF SAID 27.596 ACRES, 394.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.823 ACRES OF LAND.





VICINITY MAP
SCALE: 1"= 1,200'

KEY MAP NO. 615B

FINAL PLAT OF
HIGHLAND CROSSING
SECTION 3

A SUBDIVISION OF 12.823 ACRES OF LAND SITUATED IN THE H.T.& B. R.R. COMPANY SURVEY, ABSTRACT 233
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

50 LOTS 5 RESERVES (1.089 ACRES) 3 BLOCKS

JUNE 11, 2014 JOB NO. 1406-3130C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10110 W. SAM HOUSTON PARKWAY N., SUITE A-100, HOUSTON, TEXAS 77064
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
TBPLS FIRM NO. 10110511

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD.__________ DIR.__________

Date\Time : Tue, 10 Jun 2014 – 9:30am
Path\Name : I:\Projdsk1\PLATTING\1406\FINPLT\Highland Crossing_3_FP.dwg

P&Z AGENDA ITEM

G

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Preliminary Plat of Highland Crossing Section 4**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Geoff Freeman of BGE Kerry Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 4, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 34 lots on 14.8acres.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 4

A request by Geoff Freeman of BGE Kerry Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 4, a 34 lot single family subdivision on 14.8 acres of land generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. to wit:

Legal Description: Being 14.8 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

General Location: Approximately 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd.

ZONING: This is a request for a Preliminary Plat of Highland Crossing Section 4, a proposed 34 lot single-family residential subdivision on approximately 14.8 acres. This proposed subdivision is zoned R-2 and has an approved Cluster Development Plan in place. This preliminary plat is section 3 of the Master Plat of Old Alvin Tract.

PREVIOUS PLATS: This is the first plat for this section of the subdivision. A final will need to be approved prior to any release of permits for single family homes.

UNIFIED DEVELOPMENT CODE: All requirements of the Unified Development Code have been met.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Old Alvin Rd., which is an 80-foot Major Collector. Currently Old Alvin has an approximate paved width of 24 feet. Internally this development will be served by 50-foot local roads.

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

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Highland Crossing Section 4 as proposed by the applicant for the following reasons:

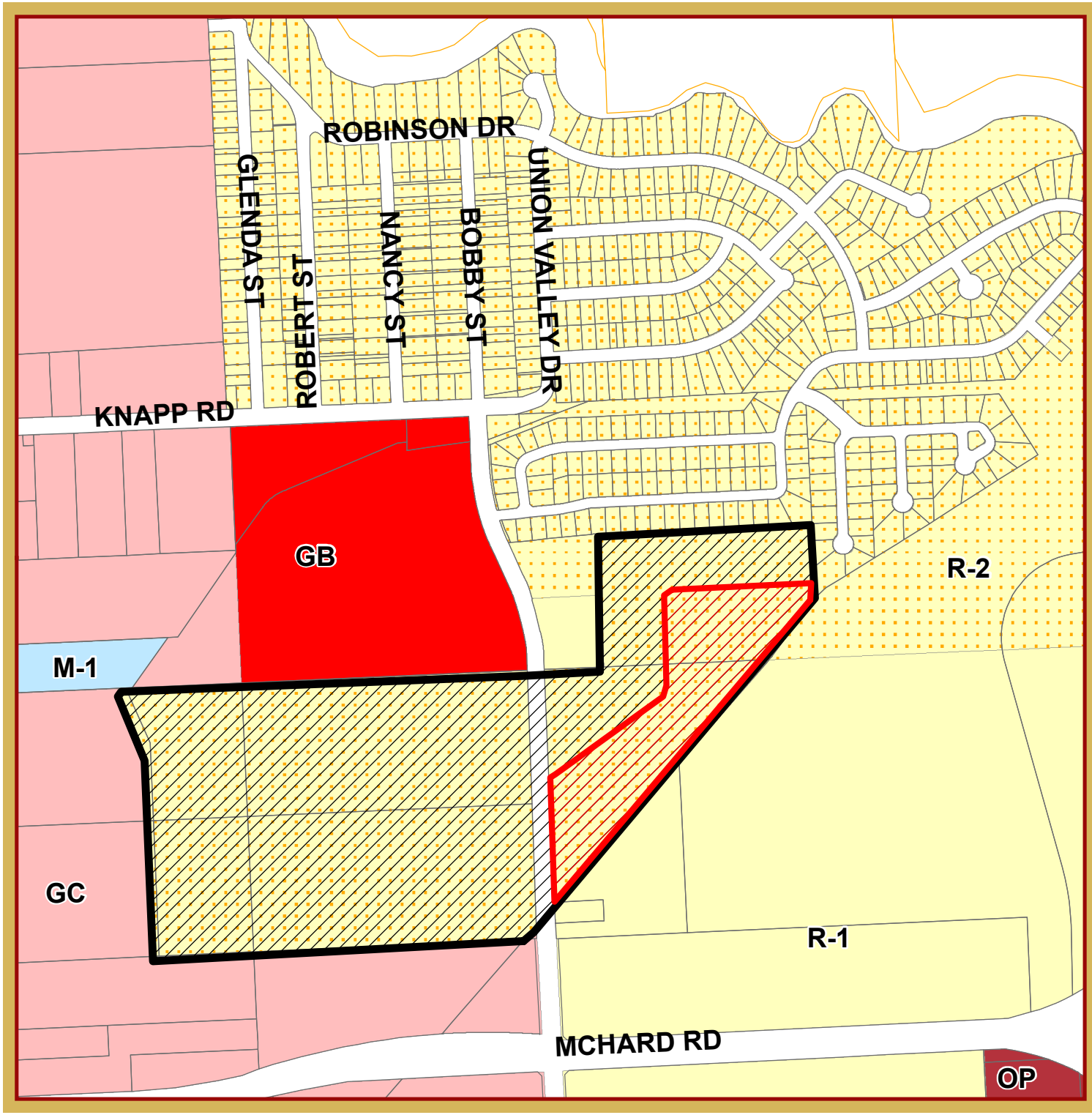
1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan

3. The request is in conformance with the approved Old Alvin Tract Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Highland Crossing Section 4



VICINITY MAP

Preliminary Plat of HighlandCrossing Section 4

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

1 inch = 667 feet

MAY 2014
PLANNING DEPARTMENT

N

AERIAL MAP

Preliminary Plat of HighlandCrossing Section 4

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

1 inch = 667 feet

MAY 2014
PLANNING DEPARTMENT

N

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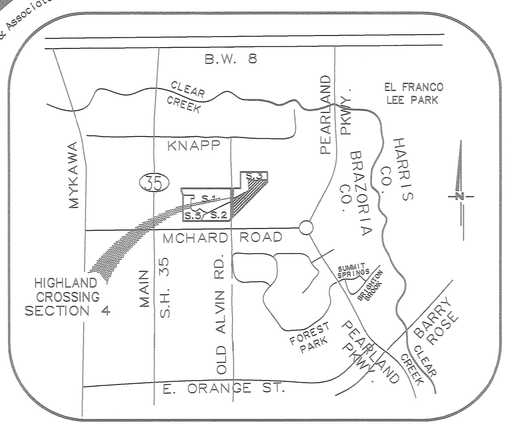
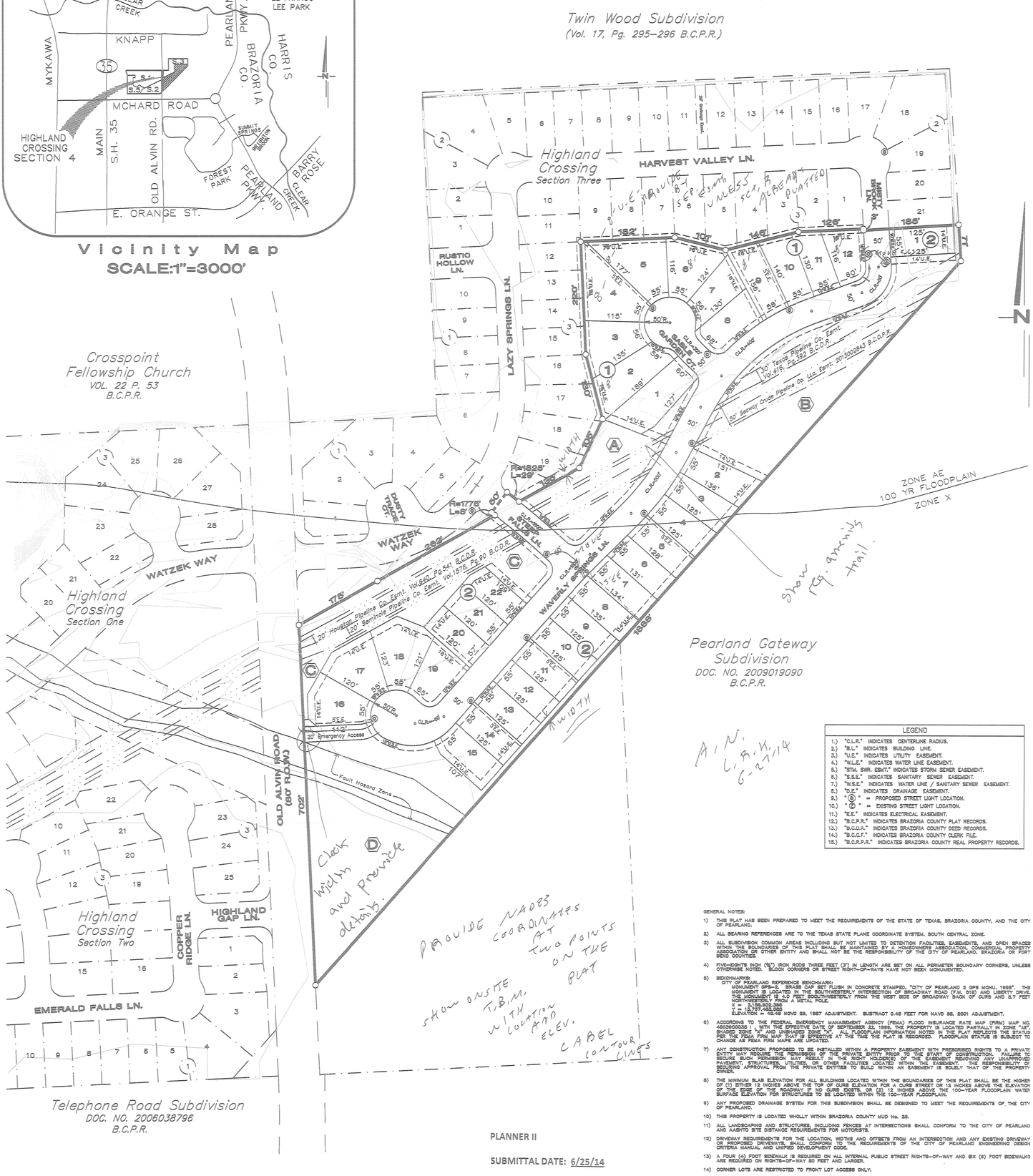


Vicinity Map
SCALE:1"=3000'



LEGEND	
1.)	"C.L.R." INDICATES CENTERLINE RADIUS.
2.)	"B.L." INDICATES BUILDING LINE.
3.)	"U.E." INDICATES UTILITY EASEMENT.
4.)	"W.L.E." INDICATES WATER LINE EASEMENT.
5.)	"STM. SWR. EMT." INDICATES STORM SEWER EASEMENT.
6.)	"S.S.E." INDICATES SANITARY SEWER EASEMENT.
7.)	"W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
8.)	"D.E." INDICATES DRAINAGE EASEMENT.
9.)	" ◎ " = PROPOSED STREET LIGHT LOCATION.
10.)	" Ⓕ " = EXISTING STREET LIGHT LOCATION.
11.)	"E.E." INDICATES ELECTRICAL EASEMENT.
12.)	"B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
13.)	"B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
14.)	"B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILE.
15.)	"B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

GENERAL NOTES:

1) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.

2) ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

3) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMUNITY PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND, BRAZORIA OR FORT BEND COUNTIES.

4) FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. "BLOCK" CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

5) BENCHMARK:
CITY OF PEARLAND REFERENCE BENCHMARK:
THE BENCHMARK IS AN ALUM CAP SET FLUSH IN CONCRETE STAMPED, "CITY OF PEARLAND 3 GPS MONU. 1998". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (C.R. 518) AND LIBERTY DRIVE. THE MONUMENT IS ±30 FEET SOUTHWESTERLY FROM THE WEST END OF BROADWAY ROAD (C.R. 518) AND ±57 FEET NORTHWESTERLY FROM A METAL POLE.
Y = 13,805,968
X = 3,109,403.388
ELEVATION = 46.46
ELEVATION ARE NAVD 88, 1997 ADJUSTMENT. SUBTRACT 0.46 FEET FOR NAVD 88, 2001 ADJUSTMENT.

6) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0035E , WITH THE EFFECTIVE DATE OF SEPTEMBER 25, 1996, THE PROPERTY IS LOCATED PARTIALLY IN ZONE "AE", SHADED ZONE "X", AND UNSHADED ZONE "X". ALL FLOODPLAIN INFORMATION NOTED ON THE PLAT REFLECTS THE STATUS OF THE FEMA FIRM MAPS ARE EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

7) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY BE REMOVED AT THE EXPENSE OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO REMOVE BLOCKAGES WITHIN THE EASEMENT SHALL BE ALLOWED BY A TRESPASS. ABSENT ALL OWNERSHIP, PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND. BRAZORIA OR FORT BEND COUNTIES.

8) THE MINIMUM FLAR ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE TOP 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.

9) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND.

10) THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUD No. 53.

11) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

12) 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.

13) A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND SIX (6) FOOT SIDEWALKS ARE REQUIRED ON RIGHTS-OF-WAY 50 FEET AND LARGER.

14) CORNER LOTS ARE RESTRICTED TO FRONT LOT ACCESS ONLY.

15) ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE NOTED.

16) ALL STREETS ARE 50' RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

17) 10 PROPOSED STREET LIGHTS.

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

PLAT NO. ____

LOT AREA SUMMARY

BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	11,413
2	58'	10,848
3	58'	9,534
4	55'	12,612
5	55'	11,891
6	55'	9,530
7	58'	7,403
8	58'	8,447
9	58'	8,890
10	58'	7,912
11	55'	6,843
12	60'	6,983

BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	55'	6,875
2	55'	8,524
3	55'	7,653
4	55'	7,220
5	55'	6,949
6	55'	7,122
7	55'	7,287
8	55'	7,395
9	55'	6,875
10	55'	6,875
11	55'	6,875
12	55'	6,875
13	55'	6,875
14	55'	6,875
15	55'	8,171
16	55'	9,249
17	55'	10,015
18	55'	11,498
19	55'	8,625
20	57'	8,540
21	55'	6,600
22	55'	6,421

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/ PIPELINE
±0.80 ACRE

(B) RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE / PIPELINE
±1.74 ACRES

(C) RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE/ PIPELINE
±1.18 ACRES

(D) RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE/
DETENTION / EMERGENCY ACCESS
±2.36 ACRES

1200 BLOCK OF OLD ALVIN ROAD
A PRELIMINARY PLAT OF

HIGHLAND CROSSING
SECTION FOUR

BEING 14.8± ACRES OF LAND

CONTAINING 34 LOTS (55' X 120' TYP.) AND FOUR RESERVES IN TWO BLOCKS.

OUT of THE
H.T. & B.R.R. CO. SURVEY, A-233
D.H.M. HUNTER SURVEY, A-76
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

OWNER:
BEAZER HOMES
10110 WEST SAM HOUSTON PARKWAY, #100
HOUSTON, TEXAS 77064
ATTN: JEFF ANDERSON, 713-897-2100

ENGINEER:
LJA ENGINEERING, INC.
2929 BRIARPARK DRIVE, #600
HOUSTON, TEXAS 77042
ATTN: JAMES ROSS, 713-953-5200

PLANNER:
BGEIKERRY R. GILBERT & ASSOCIATES
ATTN: GEOFF FREEMAN

SCALE: 1" = 100'
0 50 100 200

MAY 19, 2014
KGA# 0428

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

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 ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED 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

H

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 07/16/2014

AGENDA ITEM SUBJECT: Final Plat of Pearland Lakes Sec. 1

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes, LP c/o Greg Coleman, owner for approval of the Final Plat of Pearland Lakes Section 1, generally located at the 2500 Block of Miller Ranch Rd. for approximately 21 acres.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUY 21, 2014

FINAL PLAT OF PEARLAND LAKES SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes, LP c/o Greg Coleman, owner for approval of the Final Plat of Pearland Lakes Section 1, generally located at the 2500 Block of Miller Ranch Rd. on the following described property, to wit

Legal Description: Being 21 acres of land out of the H.T. &B.R.R.R. Co. Survey, A-233 and R.B. Lyle Survey, Section 85, A-304 City of Pearland. Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Road

ZONING: This is a request for a Final Plat of Pearland Lakes Section 1, a proposed 42 lot single-family residential subdivision on approximately 21 acres. This proposed subdivision is zoned R-3. This section of the development includes a 3 acre reserve for a detention lake and a 1 acre reserve for a neighborhood park that will front on Hickory Slough.

PREVIOUS PLATS: The preliminary plat for the Silverlake Parkway Tract Section 1 was approved on October of 2013. The name has since been changed to Pearland Lakes.

UNIFIED DEVELOPMENT CODE: All requirements of the Unified Development Code have been met.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Silverlake Parkway, which is an 80-foot Major Collector and Sunshade Ct, a 60-foot Local Street. As part of this development, Silverlake Parkway will need to be extended to the northern boundary of this subdivision.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved for this subdivision.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Pearland Lakes Section 1 as proposed by the applicant for the following reasons:

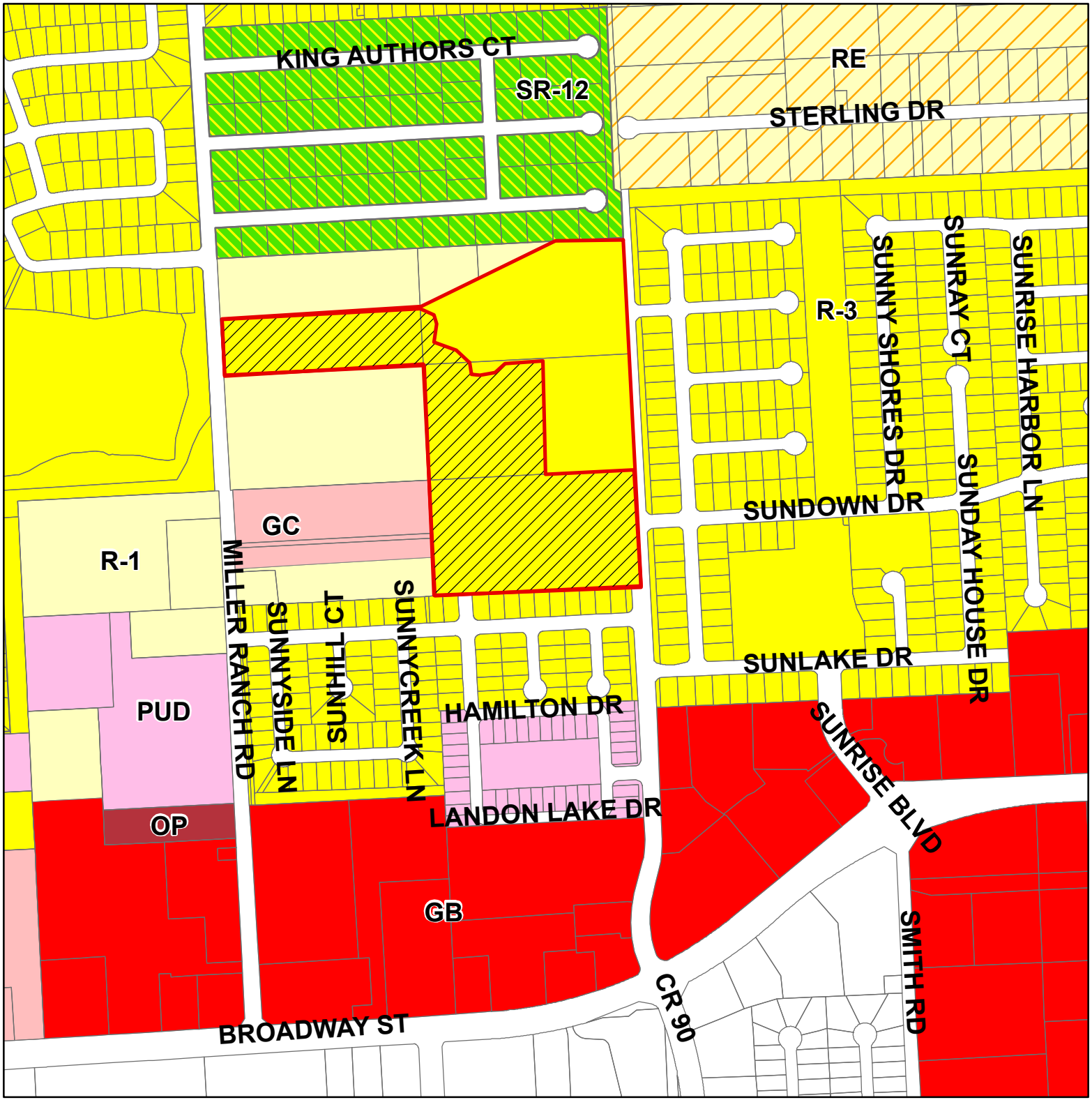
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the Unified Development Code.

3. The proposed final plat is in conformance with the approved Master Plat of Silverlake Parkway Tract.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Pearland Lakes Section 1



Zoning and Vicinity Map

Final Plat of Pearland Lakes Section 1

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 130260 520 Feet

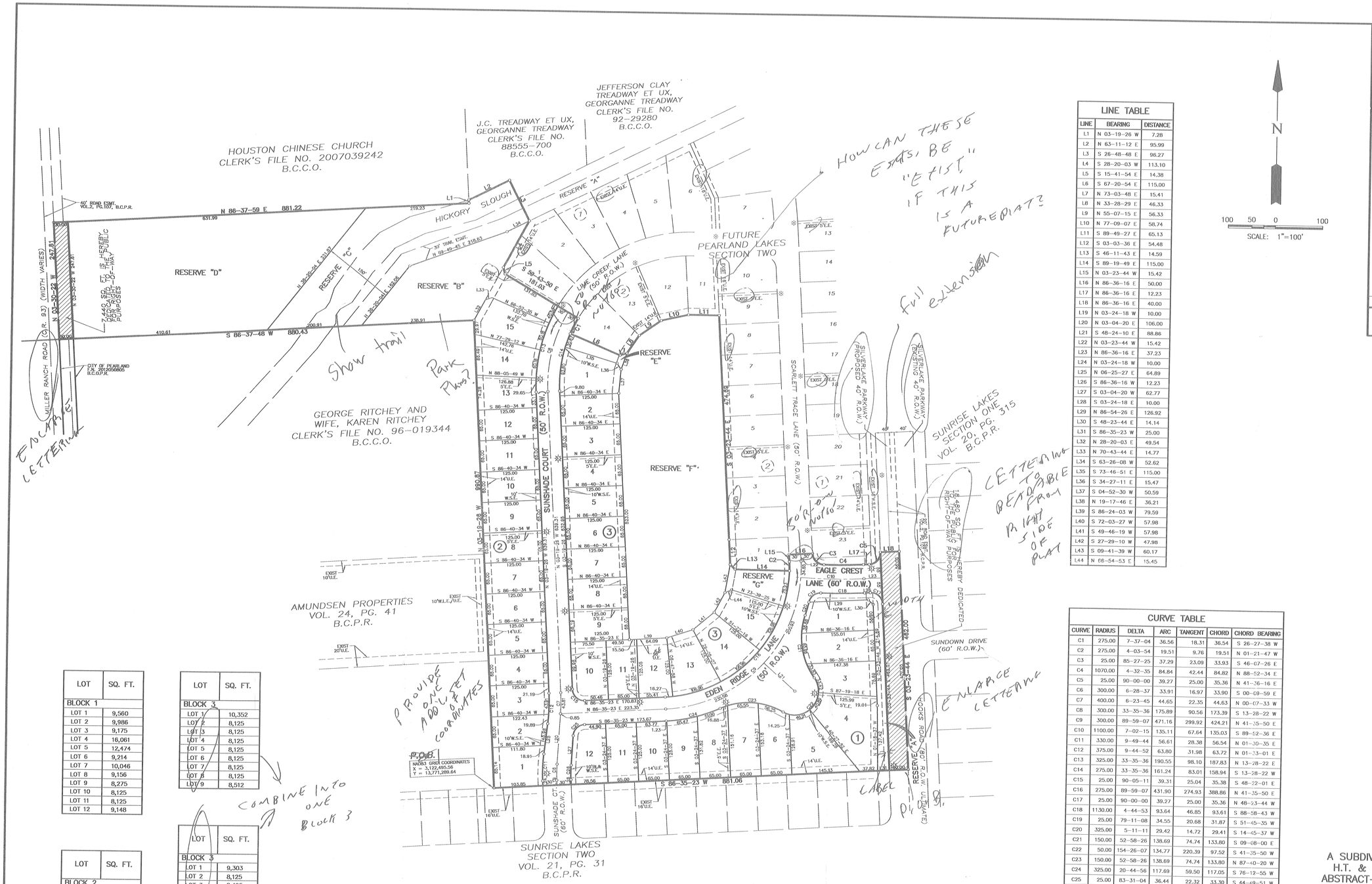
Aerial Map

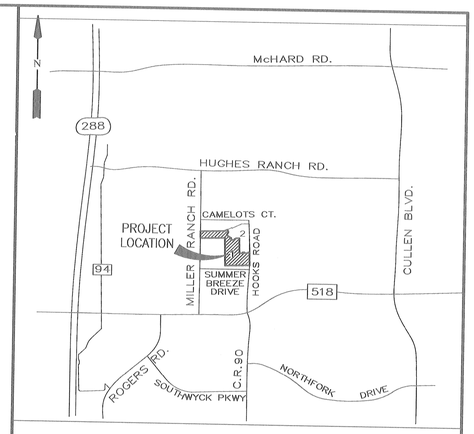
Final Plat of Pearland Lakes Section 1

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 130260 520 Feet





VICINITY MAP

SCALE: 1"= 1,200'

KEY MAP NO. 613K

N

100 50 0 100

SCALE: 1"=100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03-19-26 W	7.28
L2	N 63-11-12 E	95.99
L3	S 26-48-48 E	96.27
L4	S 28-20-03 W	113.10
L5	S 15-41-54 E	14.38
L6	S 67-20-54 E	115.00
L7	N 73-03-48 E	15.41
L8	N 33-28-29 E	46.33
L9	N 55-07-15 E	56.33
L10	N 77-09-07 E	58.74
L11	S 89-49-27 E	65.13
L12	S 03-03-36 E	54.48
L13	S 46-11-43 E	14.59
L14	S 89-19-49 E	115.00
L15	N 03-23-44 W	15.42
L16	N 86-36-16 E	50.00
L17	N 86-36-16 E	12.23
L18	N 86-36-16 E	40.00
L19	N 03-24-18 W	10.00
L20	N 03-04-20 E	106.00
L21	S 48-24-10 E	88.86
L22	N 03-23-44 W	15.42
L23	N 86-36-16 E	37.23
L24	N 03-24-18 W	10.00
L25	N 06-25-27 E	64.89
L26	S 86-36-16 W	12.23
L27	S 03-04-20 W	62.77
L28	S 03-24-18 E	10.00
L29	N 86-54-26 E	126.92
L30	S 48-23-44 E	14.14
L31	S 86-35-23 W	25.00
L32	N 28-20-03 E	49.54
L33	N 70-43-44 E	14.77
L34	S 63-26-08 W	52.62
L35	S 73-46-51 E	115.00
L36	S 34-27-11 E	15.47
L37	S 04-52-30 W	50.59
L38	N 19-17-46 E	36.21
L39	S 86-24-03 W	79.59
L40	S 72-03-27 W	57.98
L41	S 49-46-19 W	57.98
L42	S 27-29-10 W	47.98
L43	S 09-41-39 W	60.17
L44	N 66-54-53 E	15.45

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.M.R	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	IINDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
✲	INDICATES PROPOSED STREET LIGHT
✲	INDICATES EXISTING STREET LIGHT
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	275.00	7-37-04	36.56	18.31	36.54	S 26-27-38 W
C2	275.00	4-03-54	19.51	9.76	19.51	N 01-21-47 W
C3	25.00	85-27-25	37.29	23.09	33.93	S 46-07-26 E
C4	1070.00	4-32-35	84.84	42.44	84.82	N 88-52-34 E
C5	25.00	90-00-00	39.27	25.00	35.36	N 41-36-16 E
C6	300.00	6-28-37	33.91	16.97	33.90	S 00-09-59 E
C7	400.00	6-23-45	44.65	22.35	44.63	N 00-07-33 W
C8	300.00	33-35-36	175.89	90.56	173.39	S 13-28-22 W
C9	300.00	89-59-07	471.16	299.92	424.21	N 41-35-50 E
C10	1100.00	7-02-15	135.11	67.64	135.03	S 89-52-36 E
C11	330.00	9-49-44	56.61	28.38	56.54	N 01-30-35 E
C12	375.00	9-44-52	63.80	31.98	63.72	N 01-33-01 E
C13	325.00	33-35-36	190.55	98.10	187.83	N 13-28-22 E
C14	275.00	33-35-36	161.24	83.01	158.94	S 13-28-22 W
C15	25.00	90-05-11	39.31	25.04	35.38	S 48-22-01 E
C16	275.00	89-59-07	431.90	274.93	388.86	N 41-35-50 E
C17	25.00	90-00-00	39.27	25.00	35.36	N 48-23-44 W
C18	1130.00	4-44-53	93.64	46.85	93.61	S 88-58-43 W
C19	25.00	79-11-08	34.55	20.68	31.87	S 51-45-35 W
C20	325.00	5-11-11	29.42	14.72	29.41	S 14-45-37 W
C21	150.00	52-58-26	138.69	74.74	133.80	S 09-08-00 E
C22	50.00	154-26-07	134.77	220.39	97.52	S 41-35-50 W
C23	150.00	52-58-26	138.69	74.74	133.80	N 87-40-20 W
C24	325.00	20-44-56	117.69	59.50	117.05	S 76-12-55 W
C25	25.00	83-31-04	36.44	22.32	33.30	S 44-49-51 W
C26	270.00	6-28-37	30.52	15.28	30.51	S 00-09-59 E

LOT	SQ. FT.
BLOCK 1	
LOT 1	9,560
LOT 2	9,986
LOT 3	9,175
LOT 4	16,061
LOT 5	12,474
LOT 6	9,214
LOT 7	10,046
LOT 8	9,156
LOT 9	8,275
LOT 10	8,125
LOT 11	8,125
LOT 12	9,148

LOT	SQ. FT.
BLOCK 3	
LOT 1	10,352
LOT 2	8,125
LOT 3	8,125
LOT 4	8,125
LOT 5	8,125
LOT 6	8,125
LOT 7	8,125
LOT 8	8,125
LOT 9	8,512

LOT	SQ. FT.
BLOCK 3	
LOT 1	9,303
LOT 2	8,125
LOT 3	8,495
LOT 4	10,441
LOT 5	10,441
LOT 6	10,392

LOT	SQ. FT.
BLOCK 2	
LOT 1	9,039
LOT 2	7,626
LOT 3	8,088
LOT 4	8,125
LOT 5	8,125
LOT 6	8,125
LOT 7	8,125
LOT 8	8,125
LOT 9	8,125
LOT 10	8,125
LOT 11	8,125
LOT 12	8,125
LOT 13	8,584
LOT 14	9,679
LOT 15	10,779

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.228	9,920	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.964	41,970	RESTRICTED TO PARK
C	1.549	67,487	RESTRICTED TO DRAINAGE / TRAIL
D	2.965	129,178	RESTRICTED TO LAKE/DETENTION
E	0.072	3,149	RESTRICTED TO LANDSCAPE/OPEN SPACE / Pathway
F	3.204	139,555	RESTRICTED TO LAKE/DETENTION
G	0.173	7,536	RESTRICTED TO PARK
TOTAL	9.155	398,795	

PLAT No. ____

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

FINAL PLAT OF PEARLAND LAKES SECTION ONE

A SUBDIVISION OF 20.961 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOTS 45, 55, 56 & 57, ABSTRACT-304, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

42 LOTS 7 RESERVES (~~9.326~~ ACRES) 3 BLOCKS

JUNE 11, 2014 PLAT SAYS 9.155 JOB NO. 1406-3410C-310

OWNERS:

BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6661

$750 Per lot

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

CONTACT: RENE RODRIGUEZ

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDINGS, INC., ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, LD MANAGER– HOUSTON, BEING OFFICERS OF BEAZER HOMES TEXAS, L.P.; OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF PEARLAND LAKES SECTION ONE, 20.961 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, LOTS 45, 55, 56 & 57, ABSTRACT–304, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS. DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, 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.

CHECK WITH CENTERPOINT ENERGY TO SEE WHICH ONE OF THESE TWO PARAGRAPHS APPLY HERE

BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, HEREBY STATES THAT THEY FULLY REALIZE THAT THEY ARE APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN ONE HUNDRED FEET OF AN EXISTING OIL OR GAS PIPELINE EASEMENT AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH A PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP DO HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS, AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN THE SAID PERMIT.

IN TESTIMONY HERETO, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, ITS DIVISION PRESIDENT, ATTESTED HEREUNTO, BY ITS LD MANAGER– HOUSTON, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2014.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.,
ITS GENERAL PARTNER

BY:_____
BRUCE CRAIG, DIVISION PRESIDENT

ATTEST:_____
GREG COLEMAN, LD MANAGER– HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, LD MANAGER– HOUSTON, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ 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 (SEE NOTE 5).

_____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
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 PEARLAND LAKES SECTION ONE 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

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

_____
DARRIN COKER
CITY ATTORNEY

_____
RICHARD MANCILLA, P.E.
CITY ENGINEER

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. 1403938108, DATED JUNE 9, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, 2001 ADJUSTMENT, WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987510.

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 INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT–OF–WAYS HAVE NOT BEEN MONUMENTED.

6. BENCHMARK: (SRAD) MONUMENT 010150 = ALUMINUM ROD IN CASING LOCATED AT THE NORTH SIDE OF A CHAIN LINK FENCE FOR A SANITARY SEWER LIFT STATION LOCATED AT WHEATRIDGE STREET. POINT CAN BE LOCATED +/– 412 FEET EAST FROM THE END OF ASPHALT PAVEMENT OF WHEATRIDGE STREET AND +/– 19 FEET NORTH FROM THE NW BUILDING CORNER OF THE LIFT STATION.

SRAD P.2

ELEV.= 41.99 FEET NAVD88 2001 ADJ.

7. T.B.M. INDICATES TEMPORARY BENCHMARK: POINT 100 = TOP OF SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE EAST SIDE OLD ALVIN RD IN THE APPROXIMATE CENTERLINE OF A PIPELINE RIGHT OF WAY. POINT CAN BE FOUND +/– 1,420 FEET NORTH OF THE INTERSECTION OF MCHARD RD AND OLD ALVIN RD AND +/– 79 FEET EAST OF THE CENTERLINE OF OLD ALVIN RD IN THE PIPELINE RIGHT OF WAY.

PLOT LOCATION ON PLAT

ELEV.= 41.68 FEET NAVD 88 2001 ADJ.

8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48039C0035 I, EFFECTIVE DATE SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED PARTIALLY WITHIN, ZONE "X" (SHADED) AND ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48039C0035 I, MAP REVISED SEPTEMBER 22, 1999, ZONE "X" (SHADED) IS DEFINED AS AREAS IN 500–YEAR FLOOD PLAIN AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF 500–YEAR FLOOD. LJA DOES NOT WARRANT, NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE/ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY 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.

OR PUBLIC

10. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

11. 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.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.

13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

14. A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT–OF–WAY CONTAINED WITHIN THE PLAT.

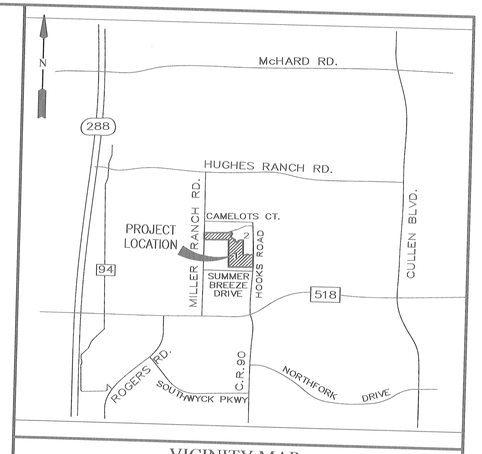
15. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

16. CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.

17. THERE ARE 13 PROPOSED STREET LIGHTS.

18. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUD NO. 28.

SIDE LOT LINES ARE CENTERLINES OF SIX FOOT WIDE DRAINAGE ESMTS.



VICINITY MAP
SCALE: 1"= 1,200'

KEY MAP NO. 613K

BEING 20.961 ACRES (213,061 SQUARE FEET) OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 304, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 45, 55, 56 AND 57 OF THE ALLISON–RICHEY GULF COAST HOME COMPANY PART SUBURBAN GARDEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 107 AND 108 OF THE BRAZORIA COUNTY PLAT RECORDS AND PART OF A 33.314 ACRE TRACT CONVEYED TO BEAZER HOMES TEXAS, L.P., BY DEED RECORDED UNDER FILE NO. 2013032620 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF SAID BRAZORIA COUNTY (B.C.O.P.R.), SAID 20.961 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83);

BEGINNING THE SOUTHEAST CORNER OF SAID 33.314 ACRE TRACT SAME BEING THE NORTHEAST CORNER OF SUNRISE LAKES SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 31 OF THE BRAZORIA COUNTY PLAT RECORDS, SAME BEING THE, OF SAID 33.314 ACRE TRACT;

SOUTH EAST CORNER

THENCE, SOUTH 86° 35' 23" WEST, ALONG THE SOUTHERLY LINE OF SAID 33.314 ACRE TRACT, A DISTANCE OF 881.06 FEET TO A POINT;

THENCE, NORTH 03° 19' 26" WEST, 990.87 FEET TO A CAPPED 5/8–INCH IRON ROD STAMPED "LJA ENG" FOUND MARKING THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GEORGE RITCHEY AND WIFE, KAREN RITCHEY RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 96–019344;

THENCE, SOUTH 86° 37' 48" WEST, ALONG THE NORTHERLY LINE OF SAID RITCHEY TRACT, A DISTANCE OF 880.43 FEET TO A CAPPED 5/8–INCH IRON ROD STAMPED "LJA ENG" FOUND MARKING THE NORTHWESTERLY CORNER OF SAID RITCHEY TRACT IN THE EASTERLY RIGHT OF WAY LINE OF MILLER RANCH ROAD (VARIABLE WIDTH);

THENCE, NORTH 03° 30' 22" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 247.81 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HOUSTON CHINESE CHURCH RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2007039242;

THENCE, NORTH 86° 37' 59" EAST, ALONG THE SOUTHERLY LINE OF SAID HOUSTON CHINESE CHURCH TRACT A DISTANCE OF 881.22 FEET TO A POINT FOR CORNER IN THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO J.C. TREADWAY ET UX, GEORGANE TREADWAY, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 88555–700;

THENCE, NORTH 03° 19' 26" WEST, ALONG THE WESTERLY LINE OF SAID TREADWAY TRACT, A DISTANCE OF 7.28 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 11' 12" EAST, ALONG THE SOUTHERLY LINE OF SAID TREADWAY TRACT, A DISTANCE OF 95.99 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS THE HEREIN DESCRIBED TRACT THE FOLLOWING TWENTY–THREE (23) COURSES AND DISTANCES:

SOUTH 26° 48' 48" EAST, 96.27 FEET TO A POINT FOR CORNER;

SOUTH 28° 20' 03" WEST, 113.10 FEET TO A POINT FOR CORNER;

SOUTH 15° 41' 54" EAST, 14.38 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 59° 43' 50" EAST, 181.03 FEET TO A POINT FOR CORNER, THE BEGINNING OF A NON TANGENT CURVE;

THENCE, 36.56 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 07° 37' 04", AND A CHORD WHICH BEARS SOUTH 26° 27' 38" WEST, 36.54 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 67° 20' 54" EAST, 115.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 73° 03' 48" EAST, 15.41 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33° 28' 29" EAST, 46.33 FEET TO A POINT FOR CORNER;

THENCE, NORTH 55° 07' 15" EAST, 56.33 FEET TO A POINT FOR CORNER;

THENCE, NORTH 77° 09' 07" EAST, 58.74 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 49' 27" EAST, 65.13 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 23' 44" EAST, 474.69 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 03' 36" EAST, 54.48 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 46° 11' 43" EAST, 14.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89° 19' 49" EAST, 115.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A NON TANGENT CURVE;

THENCE, 19.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04° 03' 54", AND A CHORD WHICH BEARS NORTH 01° 21' 47" WEST, 19.51 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 23' 44" WEST, 15.42 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 36' 16" EAST, 50.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A NON TANGENT CURVE;

THENCE, 37.29 FEET ALONG THE ARC OF A SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 27' 25", AND A CHORD WHICH BEARS SOUTH 46° 07' 26" EAST, 33.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 84.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,070.00 FEET, A CENTRAL ANGLE OF 04° 32' 35", AND A CHORD WHICH BEARS NORTH 88° 52' 34" EAST, 84.82 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 36' 16" EAST, 12.23 FEET TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 36' 16" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 36' 16" EAST, 40.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 03° 23' 44" EAST, 462.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.961 ACRE (91,3062 SQUARE FEET) OF LAND.

FINAL PLAT OF PEARLAND LAKES SECTION ONE

A SUBDIVISION OF 20.961 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, LOTS 45, 55, 56 & 57, ABSTRACT–304, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

42 LOTS 7 RESERVES (9.326 ACRES) 3 BLOCKS

JUNE 11, 2014 JOB NO. 1406–3410C–310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560–6661

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

CONTACT: RENE RODRIGUEZ

P&Z AGENDA ITEM

I

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 07/16/2014

AGENDA ITEM SUBJECT: Replat of Province Village Lot A

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Stan Beard of Newquest Properties, owner for approval of the Replat of Province Village Lot A, generally located at the southeast corner of Pearland Parkway and Province Village Drive.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUY 21, 2014

REPLAT OF PROVINCE VILLAGE LOT A

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Stan Beard of Newquest Properties, owner for approval of the Replat of Province Village Lot A, generally located at the southeast corner of Pearland Parkway and Province Village Drive on the following described property, to wit

Legal Description: A subdivision of 1.707 acres of land situated in the Thomas J. Green Survey, Abstract 198, and being a replat of Lot "A" and a part of Lot "B" of Province Village Drive Office Park and Reserves, a plat recorded in document No. 2007070406 of the Brazoria County Official Public Records, City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Pearland Parkway and Province Village Drive.

ZONING: This is a request for a Replat of Province Village Lot A, a proposed 1 lot Commercial subdivision on approximately 1.707 acres. This proposed subdivision is zoned PD-OP.

PREVIOUS PLATS: The final plat for Province Village Drive Office Park was approved in October of 2007. This is a replat to further subdivide the property.

UNIFIED DEVELOPMENT CODE: All requirements of the Unified Development Code have been met.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Pearland Parkway, which is a 120-foot Major Thoroughfare and Province Village Drive, a 60-foot Minor Collector.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved for this subdivision.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Replat of Province Village Lot A as proposed by the applicant for the following reasons:

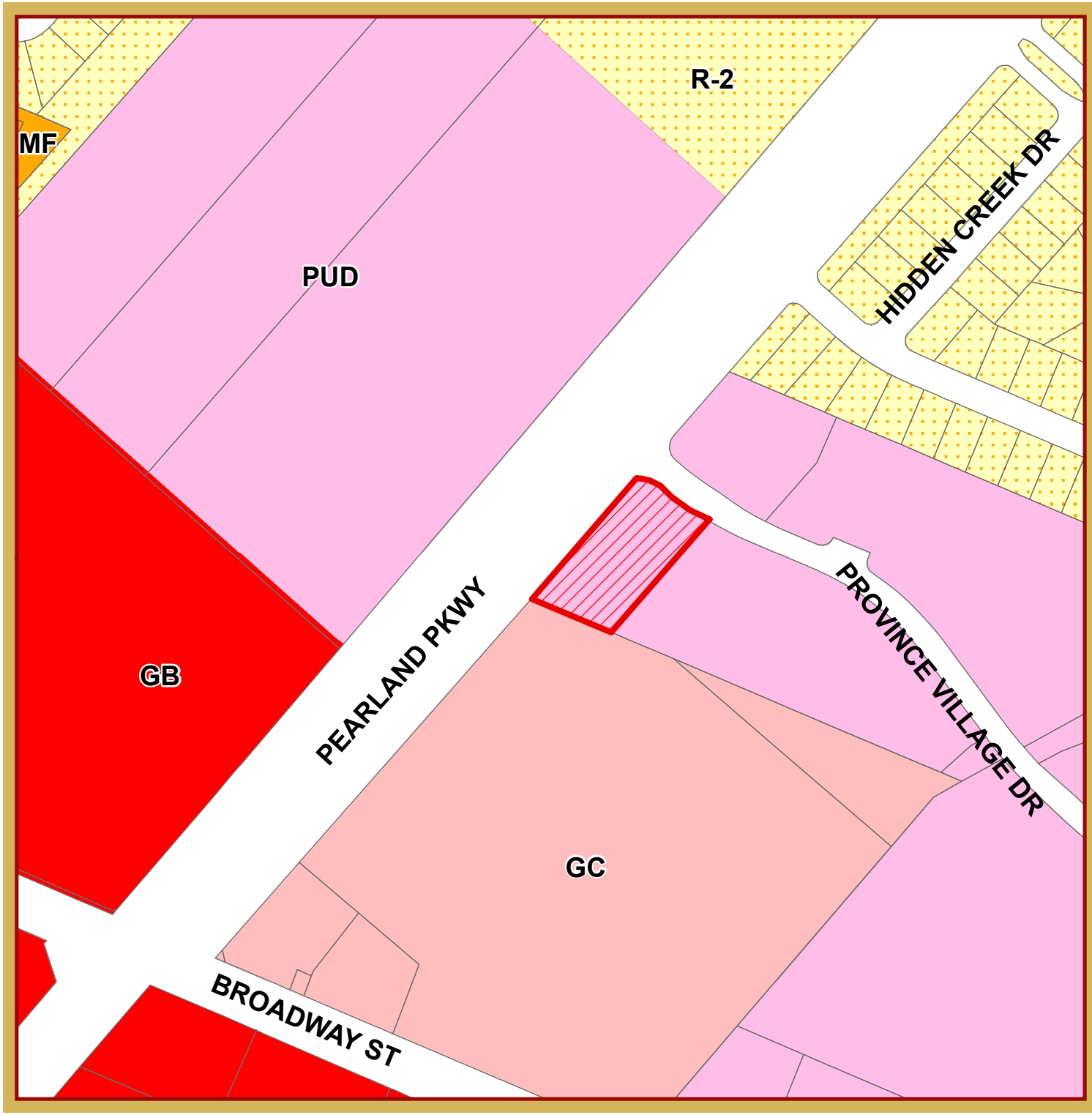
1. The proposed replat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the Unified Development Code.

3. The proposed replat is in conformance with the approved Comprehensive Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Replat of Province Village Lot A



VICINITY MAP

Replat of Province Village Lot A

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

1 inch = 283 feet

MAY 2014
PLANNING DEPARTMENT

N

AERIAL MAP

Replat of Province Village Lot A

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

1 inch = 283 feet

MAY 2014
PLANNING DEPARTMENT

N

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, NEWQUEST PROPERTIES, ACTING BY AND THROUGH STAN BEARD JR., DIRECTOR OF DEVELOPMENT OF NEWQUEST PROPERTIES, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF PROVINCE VILLAGE LOT "A" REPLAT NO. 1, 1.707 ACRES OUT OF THE THOMAS J. GREEN SURVEY ABSTRACT 198, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID NEWQUEST PROPERTIES, 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.

DETERMINE FROM CENTERPOINT WHICH OF THESE TWO PARAGRAPHS APPLIES HERE

IN TESTIMONY HERETO, NEWQUEST PROPERTIES HAS CAUSED THESE PRESENTS TO BE SIGNED BY STAN BEARD JR., DIRECTOR OF DEVELOPMENT OF NEWQUEST PROPERTIES THIS _____ DAY OF _____, 2014.

BY: NEWQUEST PROPERTIES

BY: _____
STAN BEARD JR. DIRECTOR OF DEVELOPMENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STAN BEARD JR., DIRECTOR OF DEVELOPMENT OF NEWQUEST PROPERTIES, 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, GARY D. NUTTER, 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.

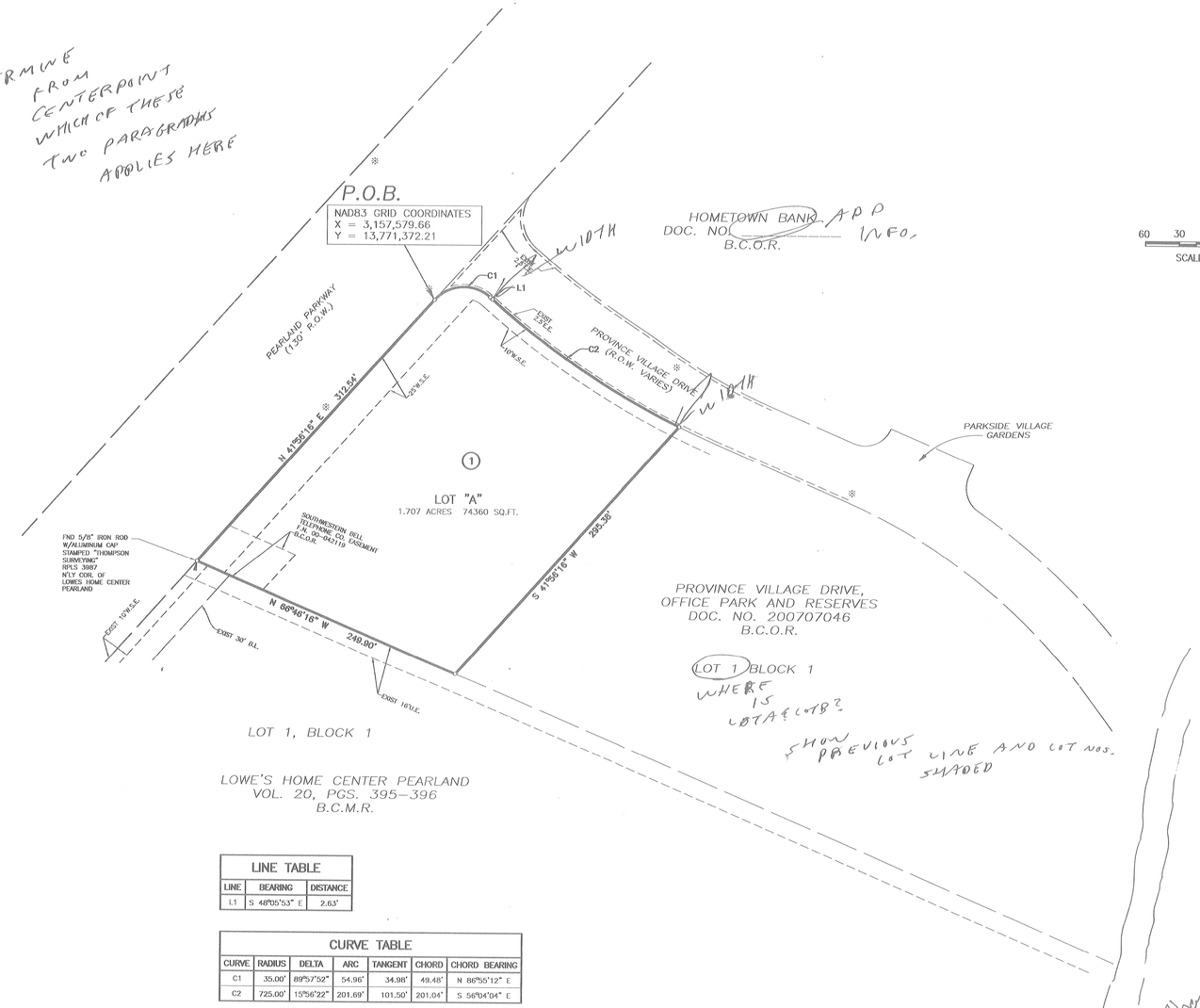
_____
GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS MINOR PLAT AND SUBDIVISION OF PROVINCE VILLAGE LOT "A" REPLAT NO. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

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

_____ _____
DARRIN COKER RICHARD MANCILLA, P.E.
CITY ATTORNEY for CITY ENGINEER



(LOT 1) BLOCK 1 WHERE IS LOT A & LOT B? SHOW PREVIOUS LOT LINE AND LOT NOS. SHADED

SHOW FLOOD ZONE LIMITS

ADD METES AND BOUNDS DESCRIPTION

SHOW VA

Electricity will come from rear.

A.N. L.B.H. 6-27-14

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°05'53" E	2.63'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	35.00'	89°57'52"	54.96'	34.98'	49.48'	N 86°55'12" E
C2	725.00'	15°56'22"	201.69'	101.50'	201.04'	S 56°04'04" E

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.M.R	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
※	INDICATES EXISTING STREET LIGHT
F.N.	INDICATES FILE NUMBER

PLANNER II

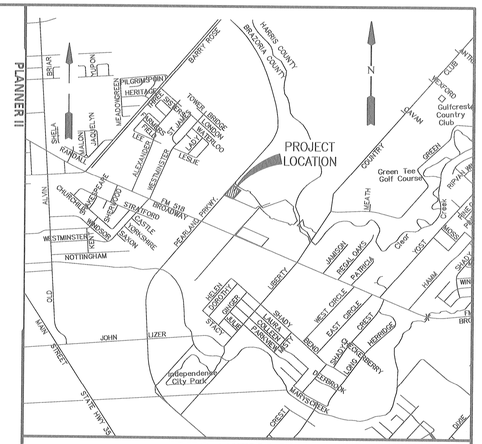
SUBMITTAL DATE: 6/25/14

DRC DATE: 7/14/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

N

60 30 0 60
SCALE: 1"=60'



VICINITY MAP
NOT TO SCALE

KEY MAP NO. 615 Q

NOTES

1. THIS PLAT WAS PREPRARED FROM INFORMATION FURNISHED BY _____ CITY PLANNING LETTER G.F. NO._____ DATED _____, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID NAD 83, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99986866.

3. THIS PLAT LIES WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28 AT THE TIME OF PLATTING.

4. EFFECTIVE FLOODPLAIN: ACCORDING TO THE EFFECTIVE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48039C0045L, DATED SEPTEMBER 22, 1999, AND 48201C1045L, DATED JUNE 18, 2007 THIS TRACT LIES WITHIN A PORTION OF ZONE AE, AND ZONE X. ADOPTED FLOODPLAIN: REQUESTED BY THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO.4; ACCORDING TO THE PRELIMINARY STUDY, A PORTION OF THIS TRACT LIES WITHIN ZONE AE WITH A BFE RANGE OF APPROXIMATELY 39.1 TO 39.5.

5. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

6. 6-FOOT SIDEWALKS SHALL BE BUILT ALONG ALL THOROUGHFARE AND COLLECTOR STREETS INCLUDING ~~COUNTRY CLUB DRIVE, BOTH SIDES OF PROVINCE VILLAGE DRIVE AND CURVILINEAR ALONG PEARLAND PARKWAY, WITH 4 FOOT SIDEWALKS PROVIDED ON ALL OTHER STREETS AT THE TIME OF DEVELOPMENT.~~ ONE

7. THERE ARE NO STREET LIGHTS PROPOSED WITH THIS PLAT.

8. BENCHMARK USED, CITY OF PEARLAND MONUMENT – SURVEY MARKER NO. 2 GPS MONUMENT. NGVD-29 (1987 ADJ.) ELEV. 42.48, NAVD-88 (2001 ADJ.) ELEV. 42.00 (T.S.A.R.P.) BEING A BRASS DISK SET FLUSH WITH THE GROUND IN CONCRETE – STAMPED – CITY OF PEARLAND 2 GPS MON – 1995. Monument is located in the southwesterly intersection of Broadway (F.M. 518) and Liberty Road, approximately 4 feet southwest from the southwesterly curb at the intersection, and 8.7 feet northwest, from a metal light pole. (SEE NOTE 9.)

9. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT ANGLE POINT ON THE SOUTHEASTERLY LINE OF FUTURE PROVINCE VILLAGE SECTION TWO (AS SHOWN BY SYMBOL). TO ADJUST PROJECT ELEVATIONS TO MATCH OLDER VERTICAL DATUM, FOR THE CITY OF PEARLAND MONUMENTS, ADD 0.48 FEET. ELEV. = 39.31 NAVD 88 (2001 ADJ.) ELEV. = 39.79 NGVD 29 (1987 ADJ.) Plot location on plat

10. LANDSCAPE SCREENING IN ACCORDANCE WITH EXHIBIT 6 OF THE PROVINCE VILLAGE PUD DOCUMENT WILL BE PROVIDED AT THE TIME OF DEVELOPMENT.

11. A 6' HIGH MASONRY SCREENING WALL WILL BE CONSTRUCTED ALONG THE SOUTHWEST PROPERTY LINE OF BLOCK 1 IN ACCORDANCE WITH EXHIBIT 6 OF THE PROVINCE VILLAGE PUD DOCUMENT DATED MAY 2005, AT THE TIME OF DEVELOPMENT.

12. CENTERPOINT ROADWAY AND EASEMENT RIGHT-OF-WAY AGREEMENT, FILE NO. 2007066730, B.C.O.P.R.

13. MUTUAL ACCESS BETWEEN LOTS "A" AND "B" IS HEREBY GRANTED BY THIS PLAT.

14. CENTERPOINT ROADWAY AND EASEMENT RIGHT-OF-WAY AGREEMENT, FILE NO. 20070708669, H.C.O.P.R.

FINAL PLAT OF PROVINCE VILLAGE LOT "A" REPLAT NO. 1

A SUBDIVISION OF 1.707 ACRES OF LAND SITUATED IN THE THOMAS J. GREEN SURVEY, ABSTRACT 198, AND BEING A REPLAT OF LOT "A" AND A PART OF LOT "B" OF PROVINCE VILLAGE DRIVE OFFICE PARK AND RESERVES, A PLAT RECORDED IN DOCUMENT NO. 2007070406 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 LOT 1 BLOCK

JUNE 11, 2014 JOB NO. 1938-1401

REASON FOR REPLAT: TO ADD ACREAGE FROM LOT "B" TO LOT "A"

OWNERS:
NEWQUEST PROPERTIES
STAN BEARD JR., DIRECTOR OF DEVELOPMENT
8827 W. SAM HOUSTON PKWY. N. SUITE 200 HOUSTON, TEXAS 77040
PH. 713-438-9503

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

CONTACT: WARREN ESCOVY

MYLAR CHECK: COORD _____ DIR _____

Date\Time : Mon, 09 Jun 2014 - 2:33pm
Path\Name : I:\Projects\PLATTING\1938\FINPLT\Province_Village_Lot_A_RP.dwg

P&Z AGENDA ITEM

J

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 07/16/2014

AGENDA ITEM SUBJECT: Final Plat of Shadow Ridge Section 1

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Development Consultants Inc., owner for approval of a Final Plat of Shadow Ridge Section 1, a residential subdivision on 34.2 acres of land, and consisting of 115 single family lots, generally located at the 13000 Block of Broadway.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF SHADOW RIDGE SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Development Consultants Inc., owner for approval of a Final Plat of Shadow Ridge Section 1, a residential subdivision on 34.2 acres of land, and consisting of 115 single family lots.

Legal Description: Being 34.2 acres of land out of the William Pettus League Survey, A-68 City of Pearland, Brazoria County, Fort Bend County, Texas.

General Location: 13000 Block of Broadway

ZONING: This is a request for a Final Plat of Shadow Ridge Section 1. The property contains a total of 34.2 acres and is part of the Shadow Creek Ranch Planned Development. The proposed subdivision is part of a 48 acre master platted section of Shadow Creek Ranch called Shadow Ridge. This proposed section has 115 residential lots and 6 landscape/detention reserves totaling approximately 6.7 acres. The property is zoned Planned Development and meets all of the requirements of the approved Shadow Creek Ranch Planned Development. The proposed subdivision will follow the R-4 residential zoning classification, with minimum lot widths of 50' and minimum depths of 120'.

PREVIOUS PLATS: The Master Plat of Shadow Ridge was approved on June 17, 2013. The preliminary plat for section 1 was approved in October of 2013.

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.

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 as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject parcel contains frontage on Broadway, which is a major thoroughfare with a minimum right-of-way of 120'. All right-of-way has been acquired and the road is built to its full width.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved for this subdivision.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Shadow Ridge Section 1 as proposed by the applicant, for the following reasons:

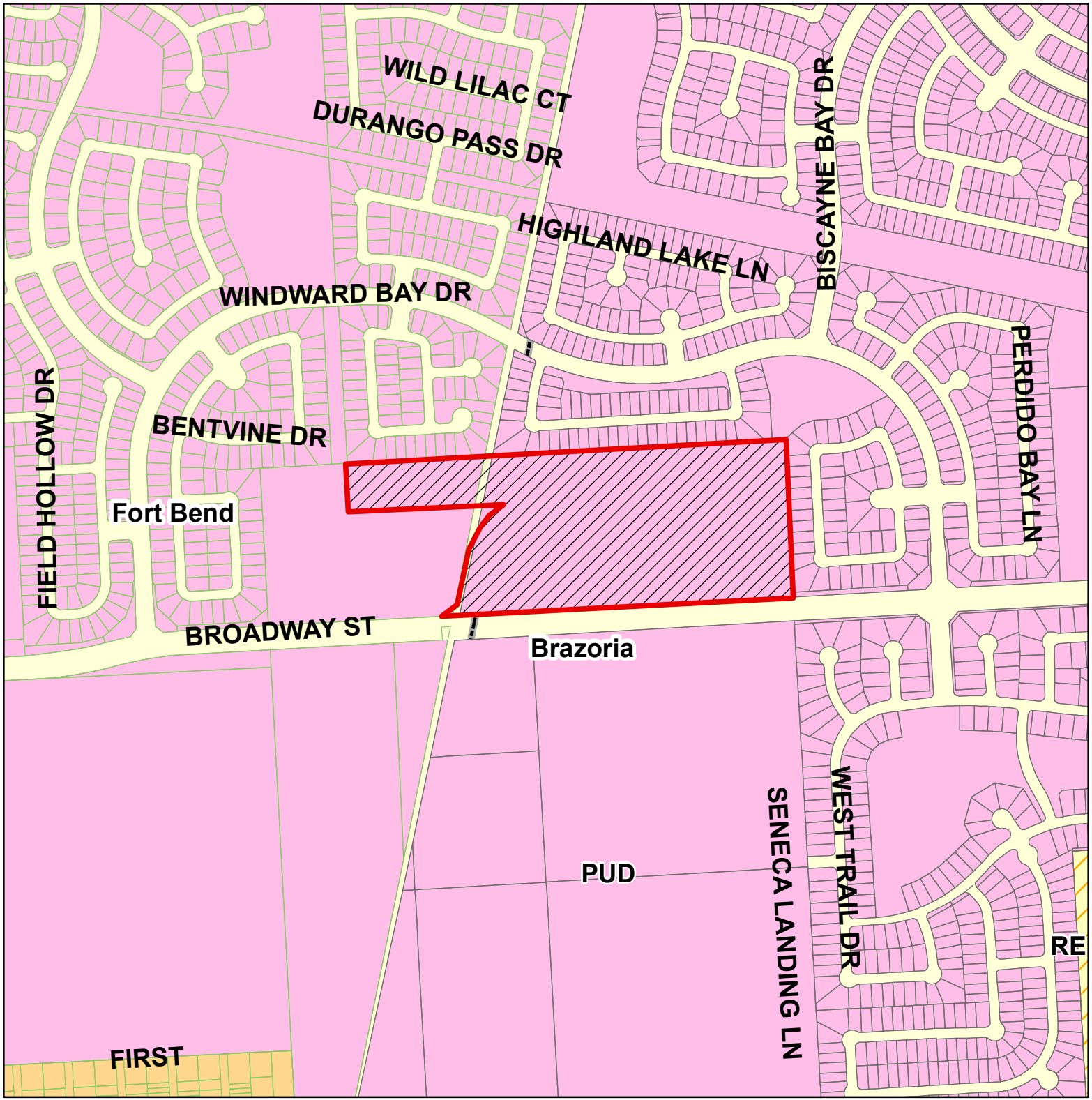
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the comprehensive plan.

3. This request is in conformance with the approved Planned Development and the Land Use and Urban Development Ordinance.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Shadow Ridge Section 1



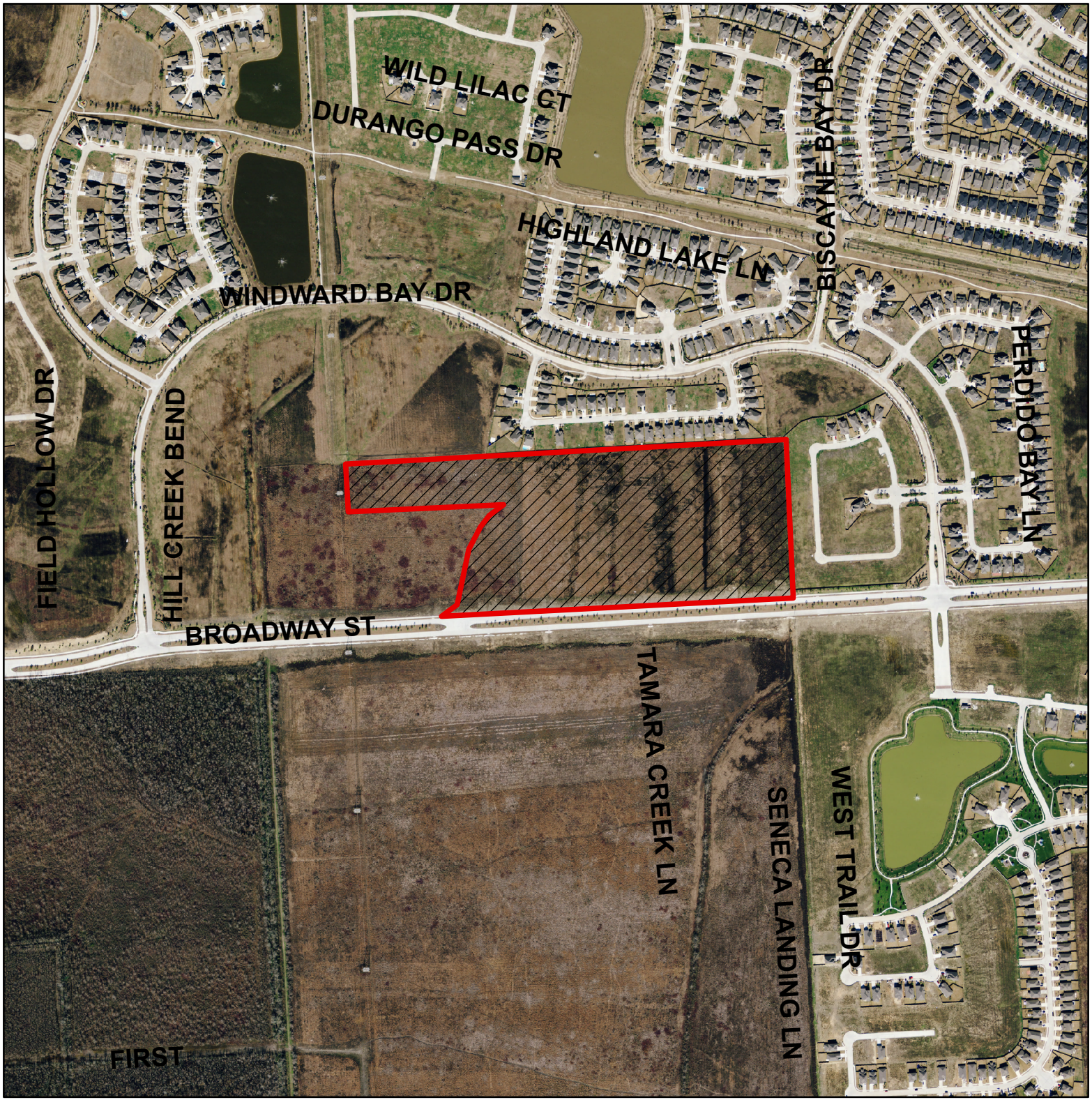
Zoning and Vicinity Map

Final Plat of Shadow Ridge Sec. 1

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

0 165 330 660 Feet



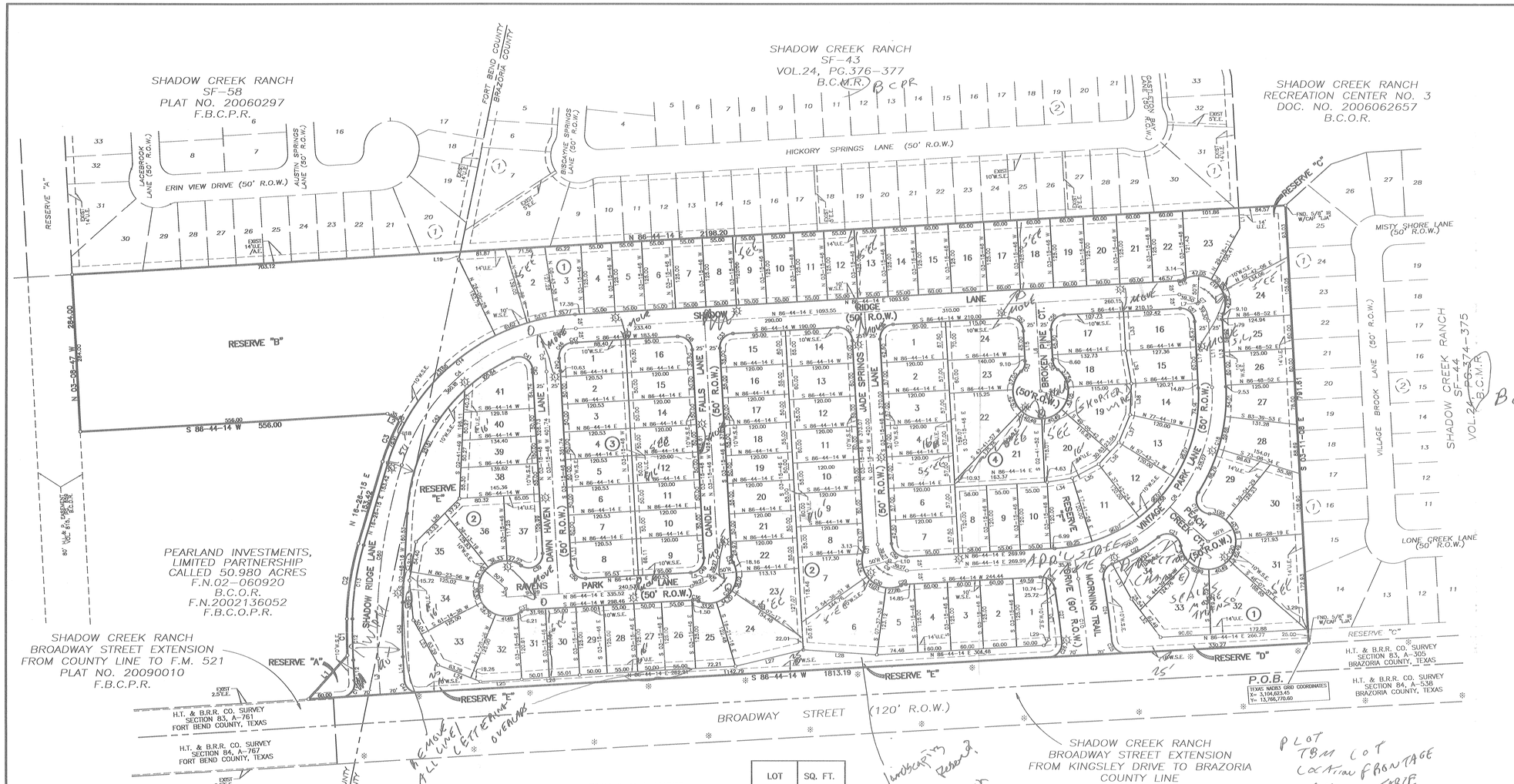
Aerial Map

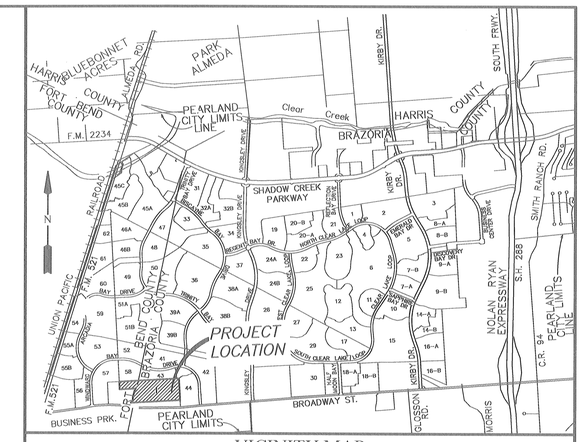
Final Plat of
Shadow Ridge Sec. 1

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

0 165 330 660 Feet





VICINITY MAP

SCALE: 1"= 1,200'

KEY MAP NO. 612P

N

100 50 0 100

SCALE: 1"=100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41-45-08 E	106.10
L2	N 61-30-21 W	25.40
L3	N 03-15-46 W	65.92
L4	S 03-15-46 E	15.00
L5	S 48-15-46 E	4.75
L6	N 03-15-46 W	160.00
L7	N 41-46-33 E	4.71
L8	S 48-17-26 E	92.60
L9	N 10-05-30 W	34.21
L10	N 41-44-14 E	7.57
L11	N 03-15-46 W	37.03
L12	N 03-15-46 W	40.92
L13	S 03-11-08 E	120.74
L14	S 03-15-46 E	41.45
L15	N 03-15-46 W	54.10
L16	S 03-15-46 E	54.10
L17	N 03-11-08 W	120.34
L18	S 61-30-21 E	10.00
L19	S 11-37-53 W	14.12
L20	S 45-13-04 W	110.46
L21	S 09-36-04 W	70.12
L22	S 05-26-28 E	73.68
L23	S 28-45-22 E	93.33
L24	S 68-31-24 E	82.56
L25	N 86-44-14 E	75.12
L26	N 85-38-46 E	105.02
L27	N 76-25-56 E	125.96
L28	S 86-23-59 E	133.25
L29	N 41-44-14 E	14.14
L30	N 03-15-46 W	112.73
L31	S 29-10-08 E	72.10
L32	S 36-53-12 E	88.02
L33	N 03-15-46 W	70.50
L34	N 80-37-09 E	45.87
L35	N 62-18-05 E	53.87
L36	N 42-17-08 E	53.87
L37	N 22-16-10 E	53.87
L38	N 02-18-51 E	56.25
L39	N 09-58-53 W	60.41

LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	WATER AND SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
	PROPOSED STREET LIGHT
	EXIST. STREET LIGHT
B.C.M.R	INDICATES BRAZORIA COUNTY MAP RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.179	7,789	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.559	198,577	RESTRICTED TO DETENTION
C	0.290	12,642	RESTRICTED TO LANDSCAPE/OPEN SPACE ACCESS (BETWEEN LOTS)
D	0.357	15,545	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.151	50,142	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.170	7,384	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	6.706	292,088	

LOT	SQ. FT.
BLOCK 1	
LOT 1	11,195
LOT 2	8,115
LOT 3	7,425
LOT 4	6,875
LOT 5	6,875
LOT 6	6,875
LOT 7	6,875
LOT 8	6,875
LOT 9	6,875
LOT 10	6,875
LOT 11	6,875
LOT 12	6,875
LOT 13	6,875
LOT 14	6,875
LOT 15	7,500
LOT 16	8,125
LOT 17	7,500
LOT 18	7,500
LOT 19	7,500
LOT 20	7,500
LOT 21	7,500
LOT 22	7,483
LOT 23	10,034
LOT 24	9,399
LOT 25	7,500
LOT 26	7,500
LOT 27	8,521
LOT 28	10,257
LOT 29	9,300
LOT 30	12,916
LOT 31	14,129
LOT 32	13,608
LOT 33	12,051
LOT 34	9,698

LOT	SQ. FT.
BLOCK 2	
LOT 1	7,442
LOT 2	7,500
LOT 3	7,500
LOT 4	7,500
LOT 5	7,689
LOT 6	14,655
LOT 7	9,572
LOT 8	6,589
LOT 9	7,200
LOT 10	6,600
LOT 11	7,200
LOT 12	6,600
LOT 13	7,200
LOT 14	7,666
LOT 15	7,066
LOT 16	6,600
LOT 17	6,600
LOT 18	6,600
LOT 19	6,600
LOT 20	6,600
LOT 21	6,600
LOT 22	6,502
LOT 23	9,660
LOT 24	11,776
LOT 25	7,015
LOT 26	6,975
LOT 27	6,250
LOT 28	6,875
LOT 29	6,250
LOT 30	6,904
LOT 31	6,286
LOT 32	8,092
LOT 33	10,209
LOT 34	9,594
LOT 35	10,200
LOT 36	9,345
LOT 37	8,147
LOT 38	7,837
LOT 39	6,851
LOT 40	6,590
LOT 41	9,530

LOT	SQ. FT.
BLOCK 3	
LOT 1	7,185
LOT 2	6,026
LOT 3	6,026
LOT 4	6,026
LOT 5	6,026
LOT 6	6,026
LOT 7	6,026
LOT 8	7,834
LOT 9	7,799
LOT 10	6,000
LOT 11	6,000
LOT 12	6,000
LOT 13	6,000
LOT 14	6,000
LOT 15	6,000
LOT 16	7,126

LOT	SQ. FT.
BLOCK 4	
LOT 1	7,966
LOT 2	6,840
LOT 3	6,840
LOT 4	6,840
LOT 5	6,840
LOT 6	6,840
LOT 7	7,966
LOT 8	6,960
LOT 9	6,600
LOT 10	6,600
LOT 11	9,098
LOT 12	9,098
LOT 13	9,098
LOT 14	8,817
LOT 15	7,427
LOT 16	8,847
LOT 17	9,223
LOT 18	7,500
LOT 19	10,175
LOT 20	10,178
LOT 21	13,368
LOT 22	12,347
LOT 23	7,736
LOT 24	9,666

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1055.00	3-37-20	66.70	33.36	66.69	N 00-57-30 W
C2	510.00	15-35-05	138.72	69.79	138.30	N 08-38-42 E
C3	385.00	12-03-24	81.01	40.66	80.87	N 22-27-57 E
C4	350.00	69-40-58	425.67	243.63	399.91	S 51-53-45 W
C5	300.00	13-14-58	69.37	34.84	69.22	N 09-53-15 W
C6	50.00	90-00-00	78.54	50.00	70.71	N 41-44-14 E
C7	50.00	90-04-38	78.61	50.07	70.76	N 48-13-27 W
C8	300.00	89-55-22	470.83	299.60	423.98	N 41-46-33 E
C9	50.00	90-00-00	78.54	50.00	70.71	S 48-15-46 E
C10	1500.00	5-21-17	140.19	70.15	140.14	N 07-24-51 W
C11	25.00	90-00-00	39.27	25.00	35.36	N 41-44-14 E
C12	1045.00	4-06-56	75.06	37.55	75.04	N 01-12-18 W
C13	500.00	15-35-05	136.00	68.42	135.58	N 08-38-42 E
C14	375.00	70-17-59	460.11	264.04	431.79	N 51-35-15 E
C15	25.00	24-57-05	10.89	5.53	10.80	N 74-15-42 E
C16	50.00	139-58-47	122.16	137.30	93.96	S 48-13-27 E
C17	25.00	24-57-05	10.89	5.53	10.80	S 09-17-24 W
C18	325.00	35-20-33	200.47	103.54	197.31	S 14-29-08 W
C19	25.00	119-41-38	52.23	43.04	43.23	S 27-41-24 E
C20	50.00	258-29-34	225.58	61.20	77.44	S 41-42-34 W
C21	25.00	119-41-38	52.23	43.04	43.23	N 68-53-29 W
C22	325.00	17-06-50	97.07	48.90	96.71	S 59-49-07 W
C23	25.00	78-08-55	34.10	20.30	31.52	S 29-18-04 W
C24	1545.00	4-11-22	112.97	56.51	112.94	S 07-40-43 E
C25	25.00	87-40-44	38.26	24.01	34.63	S 49-25-24 E
C26	25.00	92-32-54	40.38	26.14	36.13	N 40-27-47 E
C27	1455.00	3-53-01	98.62	49.33	98.60	N 07-45-11 W
C28	25.00	83-34-05	36.46	22.34	33.32	N 51-28-44 W
C29	25.00	21-02-22	9.18	4.64	9.13	S 76-13-03 W
C30	50.00	132-04-44	115.26	112.51	91.38	N 48-15-46 W

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C31	25.00	21-02-22	9.18	4.64	9.13	N 07-15-25 E
C32	25.00	90-00-00	39.27	25.00	35.36	N 48-15-46 W
C33	25.00	90-00-00	39.27	25.00	35.36	S 41-44-14 W
C34	25.00	24-57-05	10.89	5.53	10.80	S 15-44-18 E
C35	50.00	139-54-09	122.09	137.01	93.94	S 41-44-14 W
C36	25.00	24-57-05	10.89	5.53	10.80	N 80-47-14 W
C37	25.00	29-55-35	13.06	6.68	12.91	S 71-46-26 W
C38	50.00	246-47-15	215.36	75.85	83.49	N 00-12-16 E
C39	25.00	126-51-39	55.35	49.99	44.72	N 60-10-04 E
C40	275.00	1-09-42	5.58	2.79	5.58	N 03-50-37 W
C41	25.00	109-46-15	47.90	35.55	40.90	N 59-18-36 W
C42	325.00	63-00-01	357.36	199.16	339.63	S 34-18-16 W
C43	945.00	6-04-02	100.07	50.08	100.02	S 00-13-45 E
C44	25.00	90-00-00	39.27	25.00	35.36	S 48-15-46 E
C45	325.00	4-03-25	23.01	11.51	23.01	S 05-17-28 E
C46	25.00	92-31-39	40.37	26.13	36.13	S 38-56-39 W
C47	325.00	1-31-46	8.67	4.34	8.67	S 85-58-21 W
C48	25.00	90-00-00	39.27	25.00	35.36	N 48-15-46 W
C49	25.00	90-00-00	39.27	25.00	35.36	N 41-44-14 E
C50	25.00	90-00-00	39.27	25.00	35.36	S 48-15-46 E
C51	25.00	90-00-00	39.27	25.00	35.36	S 41-44-14 W
C52	25.00	90-00-00	39.27	25.00	35.36	N 48-15-46 W
C53	25.00	48-11-23	21.03	11.18	20.41	N 20-49-55 E
C54	50.00	276-22-46	241.19	44.72	66.67	S 86-44-14 W
C55	25.00	48-11-23	21.03	11.18	20.41	S 27-21-27 E
C56	25.00	90-00-00	39.27	25.00	35.36	S 41-44-14 W
C57	25.00	90-04-38	39.30	25.03	35.38	N 48-13-27 W
C58	275.00	89-55-22	431.60	274.63	388.65	N 41-46-33 E
C59	25.00	90-00-00	39.27	25.00	35.36	S 48-15-46 E
C60	1000.00	20-19-02	354.60	179.18	352.75	S 06-53-45 W

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

A. N.
L. R. K.
6-30-14

13000 BLOCK OF BROADWAY DRIVE

FINAL PLAT OF SHADOW RIDGE SECTION 1

A SUBDIVISION OF 34.224 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 83 ABSTRACT 305, BRAZORIA COUNTY, TEXAS AND THE H.T. & B.R.R. CO. SURVEY SECTION 83 ABSTRACT 761, FORT BEND COUNTY, TEXAS

115 LOTS 6 RESERVES (6.706 ACRES) 4 BLOCKS

JUNE 11, 2014 JOB NO. 1440-1310C-310

OWNERS:
RM 2013, LLC

MICHAEL S. DOYLE, MANAGER
2855 MANGUM ROAD, SUITE 564A, HOUSTON, TEXAS 77092

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

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Tue,10 Jun 2014 - 10:58am
Path\Name : I:\Projdsk1\PLATTING\1440\FINPLT\SHADOW RIDGE SEC_1_FP.dwg

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, RM 2013, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MICHAEL S. DOYLE, MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW RIDGE SECTION 1, 34.224 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 305, BRAZORIA COUNTY, TEXAS, AND SECTION 83, ABSTRACT 761, FORT BEND COUNTY, TEXAS DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID RM 2013, LLC, 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, (NAME OF OWNER) HAS CAUSED THESE PRESENTS TO BE SIGNED BY (NAME AND TITLE OF ENTITY ACTING ON BEHALF OF OWNER) BY (NAME AND TITLE OF PERSON SIGNING THE PLAT) THIS _____ DAY OF _____, 2014.

BY: RM 2013, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____
MICHAEL S. DOYLE, MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL S. DOYLE, MANAGER, 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, FIRST CONTINENTAL INVESTMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SHADOW RIDGE SECTION 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO._____ OF THE O.P.R.O.R.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FIRST CONTINENTAL INVESTMENT CO., LTD

BY: FCC MANAGEMENT CO. L.P., A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER

BY: _____
JOHN M. BONNER, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN M. BONNER, PRESIDENT, OF FCC MANAGEMENT CO. L.P., A TEXAS LIMITED PARTNERSHIP GENERAL PARTNER OF FIRST CONTINENTAL INVESTMENT CO., LTD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SHADOW RIDGE SECTION 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

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

_____
DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

_____
RICHARD MANICILLA, P.E.
CITY OF PEARLAND, CITY ENGINEER

BEING 34.224 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 305, BRAZORIA COUNTY, TEXAS AND THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 761, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN 34.224 ACRE TRACT CONVEYED TO RM 2013, LLC BY AN INSTRUMENT OF RECORD UNDER INSTRUMENT NUMBER 2013046152 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.) AND FILE NUMBER 2013119435 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY F.B.C.O.P.R., SAID 34.224 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27);

BEGINNING AT 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON THE NORTH RIGHT-OF-WAY LINE OF BROADWAY STREET (CALLED 120-FEET WIDE) AS SHOWN ON SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM KINGSLEY DRIVE TO BRAZORIA COUNTY LINE, A RIGHT-OF-WAY PLAT OF RECORD IN DOCUMENT NO. 2007044080 OF THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY (B.C.O.R.), SAME BEING THE SOUTHWEST CORNER OF SHADOW CREEK RANCH SF-44, A SUBDIVISION OF RECORD IN VOLUME 24, PAGES 374-375 OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, (B.C.P.R.);

THENCE, SOUTH 86° 44' 14" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BROADWAY STREET, AS SHOWN ON SAID RIGHT-OF-WAY PLAT AND SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521, A PLAT OF RECORD IN PLAT NO. 20090010, PLAT RECORDS OF SAID FORT BEND COUNTY, (F.B.C.P.R.), 1,813.19 FEET TO A POINT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 41° 45' 08" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, 106.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 66.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,055.00 FEET, A CENTRAL ANGLE OF 03° 37' 20", AND A CHORD WHICH BEARS NORTH 00° 57' 30" WEST, 66.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 138.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 15° 35' 05", AND A CHORD WHICH BEARS NORTH 08° 38' 42" EAST, 138.30 FEET TO A POINT FOR CORNER;

THENCE, NORTH 16° 26' 15" EAST, 153.42 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 81.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 12° 03' 24", AND A CHORD WHICH BEARS NORTH 22° 27' 57" EAST, 80.87 FEET TO A POINT FOR CORNER;

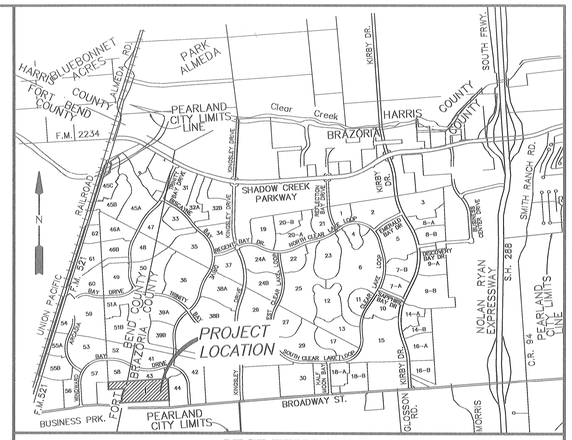
THENCE, NORTH 61° 30' 21" WEST, 25.40 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 44' 14" WEST, 556.00 FEET TO A POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03° 08' 47" WEST, 284.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SHADOW CREEK RANCH SF-58, A SUBDIVISION OF RECORD IN PLAT NO. 20060297, F.B.C.P.R.;

THENCE, NORTH 86° 44' 14" EAST, ALONG A SOUTHERLY LINE OF SAID SHADOW CREEK RANCH SF-58, SHADOW CREEK RANCH SF-43, A SUBDIVISION OF RECORD IN VOLUME 24, PAGES 376-377, B.C.P.R., AND SHADOW CREEK RANCH RECREATION CENTER NO. 3, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2006062657, B.C.O.R., 2,198.20 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF AFOREMENTIONED SHADOW CREEK RANCH SF-44;

THENCE, SOUTH 03° 11' 08" EAST, ALONG THE WEST LINE OF SAID SHADOW CREEK RANCH SF-44, 791.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.224 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 1,200'

KEY MAP NO. 612P

NOTES:

1. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

2. BENCHMARK: CITY OF PEARLAND REFERENCE BENCHMARK :
   MONUMENT GPS – 9. BRASS CAP 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 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS.

   ELEVATION = 59.03 NGVD 29, 1987 ADJUSTMENT

   ADD 0.19 FEET FOR NAVD 88, 1991

3. TOP 5/8 " I.R. WITH ALUMINUM CAP SET IN CONCRETE IN
   THE MEDIAN OF W BROADWAY STREET +/- 502 FEET WEST OF THE CENTERLINE OF THE INTERSECTION OF W. BROADWAY STREET AND WINDWARD BAY DRIVE.

   N=643,366.427
   E= 3,136,866.405
   ELEV. 62.72
   NAVD 29, 1987 ADJUSTMENT.

   THESE PLANS ARE BASED ON NAVD 88, 1991 ADJUSTMENT.
   ADD 1.62 FEET FOR NGVD 29, 1973 ADJUSTMENT.

4. THIS PROPERTY IS WITHIN BRAZORIA/FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, AT THE TIME OF PLATTING.

5. THERE ARE ~~24~~ 23 PROPOSED STREET LIGHTS ON THIS PLAT.

6. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE PROVIDED ALONG BROADWAY STREET AT THE TIME OF DEVELOPMENT.

7. A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.

8. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403938132, DATED JUNE 7, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

9. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.

10. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, 2001 ADJUSTMENT, WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987510.

ALL SIDE LOT LINES ARE CENTERLINES OF SIX-FOOT WIDE DRAINAGE ESMTS.

ADD NOTES RE:
1) PRIVATE MAINT. OF RESERVE AREAS
2) CONST. IN ESMTS.
3) DRIVEWAY ACCESS
4) B.C.O. SLAB ELEV.
5) DRAINAGE DESIGN

13000 BLOCK OF BROADWAY DRIVE

FINAL PLAT OF
SHADOW RIDGE SECTION 1

CITY OF PEARLAND BRAZORIA COUNTY TEXAS

A SUBDIVISION OF 34.224 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 83 ABSTRACT 305,
BRAZORIA COUNTY, TEXAS AND THE H.T. & B.R.R. CO. SURVEY
SECTION 83 ABSTRACT 761, FORT BEND COUNTY, TEXAS

115 LOTS 6 RESERVES (6.706 ACRES) 4 BLOCKS

JUNE 11, 2014 JOB NO. 1440-1310C-310

OWNERS:
RM 2013, LLC

MICHAEL S. DOYLE, TITLE XPLAIN
2855 MANGUM ROAD, SUITE 564A, HOUSTON, TEXAS 77092

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

CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

MYLAR CHECK: COORD _____ DIR. _____

Date/Time : Tue, 10 Jun 2014 – 10:58am
Path\Name : I:\Projects\PLATTING\1440\ENPLT\SHADOW RIDGE SEC_1_FP.dwg

P&Z AGENDA ITEM

K

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Final Plat of Southlake Section 5**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Southlake Section 5, a 61.889 acre single-family residential subdivision with 77 lots within the Southlake Subdivision, generally located half of a mile south of the intersection of Broadway St. and Southlake Blvd.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF SOUTHLAKE SECTION 5

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Southlake Section 5, a 61.889 acre single-family residential subdivision with 77 lots within the Southlake Subdivision, to wit

Legal Description: A subdivision of 61.889 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway and Southlake Blvd.

ZONING: This is a request for a Final Plat of Southlake Section 5, a proposed 77 lot single-family residential subdivision on approximately 61.889 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development and is zoned PD

PREVIOUS PLATS: The Preliminary Plat of Southlake Section 5 was approved in March of 2014.

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.

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 as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway Street, which is a Major Thoroughfare with 120 feet of right-of-way. Internally this development will be served by Southlake Blvd., a Major Collector with 80 feet of right-of-way. Emerald Springs Dr. is a local street with 50 feet of right-of-way that will connect Section 5 to Southlake Blvd.

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

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat of Southlake Section 5 as proposed by the applicant for the following reasons:

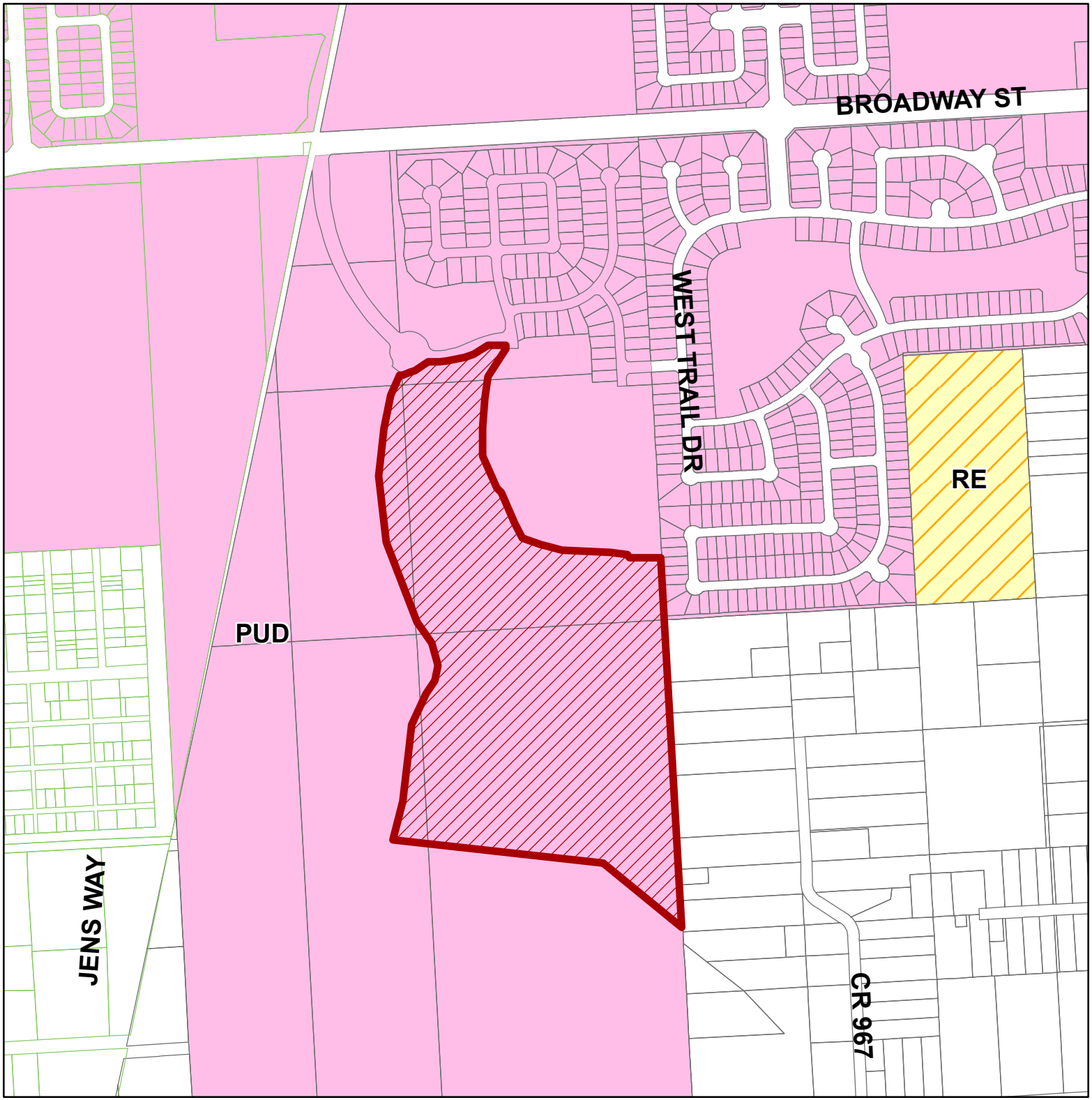
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

3. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Southlake Section 5



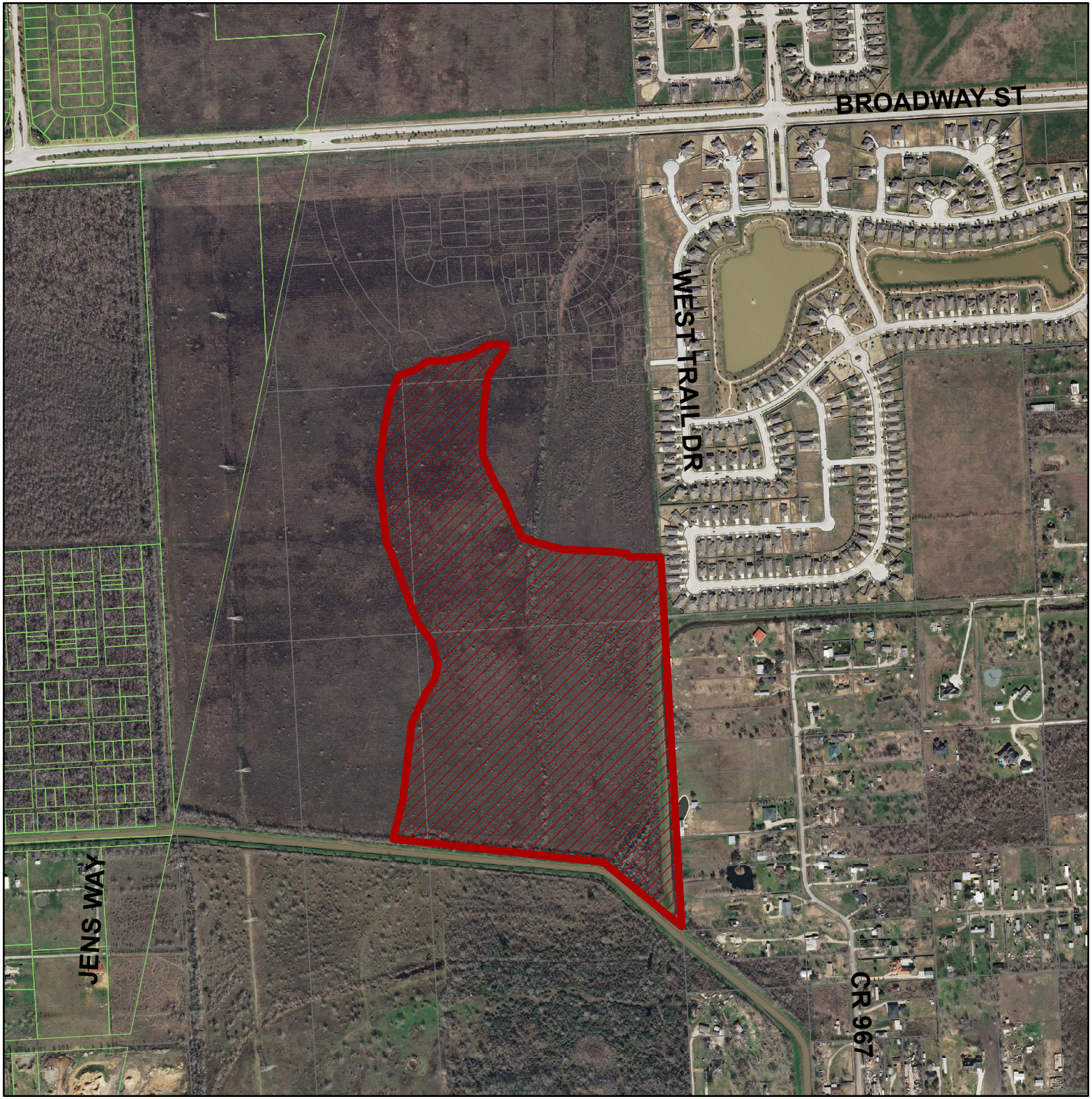
Zoning and Vicinity Map

Final Plat
Southlake Section 5

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

0 200 400 800 Feet



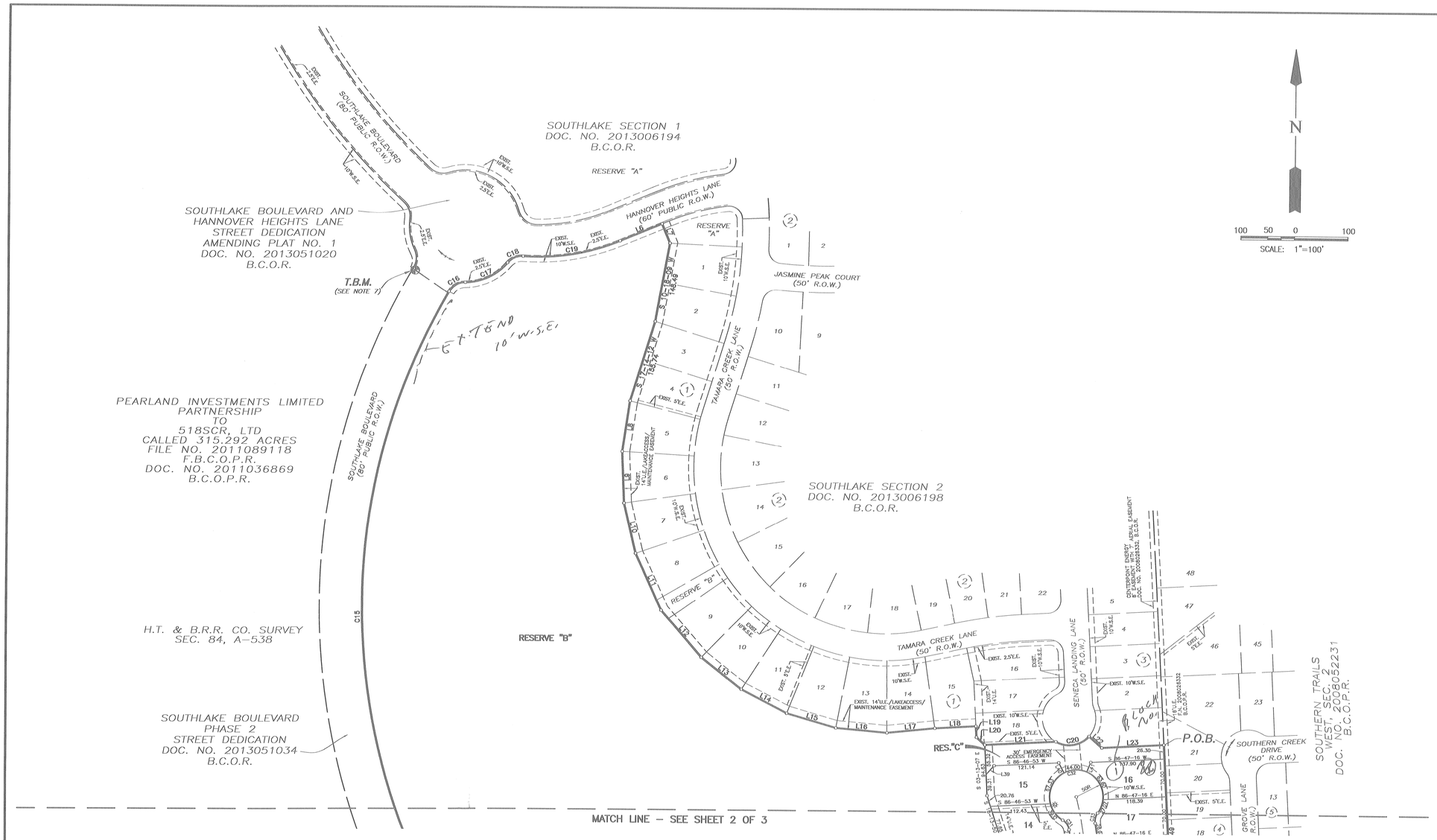
Aerial Map

Final Plat
Southlake Section 5

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

0 200 400 800 Feet



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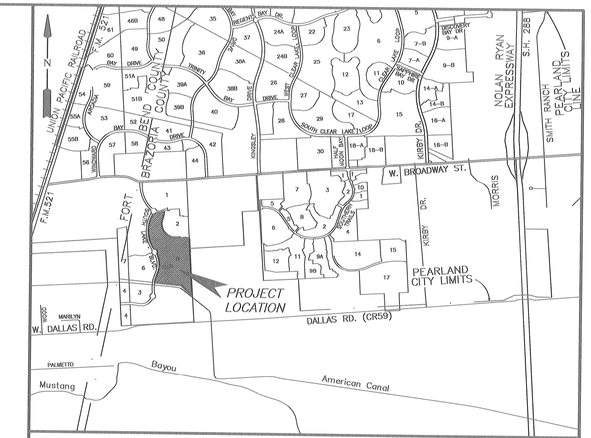
SCALE: 1"=100'



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 P & T

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.103	4,492	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
B	26.994	1,175,859	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.285	12,409	RESTRICTED TO LANDSCAPE/OPEN SPACE/ACCESS
D	3.074	133,904	RESTRICTED TO CANAL
E	6.826	297,356	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
F	0.107	4,665	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
G	0.450	19,586	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	37.839	1,648,271	

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

FINAL PLAT OF
SOUTHLAKE SECTION 5

A SUBDIVISION OF 61.889 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

77 LOTS 7 RESERVES (37.839 ACRES) 2 BLOCKS

JUNE 11, 2014 JOB NO. 2027-0175C-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

CONTACT: RENE RODRIGUEZ

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	410.00	14-33-08	104.13	52.35	103.85	N 12-00-22 E
C2	890.00	10-14-59	159.21	79.82	159.00	N 14-09-27 E
C3	25.00	85-42-15	37.40	23.19	34.01	N 51-53-04 E
C4	725.00	1-43-00	21.72	10.86	21.72	S 84-24-18 E
C5	505.00	19-20-40	170.50	86.07	169.69	N 86-46-52 E
C6	875.00	11-09-18	170.36	85.45	170.09	N 71-31-53 E
C7	825.00	11-23-55	164.13	82.34	163.86	S 71-24-34 W
C8	455.00	19-20-40	153.62	77.55	152.89	S 86-46-52 W
C9	775.00	1-34-17	21.25	10.63	21.25	N 84-19-57 W
C10	25.00	87-53-04	38.35	24.09	34.70	N 41-10-33 W
C11	890.00	27-43-24	430.64	219.62	426.45	N 11-05-43 W
C12	35.00	53-51-59	32.91	17.78	31.71	N 01-58-34 E
C13	105.00	119-07-06	218.30	178.68	181.05	N 30-38-59 W
C14	35.00	57-36-27	35.19	19.24	33.73	N 61-24-18 W
C15	1160.00	62-53-41	1273.35	709.38	1210.38	N 01-09-14 W
C16	35.00	59-44-33	36.49	20.10	34.86	N 60-09-53 E
C17	105.00	49-43-49	91.14	48.66	88.30	N 65-10-16 E
C18	35.00	53-44-54	32.83	17.74	31.64	N 67-10-48 E
C19	400.00	26-30-51	185.10	94.24	183.46	N 80-47-49 E
C20	50.00	77-40-15	67.78	40.25	62.71	N 80-08-14 E
C21	850.00	3-22-28	50.06	25.04	50.05	N 64-08-54 E
C22	1000.00	32-54-35	574.38	295.36	566.52	N 05-38-41 W
C23	330.00	126-22-04	727.83	652.83	589.02	S 41-05-04 W
C24	700.00	28-28-38	347.91	177.63	344.34	N 00-01-47 E
C25	700.00	17-29-13	213.64	107.66	212.81	S 05-31-30 W
C26	1400.00	13-39-21	333.67	167.63	332.88	S 81-01-02 W
C27	25.00	87-48-35	38.31	24.06	34.67	N 21-48-19 E
C28	355.00	124-30-15	771.42	674.80	628.35	N 40-09-09 E
C29	25.00	88-08-11	38.46	24.20	34.78	N 58-20-11 E

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C30	675.00	23-43-39	279.53	141.80	277.54	N 02-24-17 E
C31	25.00	50-36-31	22.08	11.82	21.37	N 34-45-48 W
C32	50.00	276-17-51	241.11	44.79	66.72	N 78-04-52 E
C33	25.00	46-01-01	20.08	10.62	19.54	S 13-13-17 W
C34	725.00	24-03-20	304.39	154.47	302.16	S 02-14-26 W
C35	675.00	17-29-13	206.01	103.81	205.21	S 05-31-30 W
C36	25.00	34-01-51	14.85	7.65	14.63	S 20-14-02 E
C37	50.00	273-43-34	238.87	46.85	68.37	N 80-23-10 W
C38	25.00	59-41-44	26.05	14.35	24.88	N 26-37-45 E
C39	25.00	91-01-09	39.71	25.45	35.67	N 48-43-41 W
C40	1375.00	9-31-49	228.71	114.62	228.45	S 80-59-50 W
C41	25.00	88-31-45	38.63	24.37	34.90	S 31-58-03 W
C42	1025.00	19-58-52	357.46	180.56	355.65	S 02-18-24 E
C43	25.00	46-38-44	20.35	10.78	19.80	S 15-38-20 E
C44	50.00	276-20-21	241.15	44.75	66.69	N 80-47-32 W
C45	25.00	49-51-15	21.75	11.62	21.07	N 32-27-02 E
C46	975.00	29-37-23	504.09	257.82	498.50	N 07-17-17 W
C47	25.00	91-56-48	40.12	25.86	35.95	N 68-04-22 W
C48	305.00	124-01-28	660.21	573.92	538.66	N 39-54-46 E
C49	25.00	89-31-18	39.06	24.79	35.21	S 33-18-51 E
C50	725.00	14-39-54	185.57	93.29	185.06	S 04-06-51 W
C51	25.00	126-27-16	55.18	49.55	44.64	S 60-00-31 W
C52	50.00	252-54-31	220.70	67.68	80.43	S 03-13-07 E
C53	25.00	126-27-16	55.18	49.55	44.64	S 66-26-44 E
C54	25.00	89-03-04	38.86	24.59	35.06	S 41-18-26 W
C55	1425.00	9-41-15	240.94	120.76	240.65	S 80-59-20 W
C56	25.00	86-05-51	37.57	23.35	34.13	N 60-48-22 W
C57	1025.00	4-20-32	77.68	38.86	77.66	N 19-55-42 W
C58	280.00	47-30-38	232.18	123.23	225.58	N 20-32-12 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04-43-48 E	24.22
L2	S 83-32-48 E	99.84
L3	N 20-02-11 W	50.13
L4	N 83-32-48 W	99.84
L5	N 32-36-04 W	46.09
L6	N 67-32-24 E	84.90
L7	S 22-27-36 E	39.16
L8	S 08-23-49 W	96.04
L9	S 02-21-10 E	95.97
L10	S 13-28-45 E	95.97
L11	S 24-36-20 E	116.80
L12	S 40-30-29 E	116.80
L13	S 51-38-04 E	95.97
L14	S 62-45-39 E	95.97
L15	S 73-53-14 E	95.97
L16	S 85-00-49 E	95.97
L17	N 84-12-24 E	90.01
L18	N 86-46-53 E	78.00
L19	S 03-13-07 E	20.52
L20	S 48-13-07 E	21.21
L21	N 86-46-53 E	133.17
L22	S 48-41-53 E	32.19
L23	N 86-46-53 E	116.17
L24	S 22-05-58 E	145.70
L25	N 75-43-54 W	37.64

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S 14-16-06 W	103.78
L27	S 86-46-53 W	94.56
L28	N 86-46-53 E	12.16
L29	N 22-05-58 W	5.57
L30	N 14-16-06 E	40.67
L31	S 14-16-06 W	103.78
L32	N 22-05-58 W	40.06
L33	N 22-05-58 W	145.70
L34	S 03-13-07 E	20.08
L35	S 60-56-46 E	18.86
L36	S 22-54-02 W	21.21
L37	S 01-55-46 E	62.44
L38	S 21-21-36 W	51.97
L39	S 41-46-53 W	22.11
L40	N 28-05-26 W	21.18
L41	S 22-20-00 W	19.47
L42	S 41-11-30 W	20.38
L43	N 05-22-49 E	20.00
L44	N 86-27-00 W	77.59
L45	S 76-52-58 W	63.54
L46	S 55-57-47 W	63.54
L47	S 35-02-36 W	63.54
L48	S 14-07-24 W	63.54
L49	S 06-47-47 E	63.54

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.P.R	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
	INDICATES PROPOSED STREET LIGHT
	INDICATES EXISTING STREET LIGHT
	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
T.B.M.	INDICATES TEMPORARY BENCHMARK

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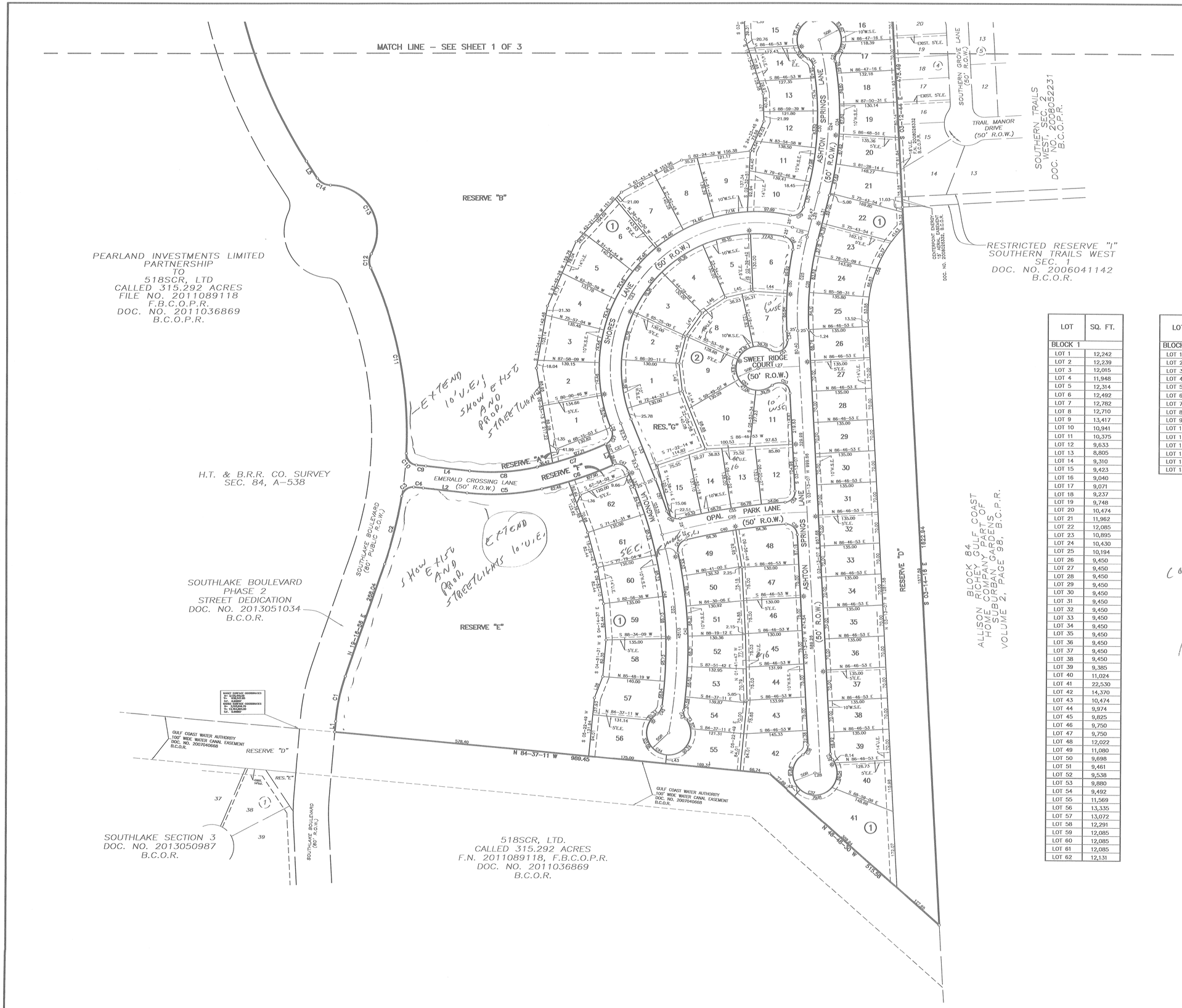

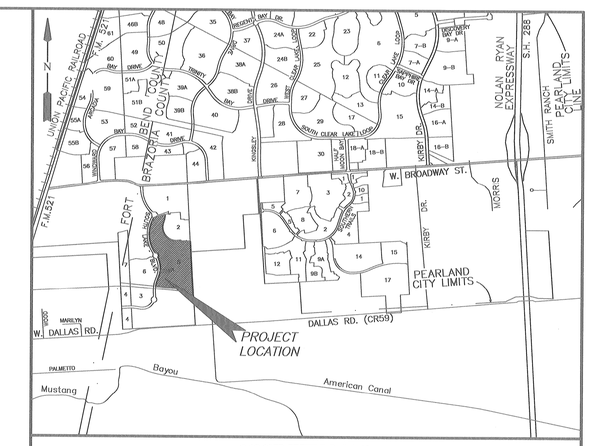

VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 P & T

N

100 50 0 100
SCALE: 1"=100'

LOT	SQ. FT.
BLOCK 1	
LOT 1	12,242
LOT 2	12,239
LOT 3	12,015
LOT 4	11,948
LOT 5	12,314
LOT 6	12,492
LOT 7	12,782
LOT 8	12,710
LOT 9	13,417
LOT 10	10,941
LOT 11	10,375
LOT 12	9,633
LOT 13	8,805
LOT 14	9,310
LOT 15	9,423
LOT 16	9,040
LOT 17	9,071
LOT 18	9,237
LOT 19	9,748
LOT 20	10,474
LOT 21	11,962
LOT 22	12,085
LOT 23	10,895
LOT 24	10,430
LOT 25	10,194
LOT 26	9,450
LOT 27	9,450
LOT 28	9,450
LOT 29	9,450
LOT 30	9,450
LOT 31	9,450
LOT 32	9,450
LOT 33	9,450
LOT 34	9,450
LOT 35	9,450
LOT 36	9,450
LOT 37	9,450
LOT 38	9,450
LOT 39	9,385
LOT 40	11,024
LOT 41	22,530
LOT 42	14,370
LOT 43	10,474
LOT 44	9,974
LOT 45	9,825
LOT 46	9,750
LOT 47	9,750
LOT 48	12,022
LOT 49	11,080
LOT 50	9,698
LOT 51	9,461
LOT 52	9,538
LOT 53	9,880
LOT 54	9,492
LOT 55	11,569
LOT 56	13,335
LOT 57	13,072
LOT 58	12,291
LOT 59	12,085
LOT 60	12,085
LOT 61	12,085
LOT 62	12,131

LOT	SQ. FT.
BLOCK 2	
LOT 1	11,515
LOT 2	11,515
LOT 3	11,515
LOT 4	11,515
LOT 5	11,514
LOT 6	11,286
LOT 7	11,254
LOT 8	13,258
LOT 9	13,685
LOT 10	16,414
LOT 11	11,472
LOT 12	10,598
LOT 13	9,705
LOT 14	10,087
LOT 15	9,538

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
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F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
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FINAL PLAT OF
SOUTHLAKE SECTION 5

A SUBDIVISION OF 61.889 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

77 LOTS 7 RESERVES (37.839 ACRES) 2 BLOCKS

JUNE 11, 2014 JOB NO. 2027-0175C-310

OWNERS:
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A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
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GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
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ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD _____ DIR: _____

Date\Time: Mon, Oct 20, 2014 - 2:28p
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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 5, 61.889 ACRES OUT OF THE 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 _____, 2014.

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 _____, 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 WITH CAP MARKED "LJA ENG" 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 5 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

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

_____ _____
DARRIN COKER, CITY ATTORNEY
ANDREA DROUGHTON, P.E., C.F.M., CITY ENGINEER

WHICH PARAGRAPH APPLIES HERE? CONTACT CENTERPOINT ENERGY

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. 1403833451, DATED MARCH 14, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS 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 INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" 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.

   ELEV.= 59.03, NGVD 29, 1987 ADJ.
   ADD 1.84 FEET FOR NGVD-29, 1973 ADJ.

7. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT NORTHEAST CORNER OF SHELTON RIDGE LANE (AS SHOWN BY SYMBOL).

   ELEV.= 62.21 NGVD-29, 1987 ADJUSTMENT

   PLOT LOCATION ON PLAT

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 500-YEAR FLOOD PLAIN) AND PARTIALLY WITHIN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED).

   PLOT LIMITS ON PLAT

   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 C3R 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 20 STREET LIGHTS PROPOSED ON THIS PLAT.

19. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.

SIDE LOT LINES ARE CENTERLINES OF SIX FOOT WIDE DRAINAGE ESTATE

BEING 61.889 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NO. 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NO. 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 61.889 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27);

BEGINNING AT THE SOUTHEAST CORNER OF SOUTHLAKE SECTION 2, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013006198 IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY (B.C.O.R.) AND BEING ON THE EAST LINE OF SAID 315.292 ACRE TRACT, AND THE WEST LINE OF SOUTHERN TRAILS WEST SEC. 2, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2008052231, B.C.O.R.;

THENCE, SOUTH 03° 12' 44" EAST, WITH THE EAST LINE OF SAID 315.292 ACRE TRACT, AND THE WEST LINE OF SAID SOUTHERN TRAILS WEST SEC. 2, 475.49 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID SOUTHERN TRAILS WEST SEC. 2;

THENCE, SOUTH 03° 14' 16" EAST, CONTINUING WITH THE EAST LINE OF SAID 315.292 ACRE TRACT, 1,622.94 FEET TO A POINT FOR CORNER BEING ON THE NORTHERLY LINE OF THAT CERTAIN CALLED 100-FOOT WIDE GULF COAST WATER AUTHORITY EASEMENT OF RECORD UNDER DOCUMENT NUMBER 2007040668, B.C.O.R.;

THENCE, NORTH 48° 48' 30" WEST, DEPARTING THE EAST LINE OF SAID 315.292 ACRE TRACT, WITH THE NORTHERLY LINE OF SAID 100-FOOT WIDE EASEMENT, 515.58 FEET TO A POINT FOR CORNER;

THENCE, NORTH 84° 37' 11" WEST, CONTINUING WITH THE NORTHERLY LINE OF SAID 100-FOOT WIDE EASEMENT, 989.45 FEET TO A POINT FOR CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD (80-FEET WIDE) AS SHOWN ON SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A PLAT OF RECORD UNDER DOCUMENT NUMBER 2013051034, B.C.O.R.;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 04° 43' 48" EAST, 24.22 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2. 104.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 14° 33' 08", AND A CHORD WHICH BEARS NORTH 12° 00' 22" EAST, 103.85 FEET TO A POINT FOR CORNER;

3. NORTH 19° 16' 56" EAST, 268.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

4. 159.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 10° 14' 59", AND A CHORD WHICH BEARS NORTH 14° 09' 27" EAST, 159.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, 37.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85° 42' 15", AND A CHORD WHICH BEARS NORTH 51° 53' 04" EAST, 34.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 21.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 01° 43' 00", AND A CHORD WHICH BEARS SOUTH 84° 24' 18" EAST, 21.72 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 83° 32' 48" EAST, 99.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 170.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 19° 20' 40", AND A CHORD WHICH BEARS NORTH 86° 46' 52" EAST, 169.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 170.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 11° 09' 18", AND A CHORD WHICH BEARS NORTH 71° 31' 53" EAST, 170.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 02' 11" WEST, 50.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 164.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 11° 23' 55", AND A CHORD WHICH BEARS SOUTH 71° 24' 34" WEST, 163.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 153.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 19° 20' 40", AND A CHORD WHICH BEARS SOUTH 86° 46' 52" WEST, 152.89 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83° 32' 48" WEST, 99.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 21.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 01° 34' 17", AND A CHORD WHICH BEARS NORTH 84° 19' 57" WEST, 21.25 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 38.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 53' 04", AND A CHORD WHICH BEARS NORTH 41° 10' 33" WEST, 34.70 FEET TO A POINT FOR CORNER ON THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SOUTHLAKE BOULEVARD, THE BEGINNING OF A REVERSE CURVE;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED SOUTHLAKE BOULEVARD, THE FOLLOWING SEVEN (7) COURSES:

1. 430.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 27° 43' 24", AND A CHORD WHICH BEARS NORTH 11° 05' 43" WEST, 426.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2. 32.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 53° 51' 59", AND A CHORD WHICH BEARS NORTH 01° 58' 34" EAST, 31.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

3. 218.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 119° 07' 06", AND A CHORD WHICH BEARS NORTH 30° 38' 59" WEST, 181.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

4. 35.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 57° 36' 27", AND A CHORD WHICH BEARS NORTH 61° 24' 18" WEST, 33.73 FEET TO A POINT FOR CORNER;

5. NORTH 32° 36' 04" WEST, 46.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

6. 1,273.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 62° 53' 41, AND A CHORD WHICH BEARS NORTH 01° 09' 14" WEST, 1,210.38 FEET TO A POINT FOR CORNER, THE BEGINNNG OF A COMPOUND CURVE;

7. 36.49 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 59° 44' 33", AND A CHORD WHICH BEARS NORTH 60° 09' 53" EAST, 34.86 FEET TO A POINT FOR CORNER ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HANNOVER HEIGHTS LANE AS SHOWN ON SOUTHLAKE BOULEVARD AND HANNOVER HEIGHTS LANE STREET DEDICATION AMENDING PLAT NO. 1, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013051020, B.C.O.R., THE BEGINNING OF A REVERSE CURVE;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HANNOVER HEIGHTS LANE, THE FOLLOWING FOUR (4) COURSES:

1. 91.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 49° 43' 49", AND A CHORD WHICH BEARS NORTH 65° 10' 16" EAST, 88.30 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2. 32.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 53° 44' 54", AND A CHORD WHICH BEARS NORTH 67° 10' 48" EAST, 31.64 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

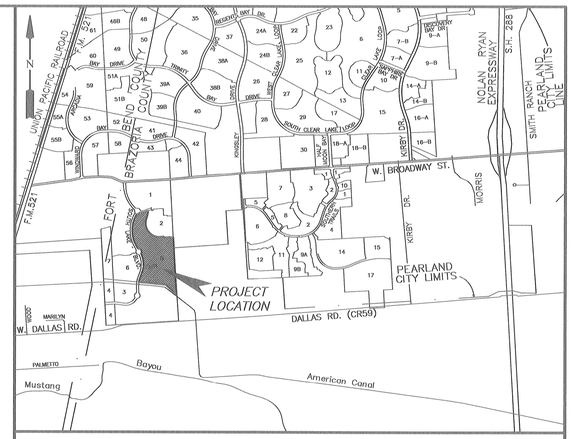
3. 185.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 26° 30' 51", AND A CHORD WHICH BEARS NORTH 80° 47' 49" EAST, 183.46 FEET TO A POINT FOR CORNER;

4. NORTH 67° 32' 24" EAST, 84.90 FEET TO A POINT FOR THE NORTHWEST CORNER OF AFOREMENTIONED SOUTHLAKE SECTION 2;

THENCE, WITH THE WESTERLY AND SOUTHERLY LINE OF SAID SOUTHLAKE SECTION 2, THE FOLLOWING NINETEEN (19) COURSES:

1. SOUTH 22° 27' 36" EAST, 39.16 FEET TO A POINT FOR;
2. SOUTH 10° 18' 09" WEST, 148.49 FEET TO A POINT FOR CORNER;
3. SOUTH 17° 14' 12" WEST, 155.74 FEET TO A POINT FOR CORNER;
4. SOUTH 08° 23' 49" WEST, 96.04 FEET TO A POINT FOR CORNER;
5. SOUTH 02° 21' 10" EAST, 95.97 FEET TO A POINT FOR CORNER;
6. SOUTH 13° 28' 45" EAST, 95.97 FEET TO A POINT FOR CORNER;
7. SOUTH 24° 36' 20" EAST, 116.80 FEET TO A POINT FOR CORNER;
8. SOUTH 40° 30' 29" EAST, 116.80 FEET TO A POINT FOR CORNER;
9. SOUTH 51° 38' 04" EAST, 95.97 FEET TO A POINT FOR CORNER;
10. SOUTH 62° 45' 39" EAST, 95.97 FEET TO A POINT FOR CORNER;
11. SOUTH 73° 53' 14" EAST, 95.97 FEET TO A POINT FOR CORNER;
12. SOUTH 85° 00' 49" EAST, 95.97 FEET TO A POINT FOR CORNER;
13. NORTH 84° 12' 24" EAST, 90.01 FEET TO A POINT FOR CORNER;
14. NORTH 86° 46' 53" EAST, 78.00 FEET TO A POINT FOR CORNER;
15. SOUTH 03° 13' 07" EAST, 20.52 FEET TO A POINT FOR CORNER;
16. SOUTH 48° 13' 07" EAST, 21.21 FEET TO A POINT FOR CORNER;
17. NORTH 86° 46' 53" EAST, 133.17 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
18. 67.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77° 40' 15", AND A CHORD WHICH BEARS NORTH 80° 08' 14" EAST, 62.71 FEET TO A POINT FOR CORNER;
19. SOUTH 48° 41' 53" EAST, 32.19 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 53" EAST, 116.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 61.889 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 P & T

PROVIDE TWO SETS OF COORDINATES ON PLAT

FINAL PLAT OF
SOUTHLAKE SECTION 5

A SUBDIVISION OF 61.889 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

77 LOTS 7 RESERVES (37.839 ACRES) 2 BLOCKS

JUNE 11, 2014 JOB NO. 2027-0175C-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
CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Mon, 02 Jun 2014 - 2:35pm
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P&Z AGENDA ITEM

L

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Final Plat of Southlake Section 6**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD., owner; for approval of a Final Plat of Southlake Section 6, a 74 lot single family subdivision on 22.133 acres of land within the Southlake Subdivision, generally located half of a mile south of the intersection of Broadway St. and Southlake Blvd.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF SOUTHLAKE SECTION 6

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD., owner; for approval of a Final Plat of Southlake Section 6, a 74 lot single family subdivision on 22.133 acres of land within the Southlake Subdivision, to wit:

Legal Description: A subdivision of 22.133 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway St. and Southlake Blvd.

ZONING: This is a request for a Final Plat of Southlake Section 6, a proposed 74 lot single-family residential subdivision on approximately 22.133 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development and is zoned PD.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in May of 2014.

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

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 conforms to the Land Use and Urban Development regulations as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway St., which is a Major Thoroughfare with 120 feet of right-of-way. Internally this development will be served by Southlake Blvd., a Major Collector with 80 feet of right-of-way.

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

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat of Southlake Section 6 as proposed by the applicant for the following reasons:

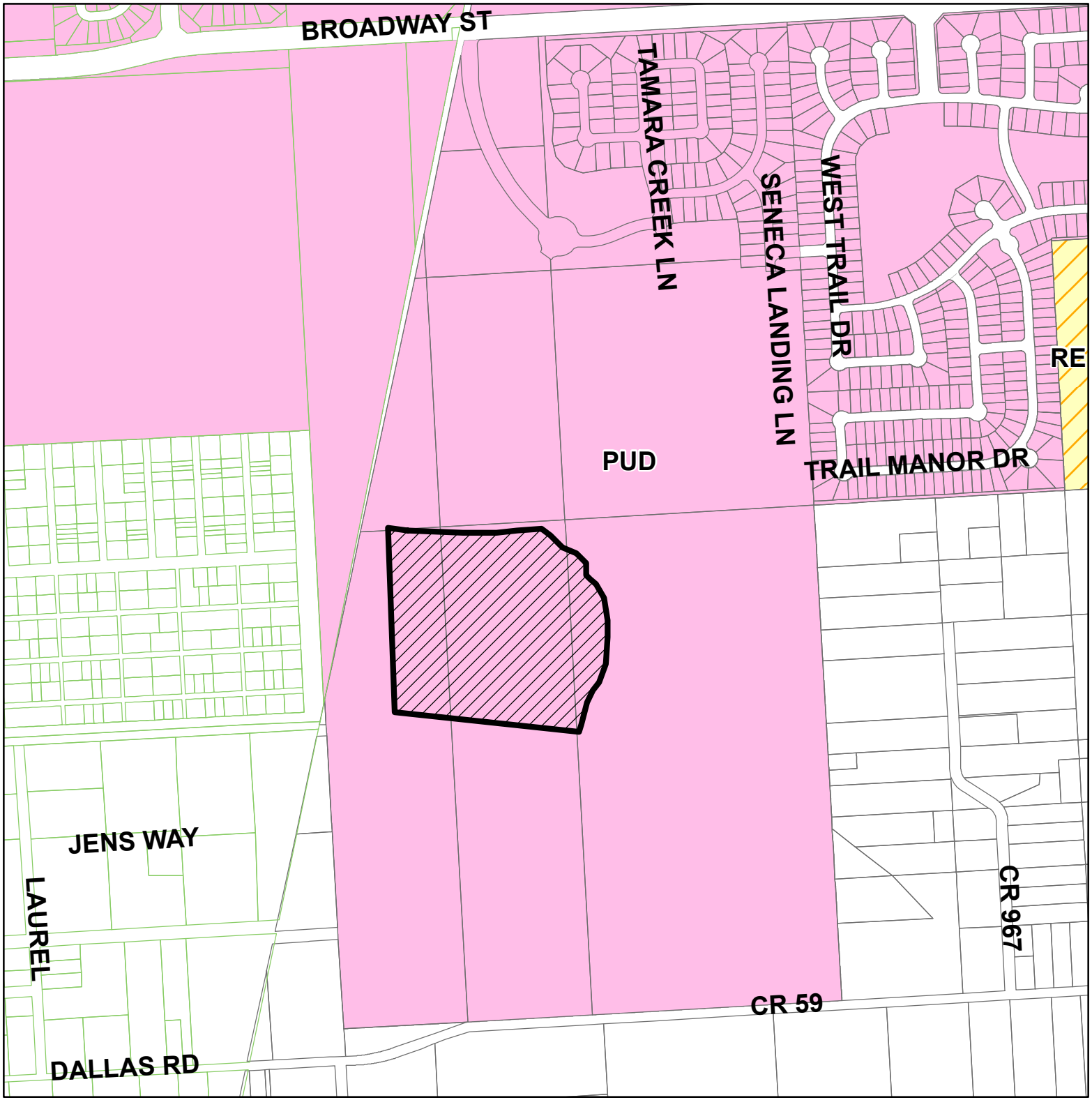
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

3. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Southlake Section 6



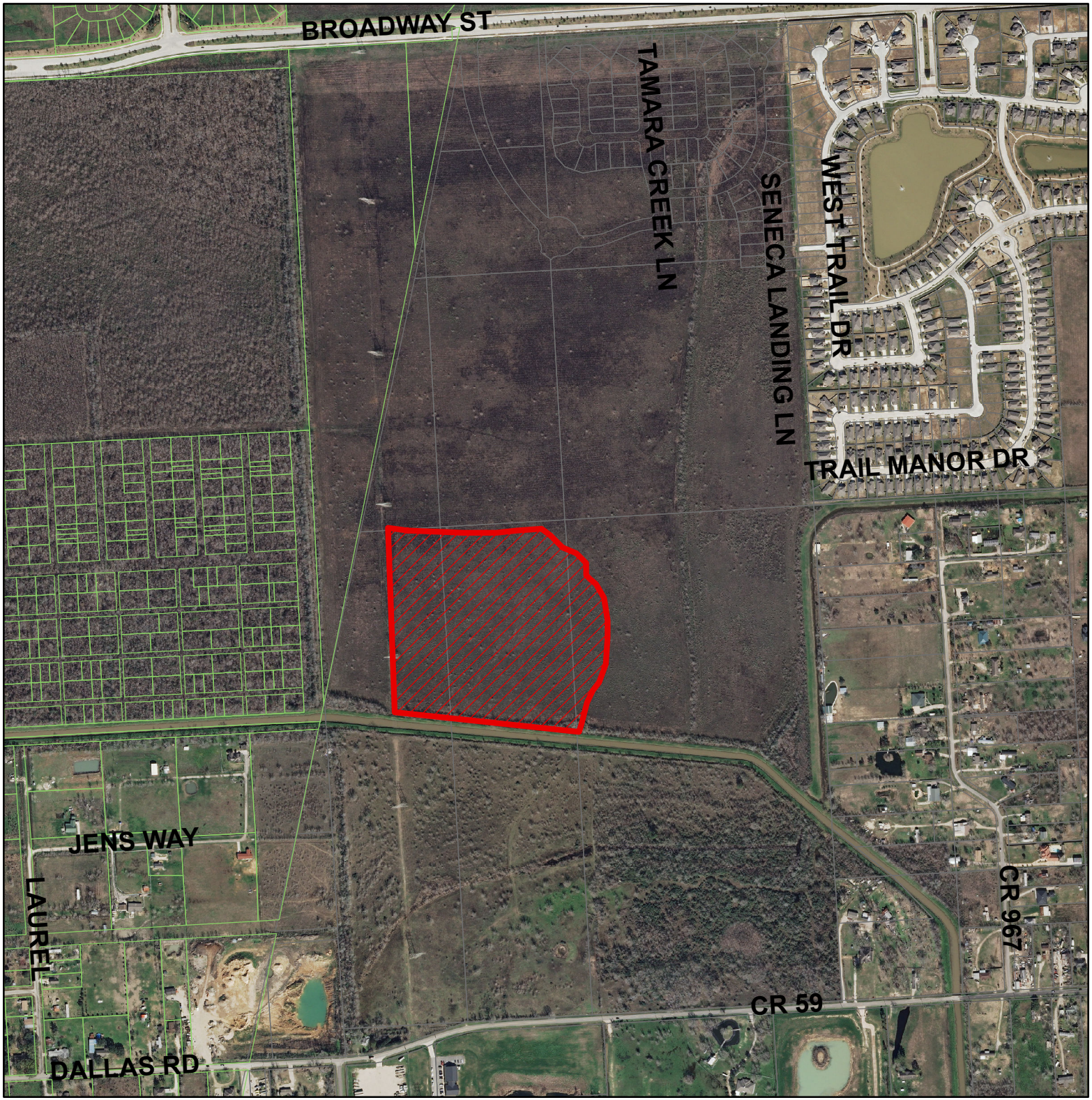
Vicinity and Zoning Map

Final Plat of Southlake Section 6

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

0 195 390 780 Feet



Aerial Map

Final Plat of Southlake Section 6

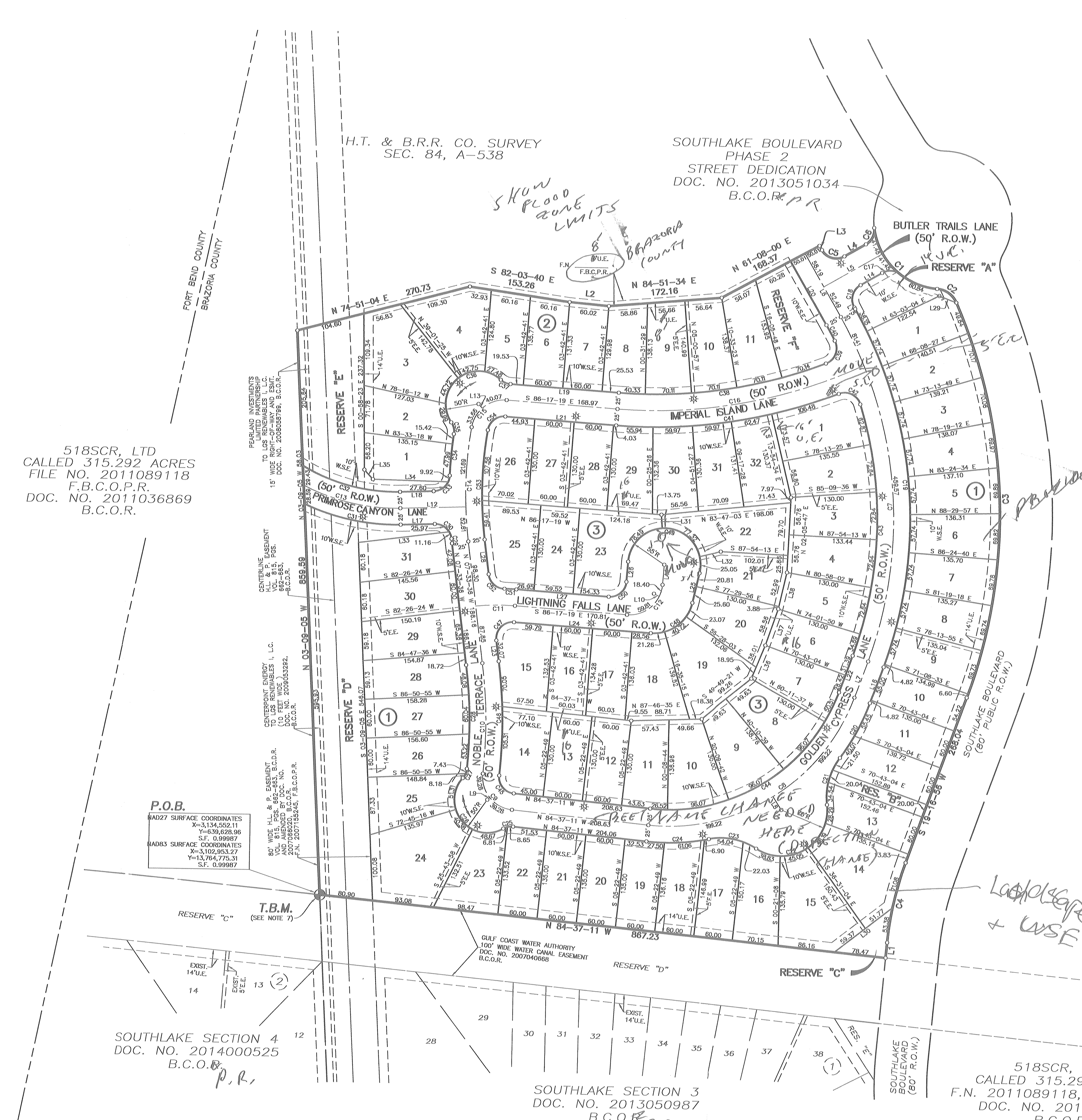
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

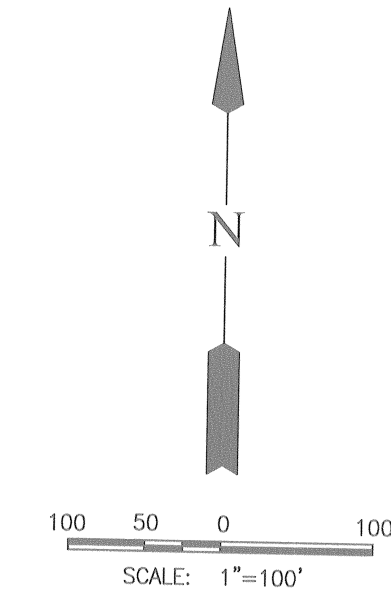
N

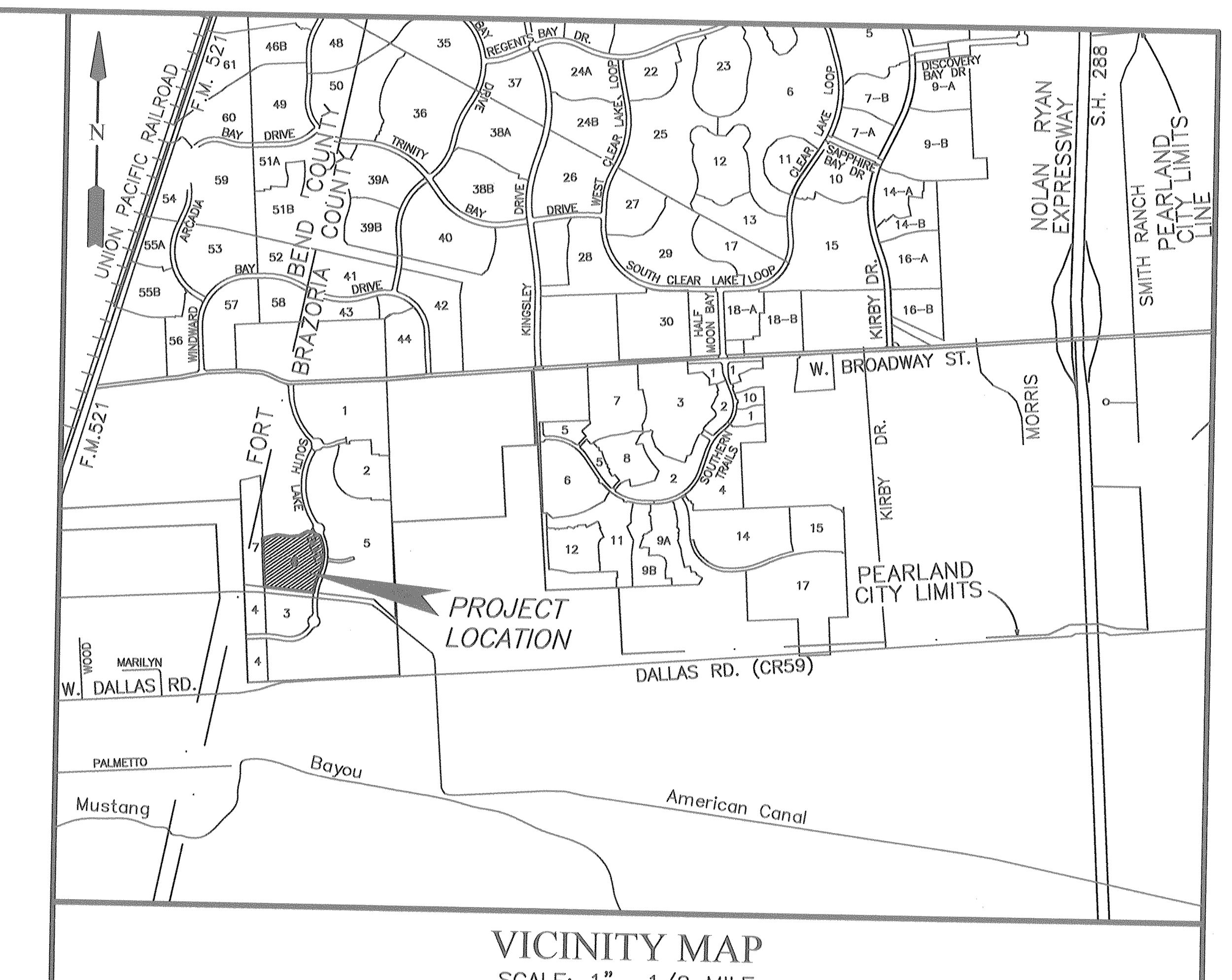
0 195 390 780 Feet

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	105.00	78-26-15	143.74	85.69	132.78	S 46-54-37 E
C2	35.00	61-52-49	37.80	20.98	35.99	S 55-11-20 E
C3	810.00	43-31-51	615.40	323.41	600.71	S 02-28-59 E
C4	490.00	14-33-08	124.45	62.56	124.12	S 12-00-22 W
C5	25.00	90-00-00	39.27	25.00	35.36	S 75-18-41 E
C6	25.00	67-22-48	29.40	16.67	27.74	N 25-59-55 E
C7	625.00	49-35-37	540.98	288.75	524.25	N 05-30-52 W
C8	300.00	76-05-53	398.45	234.80	369.80	N 57-19-53 E
C9	50.00	90-01-28	78.56	50.02	70.73	S 39-36-27 E
C10	750.00	12-57-53	169.71	85.22	169.35	N 01-04-39 W
C11	350.00	9-45-29	59.61	29.88	59.54	S 88-49-57 W
C12	50.00	89-37-45	78.22	49.68	70.48	N 48-53-49 E
C13	300.00	29-11-52	152.88	78.14	151.23	S 77-24-49 E
C14	595.00	16-47-03	174.30	87.78	173.68	S 00-49-56 W
C15	50.00	84-29-14	73.73	45.41	67.23	S 51-28-04 W
C16	750.00	29-24-51	385.03	196.86	380.82	N 79-00-16 E
C17	25.00	67-22-48	29.40	16.67	27.74	N 86-37-17 W
C18	25.00	90-00-00	39.27	25.00	35.36	S 14-41-19 W
C19	650.00	49-35-37	562.62	300.30	545.22	S 05-30-52 E
C20	325.00	16-49-45	95.46	48.08	95.12	S 27-41-49 W
C21	100.00	43-35-08	76.07	39.98	74.25	S 14-19-08 W
C22	70.00	129-36-38	158.35	148.79	126.68	S 57-19-53 W
C23	100.00	43-35-08	76.07	39.98	74.25	N 79-39-22 W
C24	325.00	16-49-45	95.46	48.08	95.12	S 86-57-57 W
C25	25.00	35-25-21	15.46	7.98	15.21	S 77-40-09 W
C26	50.00	160-51-01	140.37	296.41	98.61	N 39-37-02 W
C27	25.00	35-46-32	15.61	8.07	15.36	N 22-55-13 E
C28	725.00	12-35-32	159.34	79.99	159.02	N 01-15-50 W
C29	620.00	0-39-21	7.10	3.55	7.10	N 07-13-55 W
C30	25.00	85-06-30	37.14	22.95	33.81	N 49-27-30 W
C31	325.00	26-39-03	151.17	76.98	149.81	N 78-41-13 W
C32	275.00	32-17-48	155.01	79.63	152.97	S 75-51-51 E
C33	25.00	85-59-58	37.52	23.31	34.10	N 44-59-16 E
C34	620.00	5-51-36	63.41	31.73	63.39	N 04-55-06 E
C35	25.00	42-28-46	18.54	9.72	18.11	N 13-23-29 W
C36	50.00	166-05-40	144.94	410.01	99.26	N 48-24-58 E
C37	25.00	37-45-07	16.47	8.55	16.18	S 67-24-45 E
C38	725.00	25-21-05	320.79	163.06	318.18	N 81-02-09 E
C39	25.00	96-07-09	41.94	27.82	37.19	N 20-18-01 E
C40	600.00	2-33-08	26.73	13.37	26.72	N 29-02-07 W
C41	775.00	25-29-34	344.82	175.31	341.99	N 80-57-54 E
C42	25.00	94-00-03	41.02	26.81	36.57	S 64-46-51 E
C43	600.00	37-03-46	388.12	201.12	381.39	S 00-45-03 W
C44	275.00	76-05-53	365.24	215.23	338.98	S 57-19-53 W
C45	25.00	90-01-28	39.28	25.01	35.36	N 39-36-27 W
C46	775.00	12-57-53	175.36	88.06	174.99	N 01-04-39 W
C47	25.00	101-16-17	44.19	30.47	38.66	N 43-04-33 E
C48	60.00	81-12-37	85.04	51.44	78.10	N 53-06-23 E
C49	55.00	188-25-08	180.87	747.27	109.70	N 81-42-30 W
C50	25.00	89-37-45	39.11	24.84	35.24	S 48-53-49 W
C51	375.00	2-45-14	18.02	9.01	18.02	N 87-39-56 W
C52	25.00	81-28-57	35.55	21.53	32.63	N 48-18-04 W
C53	570.00	16-47-03	166.97	84.09	166.38	N 00-49-56 E
C54	25.00	84-29-14	36.86	22.70	33.61	N 51-28-04 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04-43-48 W	23.31
L2	S 84-59-33 E	60.02
L3	S 30-18-41 E	7.56
L4	N 59-41-19 E	37.52
L5	N 59-41-19 E	102.52
L6	S 30-18-41 E	110.68
L7	S 19-16-56 W	59.82
L8	N 32-40-07 W	23.82
L9	N 50-23-33 E	5.00
L10	S 64-49-51 E	9.00
L11	N 04-04-56 E	30.43
L12	S 87-59-15 W	99.56
L13	S 42-12-02 E	8.50
L14	S 59-41-19 W	37.52
L15	S 30-18-41 E	2.49
L16	S 19-16-56 W	59.82
L17	S 87-59-15 W	51.89
L18	N 87-59-15 E	51.11
L19	S 86-17-19 E	165.06
L20	N 30-18-41 W	111.31
L21	S 86-17-19 E	168.97
L22	S 19-16-56 W	59.82
L23	N 07-33-36 W	32.07
L24	S 86-17-19 E	208.35
L25	N 12-30-04 E	46.41
L26	S 04-04-56 W	30.62
L27	N 86-17-19 W	140.81
L28	N 07-33-36 W	52.60
L29	S 69-07-55 E	27.86
L30	N 51-48-08 E	111.13
L31	N 04-09-04 W	20.61
L32	N 76-24-05 E	34.08
L33	N 82-26-24 E	138.65
L34	S 88-54-08 E	114.52
L35	N 42-32-39 W	19.30
L36	N 21-49-33 E	54.96
L37	N 18-30-50 E	58.56
L38	N 12-30-04 E	56.87







VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 P & T

LOT	SQ. FT.
BLOCK 1	
LOT 1	8,838
LOT 2	8,943
LOT 3	8,858
LOT 4	8,784
LOT 5	8,722
LOT 6	8,673
LOT 7	8,637
LOT 8	8,614
LOT 9	8,604
LOT 10	8,143
LOT 11	8,187
LOT 12	8,790
LOT 13	8,621
LOT 14	12,975
LOT 15	13,796
LOT 16	8,988
LOT 17	9,092
LOT 18	8,436
LOT 19	8,111
LOT 20	8,100
LOT 21	8,100
LOT 22	8,096
LOT 23	9,378
LOT 24	15,928
LOT 25	9,513
LOT 26	9,218
LOT 27	9,471
LOT 28	9,720
LOT 29	9,488
LOT 30	8,872
LOT 31	8,6,87

LOT	SQ. FT.
BLOCK 2	
LOT 1	8,303
LOT 2	8,605
LOT 3	14,059
LOT 4	11,778
LOT 5	7,960
LOT 6	8,013
LOT 7	7,839
LOT 8	8,346
LOT 9	8,868
LOT 10	8,875
LOT 11	9,242

LOT	SQ. FT.
BLOCK 3	
LOT 1	10,635
LOT 2	8,610
LOT 3	8,550
LOT 4	8,550
LOT 5	8,453
LOT 6	8,119
LOT 7	8,755
LOT 8	9,829
LOT 9	9,829
LOT 10	9,784
LOT 11	8,521
LOT 12	7,800
LOT 13	7,800
LOT 14	9,213
LOT 15	10,018
LOT 16	8,004
LOT 17	8,109
LOT 18	9,960
LOT 19	11,967
LOT 20	9,411
LOT 21	8,650
LOT 22	11,610
LOT 23	11,760
LOT 24	7,738
LOT 25	10,232
LOT 26	9,137
LOT 27	7,800
LOT 28	7,800
LOT 29	8,457
LOT 30	8,581
LOT 31	8,480
LOT 32	8,581

LOT FRONTAGE TABLE

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.P.R	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
☼	INDICATES PROPOSED STREET LIGHT
※	INDICATES EXISTING STREET LIGHT
—+—	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
T.B.M.	INDICATES TEMPORARY BENCHMARK

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

STREET BCCR NUMBER PLAT. NO.

TWO SETS OF COORDINATES

A.N. C.R.K. 6-30-14

FINAL PLAT OF

SOUTHLAKE SECTION 6

A SUBDIVISION OF 22.133 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

74 LOTS 6 RESERVES (2.305 ACRES) 3 BLOCKS

JUNE 11, 2014

JOB NO. 2027-0176C-310

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.159	6,932	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.070	3,060	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.068	2,946	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.137	49,511	RESTRICTED TO PIPELINE
E	0.583	25,402	RESTRICTED TO PIPELINE
F	0.288	12,549	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.305	100,400	

IS THIS PIPELINE OR OVERHEAD ELECTRIC? IF PIPELINE, ADD PIPELINE NOTE TO OWNER'S STATEMENT

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

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD ______ DIR. ______

Date\Time : Mon, 02 Jun 2014 - 2:30pm
Path\Name : I:\Projdsk1\PLATTING\2027\FINPLT\Southlake_6_FP.dwg

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 6, 22.133 ACRES OUT OF THE 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.

WHICH PARAGRAPH APPLIES HERE? CONTACT CENTERPOINT

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 _____, 2014.

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 _____, 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 WITH CAP MARKED "LJA ENG" 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 6 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

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

_____
DARRIN COKER
CITY ATTORNEY

_____
ANDREW BROUGHTON, P.E., C.F.M.
CITY ENGINEER

BEING 22.133 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 22.133 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27);

PART 1 PART 2

BEGINNING AT THE COMMON NORTH CORNER OF SOUTHLAKE SECTION 3, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013050987 IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), AND SOUTHLAKE SECTION 4, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2014000525, B.C.O.P.R., ALSO BEING ON THE NORTHERLY LINE OF THAT CERTAIN CALLED 100-FOOT WIDE GULF COAST WATER AUTHORITY EASEMENT OF RECORD UNDER DOCUMENT NUMBER 2007040668, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY (B.C.O.R.);

THENCE, NORTH 03° 09' 05" WEST, 859.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 51' 04" EAST, 270.73 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 82° 03' 40" EAST, 153.26 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 84° 59' 33" EAST, 60.02 FEET TO A POINT FOR CORNER;

THENCE, NORTH 84° 51' 34" EAST, 172.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 61° 08' 00" EAST, 168.37 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 30° 18' 41" EAST, 7.56 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00, AND A CHORD WHICH BEARS SOUTH 75° 18' 41" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 59° 41' 19" EAST, 37.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 29.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67° 22' 48", AND A CHORD WHICH BEARS NORTH 25° 59' 55" EAST, 27.74 FEET TO A POINT FOR CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD (WIDTH VARIES) AS SHOWN ON SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013051034. B.C.O.P.R., THE BEGINNING OF A CURVE;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD, THE FOLLOWING SIX (6) COURSES:

1. 143.74 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 78° 26' 15", AND A CHORD WHICH BEARS SOUTH 46° 54' 37" EAST, 132.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2. 37.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 61° 52' 49", AND A CHORD WHICH BEARS SOUTH 55° 11' 20" EAST, 35.99 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

3. 615.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 43° 31' 51", AND A CHORD WHICH BEARS SOUTH 02° 28' 59" EAST, 600.71 FEET TO A POINT FOR CORNER;

4. SOUTH 19° 16' 56" WEST, 268.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

5. 124.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14° 33' 08", AND A CHORD WHICH BEARS SOUTH 12° 00' 22" WEST, 124.12 FEET TO A POINT FOR CORNER;

6. SOUTH 04° 43' 48" WEST, 23.31 FEET TO A POINT FOR CORNER BEING THE NORTHEAST CORNER OF AFOREMENTIONED SOUTHLAKE SECTION 3 AND ON THE NORTH LINE OF THE AFOREMENTIONED 100-FOOT WIDE GULF COAST WATER AUTHORITY EASEMENT;

THENCE, NORTH 84° 37' 11" WEST, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, WITH THE COMMON LINE OF SAID SOUTHLAKE SECTION 3 AND SAID 100-FOOT WIDE GULF COAST WATER AUTHORITY EASEMENT, 867.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.133 ACRES OF LAND.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INITIATING THE TITLE REPORT FOR THE ABOVE REFERENCED PROPERTY AND IS NOT BASED ON AN ON THE GROUND SURVEY. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

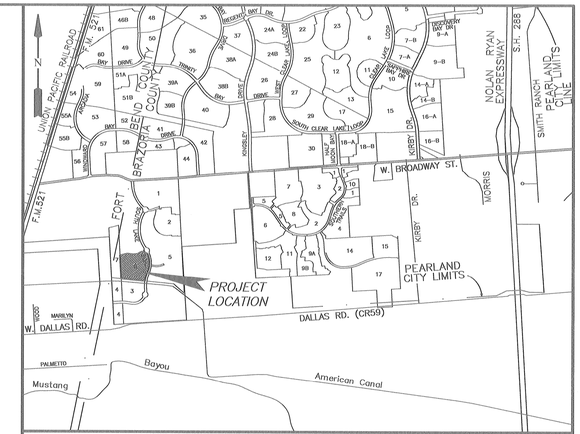
NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1303934898, DATED MARCH 3, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS 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 INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" 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. INDICATES TEMPORARY BENCHMARK = FOUND 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG".

   ELEV.=64.62' 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 500-YEAR FLOOD PLAIN) AND PARTIALLY WITHIN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED).

   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. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
16. THERE ARE 18 STREET LIGHTS PROPOSED ON THIS PLAT.
17. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.
18. A 6-FOOT SIDEWALK TRAIL SHALL BE BUILT ALONG BOTH SIDES OF SOUTHLAKE BOULEVARD.

ALL SIDE LOT LINES ARE CENTERLINES OF SIX-FOOT WIDE DRAINAGE EASEMENTS



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 P & T

FINAL PLAT OF
SOUTHLAKE SECTION 6

A SUBDIVISION OF 22.133 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

74 LOTS 6 RESERVES (2.305 ACRES) 3 BLOCKS

JUNE 11, 2014 JOB NO. 2027-0176C-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

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Mon, 02 Jun 2014 - 2:30pm
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P&Z AGENDA ITEM

M

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Final Plat of Southlake Section 7**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD., owner; for approval of a Final Plat of Southlake Section 7, a 62 lot single family subdivision on 15.633 acres of land within the Southlake Subdivision, generally located half of a mile south of the intersection of Broadway St. and Southlake Blvd.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21 2014

FINAL PLAT OF SOUTHLAKE SECTION 7

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD., owner; for approval of a Final Plat of Southlake Section 7, a 62 lot single family subdivision on 15.633 acres of land within the Southlake Subdivision, to wit:

Legal Description: A subdivision of 15.633 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway St. and Southlake Blvd.

ZONING: This is a request for a Final Plat of Southlake Section 7, a proposed 62 lot single-family residential subdivision on approximately 15.633 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development and is zoned PD

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in March of 2014.

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

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 as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway Street, which is a Major Thoroughfare with 120 feet of right-of-way. Internally this development will be served by Windward Bay Drive and Southlake Blvd., both Major Collectors with 80 feet of right-of-way.

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

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat of Southlake Section 7 as proposed by the applicant for the following reasons:

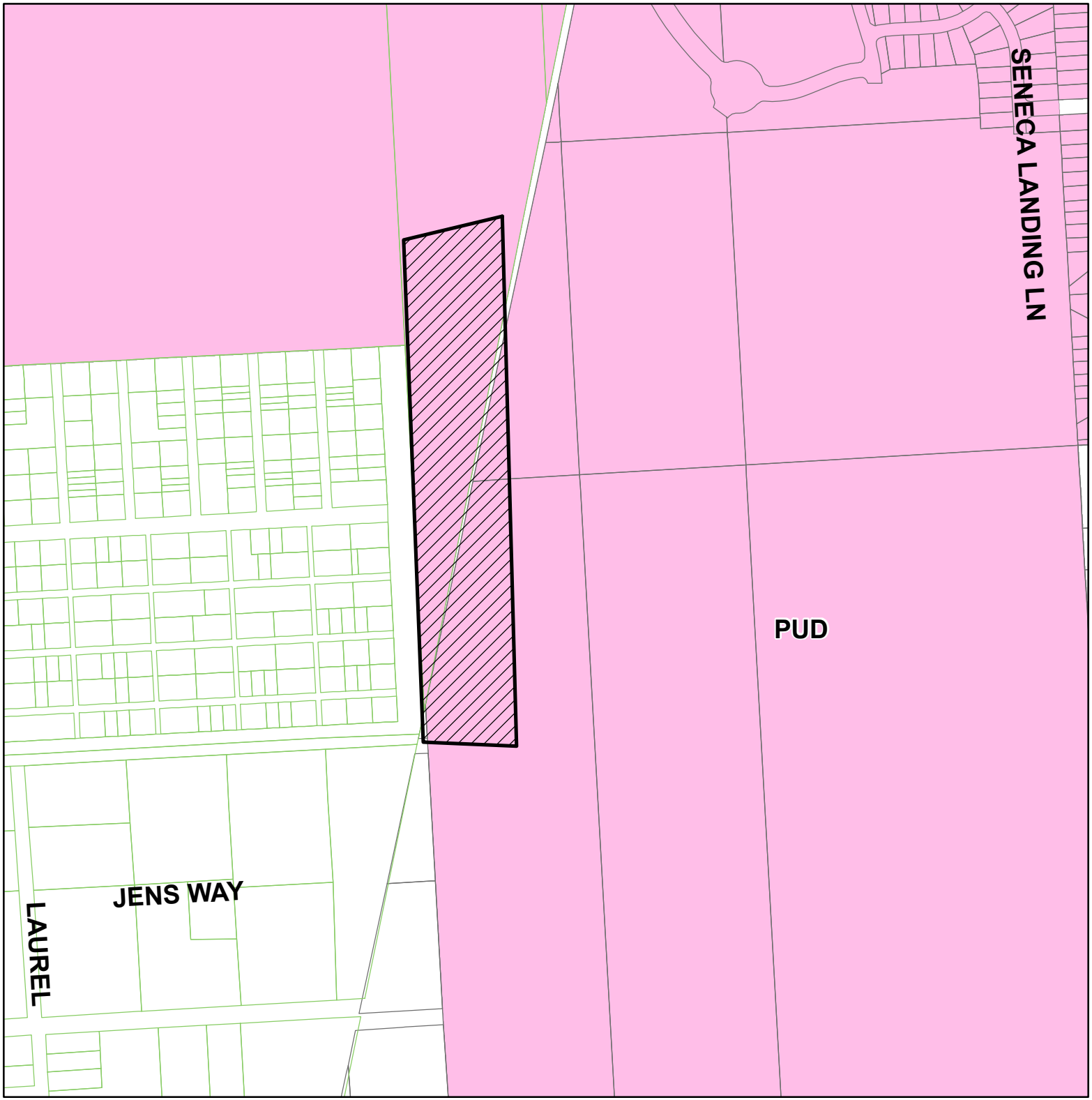
1. The proposed final plat will not cause any adverse impacts on the surrounding properties.

2. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

3. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Southlake Section 7



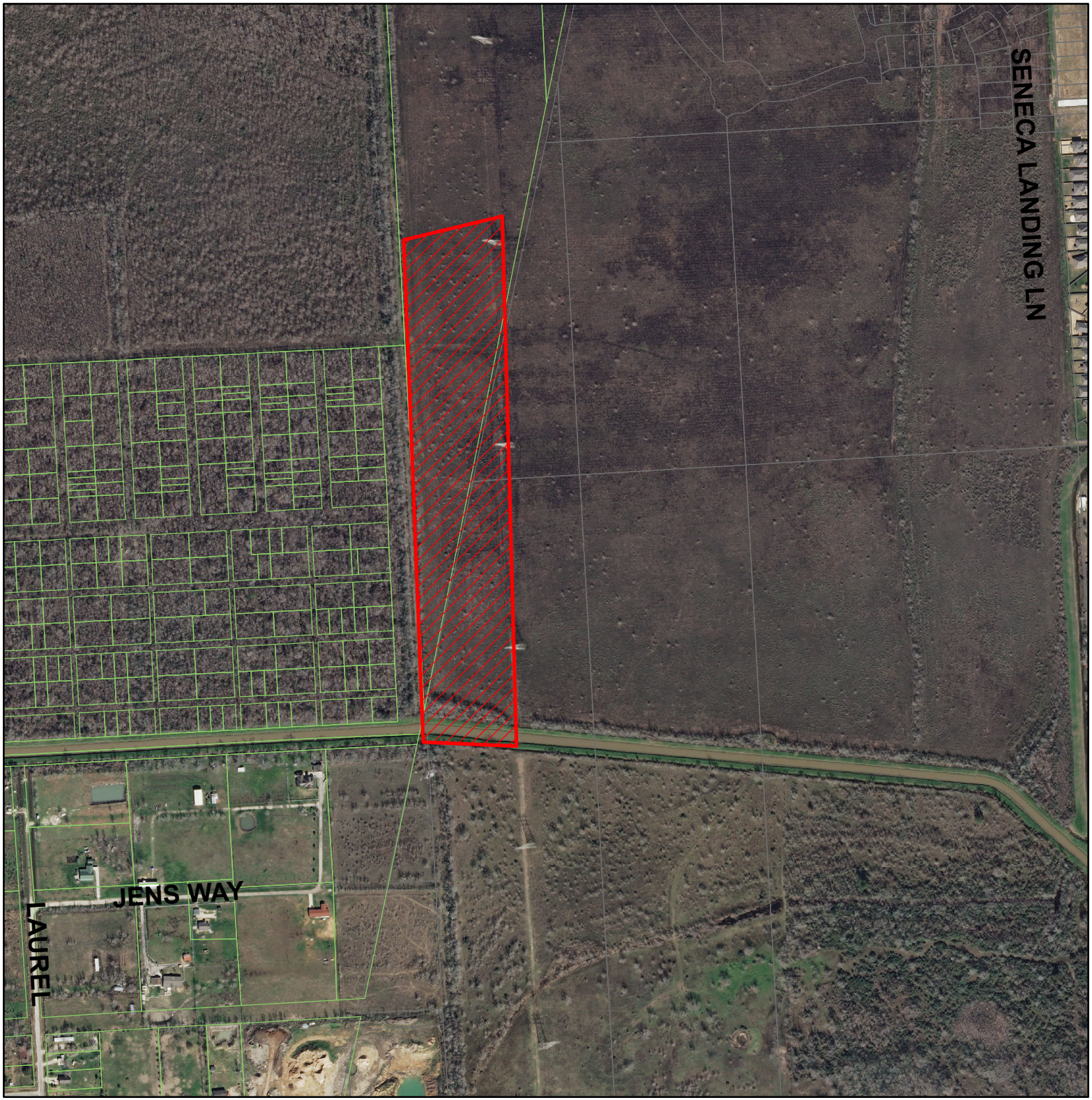
Vicinity and Zoning Map

Final Plat of Southlake Section 7

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

0 145 290 580 Feet



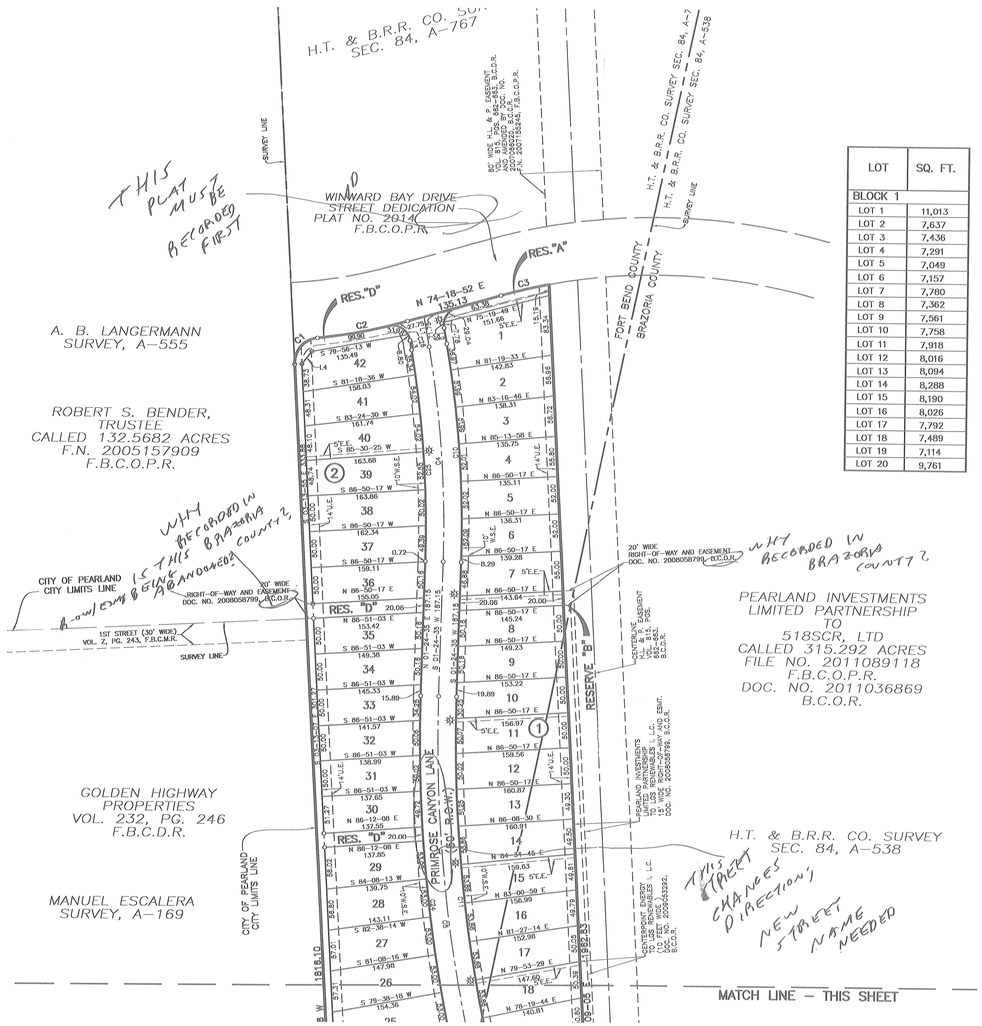
Aerial Map

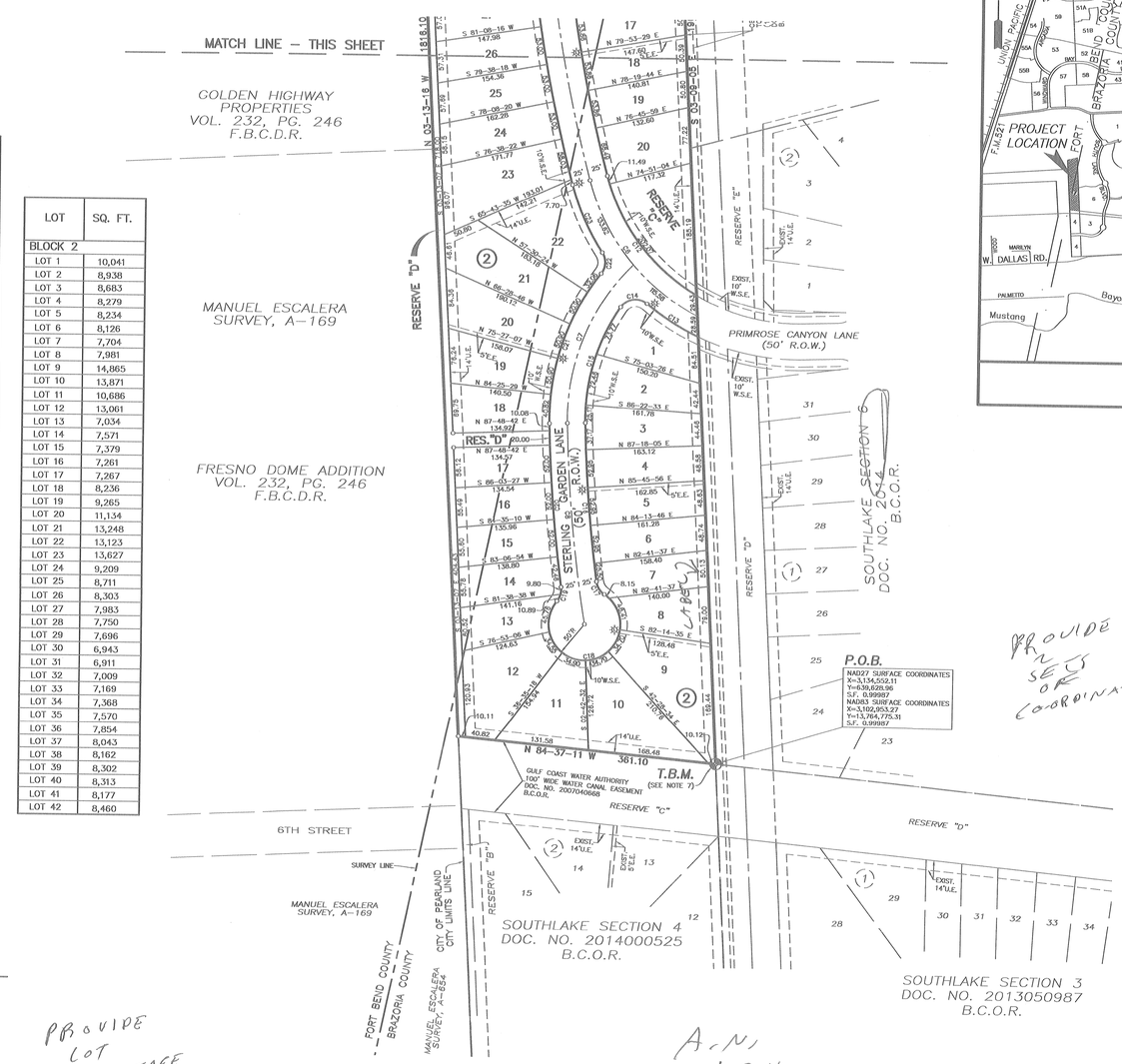
Final Plat of Southlake Section 7

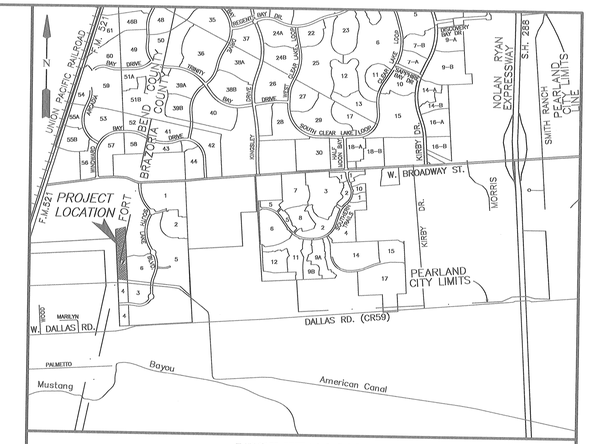
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 145 290 580 Feet







VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 N, P, S & T

LOT	SQ. FT.
BLOCK 1	
LOT 1	11,013
LOT 2	7,637
LOT 3	7,436
LOT 4	7,291
LOT 5	7,049
LOT 6	7,157
LOT 7	7,780
LOT 8	7,362
LOT 9	7,561
LOT 10	7,758
LOT 11	7,918
LOT 12	8,016
LOT 13	8,094
LOT 14	8,288
LOT 15	8,190
LOT 16	8,026
LOT 17	7,792
LOT 18	7,489
LOT 19	7,114
LOT 20	9,761

LOT	SQ. FT.
BLOCK 2	
LOT 1	10,041
LOT 2	8,938
LOT 3	8,683
LOT 4	8,279
LOT 5	8,234
LOT 6	8,126
LOT 7	7,704
LOT 8	7,981
LOT 9	14,865
LOT 10	13,871
LOT 11	10,686
LOT 12	13,061
LOT 13	7,034
LOT 14	7,571
LOT 15	7,379
LOT 16	7,261
LOT 17	7,267
LOT 18	8,236
LOT 19	9,265
LOT 20	11,134
LOT 21	13,248
LOT 22	13,123
LOT 23	13,627
LOT 24	9,209
LOT 25	8,711
LOT 26	8,303
LOT 27	7,983
LOT 28	7,750
LOT 29	7,696
LOT 30	6,943
LOT 31	6,911
LOT 32	7,009
LOT 33	7,169
LOT 34	7,368
LOT 35	7,570
LOT 36	7,854
LOT 37	8,043
LOT 38	8,162
LOT 39	8,302
LOT 40	8,313
LOT 41	8,177
LOT 42	8,460

PROVIDE LOT FRONTAGE TABLE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	35.00	87-29-49	53.45	33.50	48.40	N 40-30-59 E
C2	735.00	9-57-03	127.65	63.99	127.49	N 79-17-23 E
C3	810.00	4-51-33	68.70	34.37	68.67	N 76-44-38 E
C4	1500.00	11-28-22	300.36	150.68	299.86	S 04-19-36 E
C5	2000.00	16-37-48	580.50	292.31	578.46	S 06-54-19 E
C6	300.00	47-35-39	249.20	132.30	242.10	S 39-01-03 E
C7	300.00	47-00-29	246.13	130.47	239.29	S 21-53-02 W
C8	2000.00	8-02-52	280.92	140.69	280.69	S 05-38-39 E
C9	25.00	84-22-39	36.82	22.66	33.58	S 32-07-32 W
C10	1525.00	11-28-22	305.36	153.19	304.85	S 04-19-36 E
C11	1975.00	16-37-48	573.24	288.65	571.23	S 06-54-19 E
C12	275.00	44-29-44	213.56	112.49	208.24	S 37-28-05 E
C13	325.00	15-04-44	85.53	43.01	85.29	N 57-49-20 W
C14	25.00	95-37-34	41.72	27.58	37.05	S 81-54-15 W
C15	275.00	35-42-41	171.40	88.59	168.64	S 16-14-08 W
C16	1975.00	6-25-33	221.50	110.87	221.39	S 04-50-00 E
C17	25.00	49-00-21	21.38	11.39	20.74	S 32-32-57 E
C18	50.00	276-22-10	241.18	44.73	66.67	S 81-07-58 W
C19	25.00	47-24-13	20.68	10.98	20.10	N 15-36-56 E
C20	2025.00	6-27-58	228.53	114.38	228.41	N 04-51-12 W
C21	325.00	39-45-58	225.57	117.54	221.07	N 18-15-46 E
C22	25.00	71-38-38	31.26	18.05	29.26	N 02-19-26 E
C23	325.00	18-16-39	103.68	52.28	103.24	N 24-21-33 W
C24	2025.00	16-37-48	587.76	295.96	585.70	N 06-54-19 W
C25	1475.00	11-28-22	295.35	148.17	294.86	N 04-19-36 W
C26	25.00	93-27-34	40.78	26.56	36.41	N 56-47-34 W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10-03-47 E	42.68
L2	S 10-03-47 E	22.48
L3	N 10-03-47 W	13.18
L4	N 38-21-09 E	22.44

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.124	2,358	RESTRICTED TO LANDSCAPE/OPEN SPAC
B	0.066	2,889	RESTRICTED TO PIPELINE ACCESS
C	0.300	13,060	RESTRICTED TO LANDSCAPE/OPEN SPAC
D	0.686	29,274	RESTRICTED TO DRAINAGE/B-O-W ESMT
TOTAL	1.176	47,581	

LEGEND

EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
B.C.P.R	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
B.C.M.U.D.	INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
✲	INDICATES PROPOSED STREET LIGHT
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE
⊕ T.B.M.	INDICATES TEMPORARY BENCHMARK

FBCMR
FBCOPR

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

A.N.
L.R.K.
6-27-14

FINAL PLAT OF SOUTHLAKE SECTION 7

A SUBDIVISION OF 15.633 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

62 LOTS 4 RESERVES (1.176 ACRES) 2 BLOCKS

JUNE 11, 2014 JOB NO. 2027-0177C-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

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Mon, 02 Jun 2014 - 2:27pm
Path\Name : I:\Projsk1\PLATTING\2027\FINPLT\Southlake_7_FP.dwg

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 7, 15.633 ACRES OUT OF THE 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.

WHICH PARAGRAPH APPLIES HERE? CONTACT CENTERPOINT ENERGY

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.

ADD PIPELINE NOTE

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 _____, 2014.

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 _____, 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 WITH CAP MARKED "LJA ENG" 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 7 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

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

_____
DARRIN COKER
CITY ATTORNEY

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

BEING 15.633 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, AND THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 15.633 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27);

BEGINNING AT THE COMMON NORTH CORNER OF SOUTHLAKE SECTION 3, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013050987 IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), AND SOUTHLAKE BOULEVARD, SECTION 4, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2014000525, B.C.O.P.R., ALSO BEING ON THE NORTHERLY LINE OF THAT CERTAIN CALLED 100-FOOT WIDE GULF COAST WATER AUTHORITY EASEMENT OF RECORD UNDER DOCUMENT NUMBER 2007040668, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, (B.C.O.R.);

THENCE, NORTH 84° 37' 11" WEST, WITH THE COMMON LINE OF SAID SOUTHLAKE SECTION 4 AND SAID 100-FOOT WIDE GULF COAST WATER AUTHORITY EASEMENT, 361.10 FEET TO A POINT FOR CORNER ON THE WEST LINE OF AFOREMENTIONED 315.292 ACRE TRACT, SAME BEING THE EAST LINE OF MALVERN TOWNSITE AND OUTLOTS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 243 OF THE MAP RECORDS OF SAID FORT BEND COUNTY;

THENCE, NORTH 03° 13' 16" WEST, WITH THE WEST LINE OF SAID 315.292 ACRE TRACT, THE EAST LINE OF SAID MALVERN TOWNSITE AND OUTLOTS, THE EAST LINE OF FRESNO DOME ADDITION, A SUBDIVISION OF RECORD IN VOLUME 232, PAGE 246 OF THE DEED RECORDS OF SAID FORT BEND COUNTY (F.B.C.D.R.), THE EAST LINE OF GOLDEN HIGHWAY PROPERTIES OF RECORD IN VOLUME 232, PAGE 246, F.B.C.D.R. AND THE EAST LINE OF THAT CERTAIN CALLED 132.5682 ACRE TRACT CONVEYED TO ROBERT S. BENDER, TRUSTEE BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2005157909, F.B.C.O.P.R., 1,816.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING SAID WEST LINE AND EAST LINES, 53.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 87° 29' 49", AND A CHORD WHICH BEARS NORTH 40° 30' 59" EAST, 48.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 127.65 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 09° 57' 03", AND A CHORD WHICH BEARS NORTH 79° 17' 23" EAST, 127.49 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 18' 52" EAST, 135.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 68.70 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 04° 51' 33", AND A CHORD WHICH BEARS NORTH 76° 44' 38" EAST, 68.67 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 09' 05" EAST, 1,962.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.633 ACRES OF LAND.

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FT. BEND COUNTY BRAZORIA COUNTY AND THE CITY OF PEARLAND.

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1303934899, DATED MARCH 3, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS 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.
AND FORT BEND

5. FIVE-EIGHTHS INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" 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. INDICATES TEMPORARY BENCHMARK = FOUND 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG". PLOT LOCATION ON PLAT
ELEV.=64.62' 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 500-YEAR FLOOD PLAIN) AND PARTIALLY WITHIN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED).
SHOW ZONE LIMITS ON PLAT
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/FT. BEND 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.

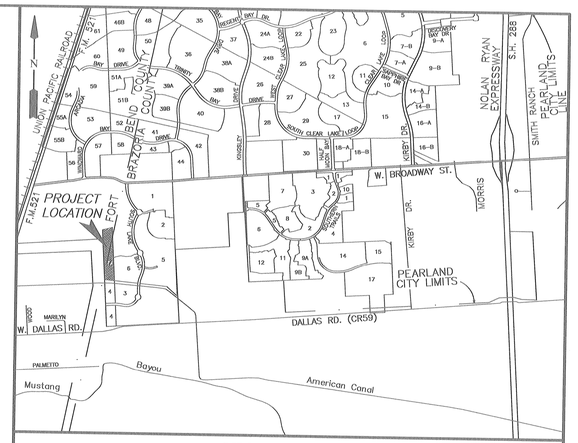
15. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.

16. THERE ARE 11 STREET LIGHTS PROPOSED ON THIS PLAT.

17. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.

18. A 6-FOOT SIDEWALK TRALK SHALL BE BUILT ALONG BOTH SIDES OF ~~SOUTLAKE BOULEVARD.~~ WINWARD BAY DRIVE

SIDE LOT LINES ARE CENTERLINES OF SIX-FOOT WIDE DRAINAGE EASEMENTS



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 612 N, P, S & T

FINAL PLAT OF
SOUTHLAKE SECTION 7

A SUBDIVISION OF 15.633 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, AND SECT. 84, A-767 FT. BEND COUNTY, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

62 LOTS 4 RESERVES (1.176 ACRES) 2 BLOCKS

JUNE 11, 2014 JOB NO. 2027-0177C-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

CONTACT: RENE RODRIGUEZ

MYLAR CHECK: COORD _____ DIR. _____

Date\Time : Mon, 02 Jun 2014 - 8:27am
Path\Name : I:\Projekt\PLATTING\2027\FINPLT\Southlake_7_FP.dwg

P&Z AGENDA ITEM

N

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Final Plat of Spicewood Pine Lane Street Dedication**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision, generally located three quarters of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF SPICEWOOD PINE LANE STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.622 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: Three quarters of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

ZONING: This is a request for a Final Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision. The proposed street is located within the Shadow Creek Ranch Planned Unit Development. This Preliminary Plat is for a portion of the road within a future section of this development and will connect future local roads to Southlake Blvd., a major collector that will serve as the main artery connecting the subdivision north to Broadway.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in March of 2014.

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.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The proposed plat does conform to the Land Use and Urban Development Regulations as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The proposed road extension of Spicewood Pine Lane will be a local street with a right–of-way of 50'. It will be served by Southlake Blvd, a major collector with 80 feet of right-of-way, which is shown on this plat. This road is in conformance with the thoroughfare plan.

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat of Spicewood Pine Lane as proposed by the applicant for the following reasons:

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

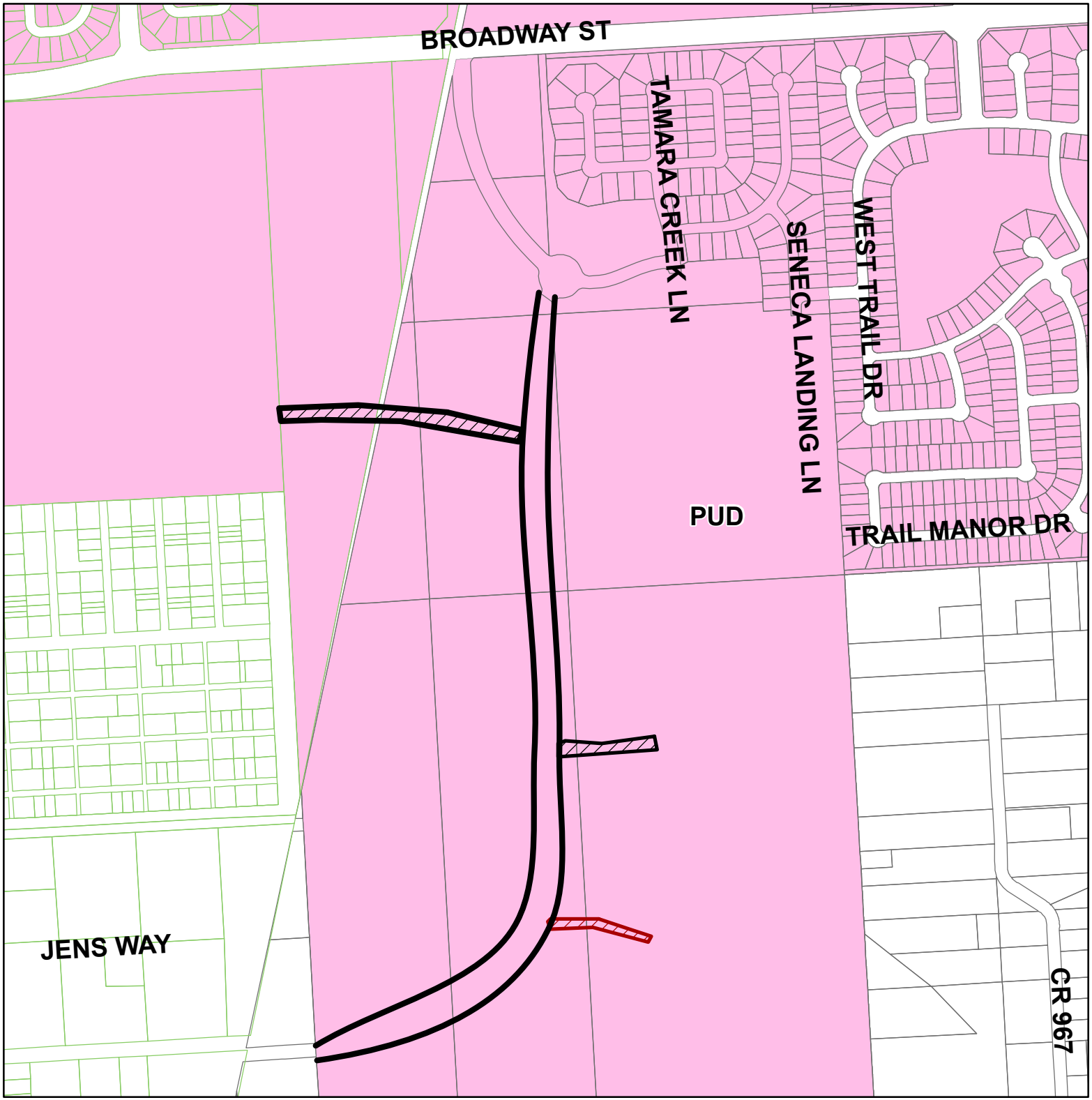
2. The request is in conformance with the comprehensive plan.

3. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Spicewood Pine Lane



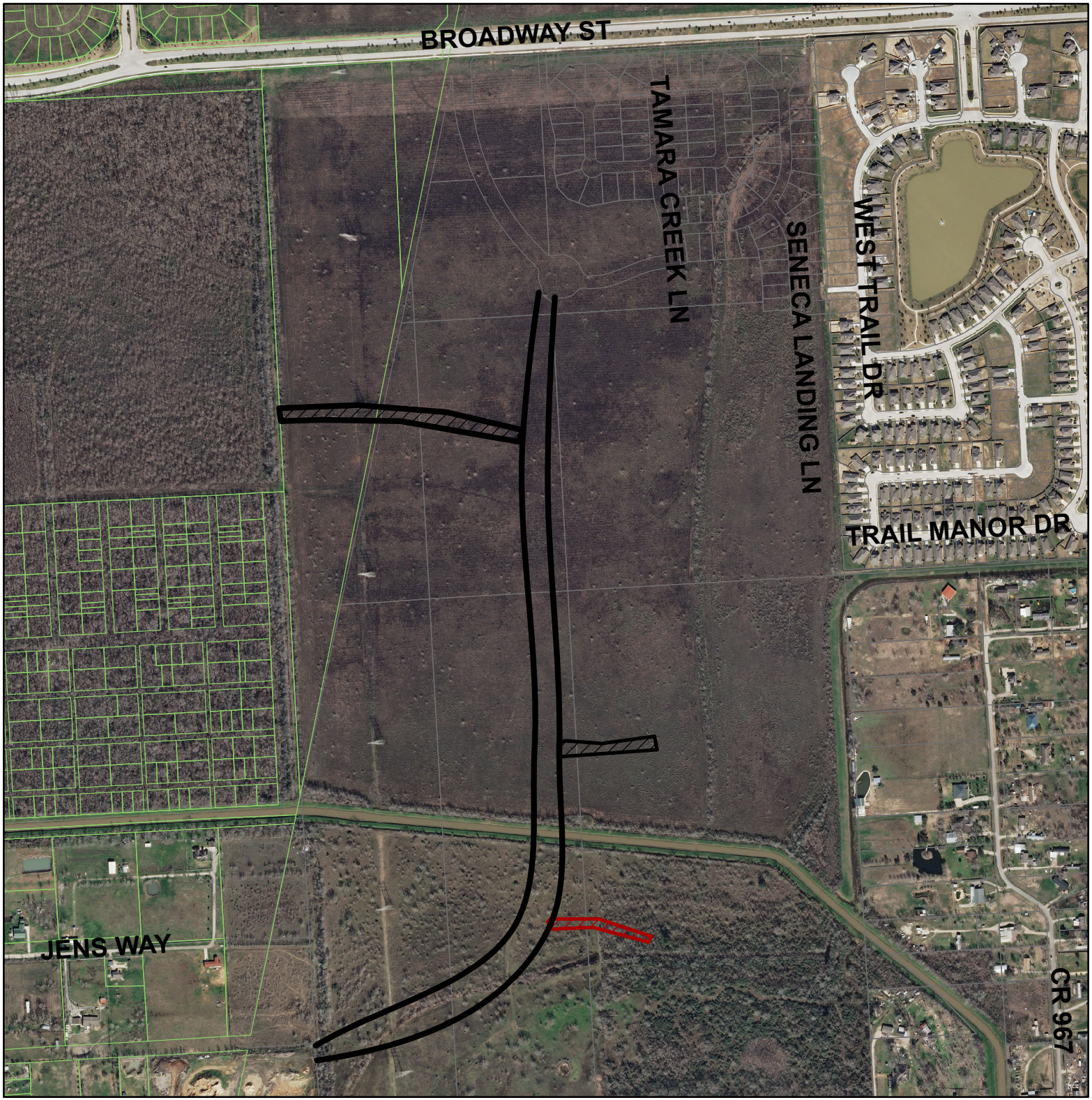
Zoning and Vicinity Map

Final Plat
Spicewood Pine Lane
Street Dedication

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

0 180 360 720 Feet



Aerial Map

Final Plat
Spicewood Pine Lane
Street Dedication

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

0 180 360 720 Feet

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. 1403937455, DATED MARCH 14, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS 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. FME–EIGHTS 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.

5. 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.

   ELEV.= 59.03, NGVD 29, 1987 ADJ.
   ADD 1.84 FEET FOR NGVD–29, 1973 ADJ.

6. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHEAST CORNER OF SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521 (AS SHOWN BY SYMBOL).

   ELEV.= 63.49' NGVD–29, 1987 ADJUSTMENT

7. 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 AND MAP NO. 48039C 0020H, MAP REVISED JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "AE (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.

8. 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. NOT NEEDED HERE

9. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND, ~~FORT BEND~~ COUNTY AND BRAZORIA DRAINAGE DISTRICT NO. 4.

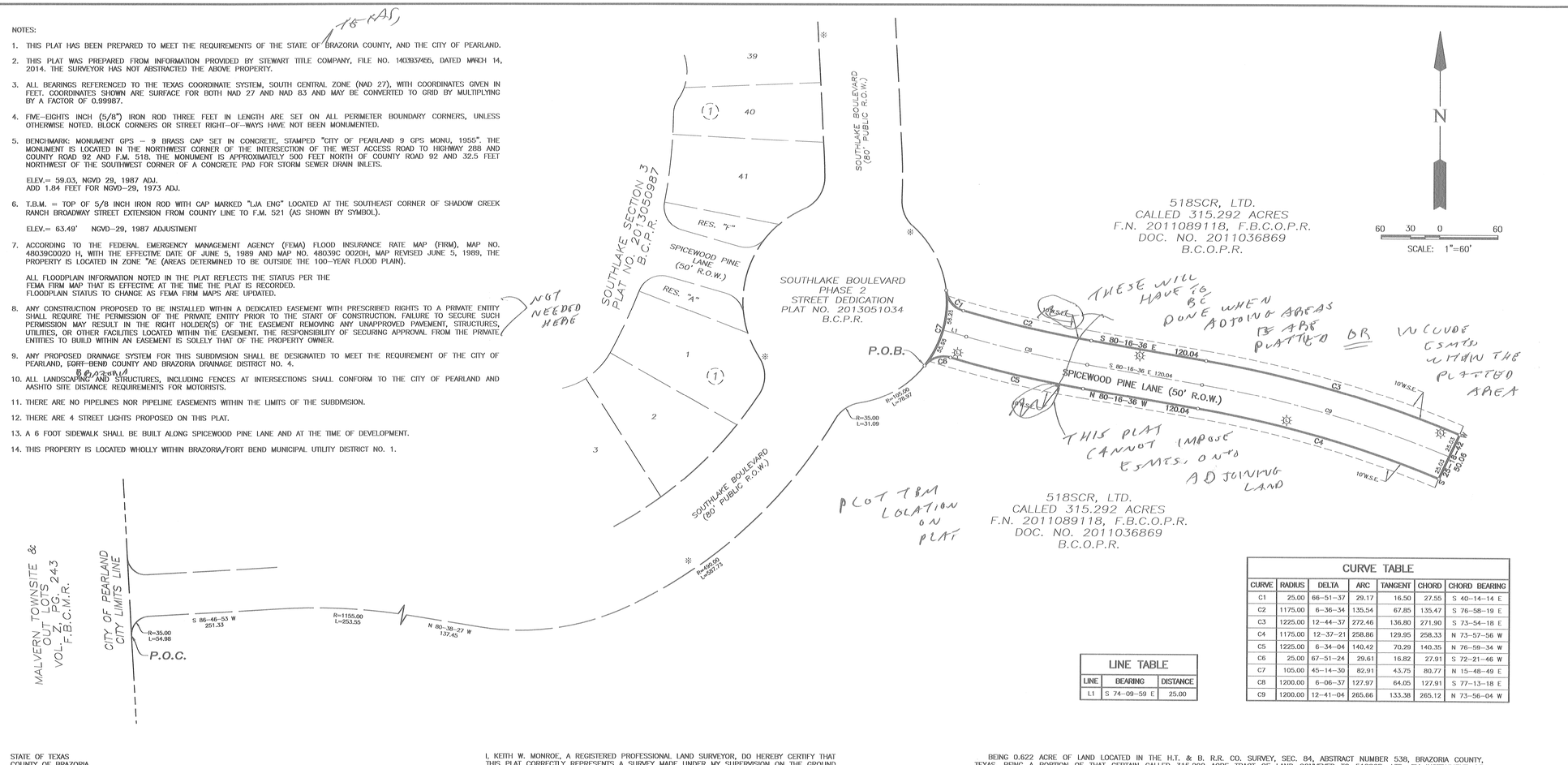
10. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

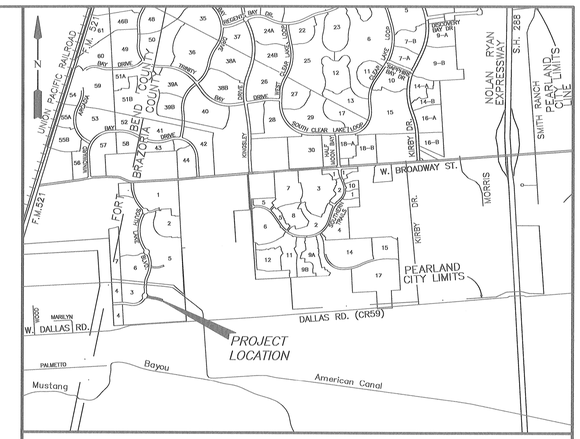
11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

12. THERE ARE 4 STREET LIGHTS PROPOSED ON THIS PLAT.

13. A 6 FOOT SIDEWALK SHALL BE BUILT ALONG SPICEWOOD PINE LANE AND AT THE TIME OF DEVELOPMENT.

14. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.





VICINITY MAP
SCALE: 1"= 1/2 MILE

PROVIDE ONE SET OF NAD83 COORDINATES OR BASIS OF BEARINGS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74-09-59 E	25.00

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	66-51-37	29.17	16.50	27.55	S 40-14-14 E
C2	1175.00	6-36-34	135.54	67.85	135.47	S 76-58-19 E
C3	1225.00	12-44-37	272.46	136.80	271.90	S 73-54-18 E
C4	1175.00	12-37-21	258.86	129.95	258.33	N 73-57-56 W
C5	1225.00	6-34-04	140.42	70.29	140.35	N 76-59-34 W
C6	25.00	67-51-24	29.61	16.82	27.91	S 72-21-46 W
C7	105.00	45-14-30	82.91	43.75	80.77	N 15-48-49 E
C8	1200.00	6-06-37	127.97	64.05	127.91	S 77-13-18 E
C9	1200.00	12-41-04	265.66	133.38	265.12	N 73-56-04 W

LEGEND

EXIST.	INDICATES EXISTING
W.S.E.	INDICATES WATER AND SEWER EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
~~F.B.C.O.P.R.~~	~~INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS~~
~~F.B.C.P.R.~~	~~INDICATES FORT BEND COUNTY PLAT RECORDS~~
✻	INDICATES EXISTING STREET LIGHT
☼	INDICATES PROPOSED STREET LIGHT

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 SPICEWOOD PINE LANE STREET DEDICATION, 0.622 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 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.

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 _____, 2014.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
ITS SOLE GENERAL PARTNER

BY:_____
GERALD W. NOTEBOOM
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OF PSWA, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 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 (SEE NOTE 4).

_____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFFESIONAL LAND SURVEYOR
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 SPICEWOOD PINE LANE 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

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

_____ _____
DARRIN COKER ANDREA BROUGHTON, P.E. C.F.M.
CITY ATTORNEY CITY ENGINEER

BEING 0.622 ACRE OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 0.622 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 SOUTHWEST CORNER OF SOUTHLAKE BOULEVARD AS SHOWN ON SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013051034 IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), SAME BEING ON THE WEST LINE OF SAID 315.292 ACRE TRACT AND THE EAST LINE OF THE MALVERN TOWNSITE & OUTLOTS, A SUBDIVISION OF RECORD IN VOLUME Z, PAGE 243 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, ALSO BEING THE WEST LINE OF SAID H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, AND THE EAST LINE OF THE MANUEL ESCALERA SURVEY, ABSTRACT NUMBER 654, BRAZORIA COUNTY TEXAS;

THENCE, WITH THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID SOUTHLAKE BOULEVARD, THE FOLLOWING SEVEN (7) COURSES:

1. 54.98 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD WHICH BEARS NORTH 41° 46' 53" EAST, 49.50 FEET TO A POINT;

2. NORTH 86° 46' 53" EAST, 251.33 FEET TO A POINT, THE BEGINNING OF A CURVE;

3. 253.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1155.00 FEET, A CENTRAL ANGLE OF 12° 34' 40", AND A CHORD WHICH BEARS SOUTH 86° 55' 47" EAST, 253.04 FEET TO A POINT;

4. SOUTH 80° 38' 27" EAST, 137.45 FEET TO A POINT, THE BEGINNING OF A CURVE;

5. 587.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 68° 43' 24", AND A CHORD WHICH BEARS NORTH 64° 59' 51" EAST, 553.13 FEET TO A POINT, THE BEGINNING OF A REVERSE CURVE;

6. 21.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50° 53' 32", AND A CHORD WHICH BEARS NORTH 56° 04' 55" EAST, 30.08 FEET TO A POINT, THE BEGINNING OF A REVERSE CURVE;

7. 78.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 43° 05' 37", AND A CHORD WHICH BEARS NORTH 59° 58' 52" EAST, 77.12 FEET TO THE POINT OF BEGINNING, THE BEGINNING OF A CURVE;

THENCE, 82.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 45° 14' 30", AND A CHORD WHICH BEARS NORTH 15° 48' 49" EAST, 80.77 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 29.17 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66° 51' 37", AND A CHORD WHICH BEARS SOUTH 40° 14' 14" EAST, 27.55 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 135.54 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,175.00 FEET, A CENTRAL ANGLE OF 06° 36' 34", AND A CHORD WHICH BEARS SOUTH 76° 58' 19" EAST, 135.47 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 80° 16' 36" EAST, 120.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 272.46 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,225.00 FEET, A CENTRAL ANGLE OF 12° 44' 37", AND A CHORD WHICH BEARS SOUTH 73° 54' 18" EAST, 271.90 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 25° 18' 42" WEST, 50.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 258.86 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,175.00 FEET, A CENTRAL ANGLE OF 12° 37' 21", AND A CHORD WHICH BEARS NORTH 73° 57' 56" WEST, 258.33 FEET TO A POINT FOR CORNER;

THENCE, NORTH 80° 16' 36" WEST, 120.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 140.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,225.00 FEET, A CENTRAL ANGLE OF 06° 34' 04", AND A CHORD WHICH BEARS NORTH 76° 59' 34" WEST, 140.35 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 29.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67° 51' 24", AND A CHORD WHICH BEARS SOUTH 72° 21' 46" WEST, 27.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.622 ACRE OF LAND.

A/N
L.R.K.
6-30-14

PLANNER II

SUBMITTAL DATE: 6/25/14

DRC DATE: 7/1/14

PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

3600 BLOCK OF SOUTHLAKE BOULEVARD

FINAL PLAT OF SPICEWOOD PINE LANE STREET DEDICATION

A SUBDIVISION OF 0.622 ACRES OF LAND SITUATED THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

JUNE 11, 2014 JOB NO. 2027–0705C–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
CONTACT: RENE RODRIGUEZ

SHEET 1 OF 1

MYLAR CHECK: COORD ____ DIR. ____

Date\Time: Mon, 02 Jun 2014 - 11:03am
Path\Name: I:\Project\PLATTING\2027\Spicewood Pine Lane_S_FP.dwg

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes**

DATE: **07/16/2014**

AGENDA ITEM SUBJECT: **Final Plat of Windward Bay Street Dedication**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision, generally located a quarter of a mile south of the intersection of Broadway St. and Southlake Blvd, west of Southlake Blvd.

Staff Recommendation: Approval.

PLANNING AND ZONING COMMISSION
MEETING OF JULY 21, 2014

FINAL PLAT OF WINDWARD BAY STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Final Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 2.043 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas and the H.T. & B.R.R. Co. Survey, Section 84, Abstract 767, City of Pearland, Fort Bend County, Texas.

General Location: A quarter mile south of the intersection of Broadway St. and Southlake Blvd, west of Southlake Blvd.

ZONING: This is a request for a Final Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision. The proposed street is located within the Shadow Creek Ranch Planned Unit Development. This Final Plat is for a portion of the road within Section 8 of this development and will connect future local roads within Section 8 to Southlake Blvd., a major collector that will serve as the main artery connecting the subdivision north to Broadway St.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved in March of 2014.

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.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The proposed plat does conform to the Land Use and Urban Development Regulations as well as the requirements of the Shadow Creek Ranch Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The proposed road extension of Windward Bay will be a minor collector with a right–of-way of 60'. It will be served by Southlake Blvd, a major collector with 80 feet of right-of-way, which is shown on this plat. This road is in conformance with the thoroughfare plan.

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

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Windward Bay as proposed by the applicant for the following reasons:

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

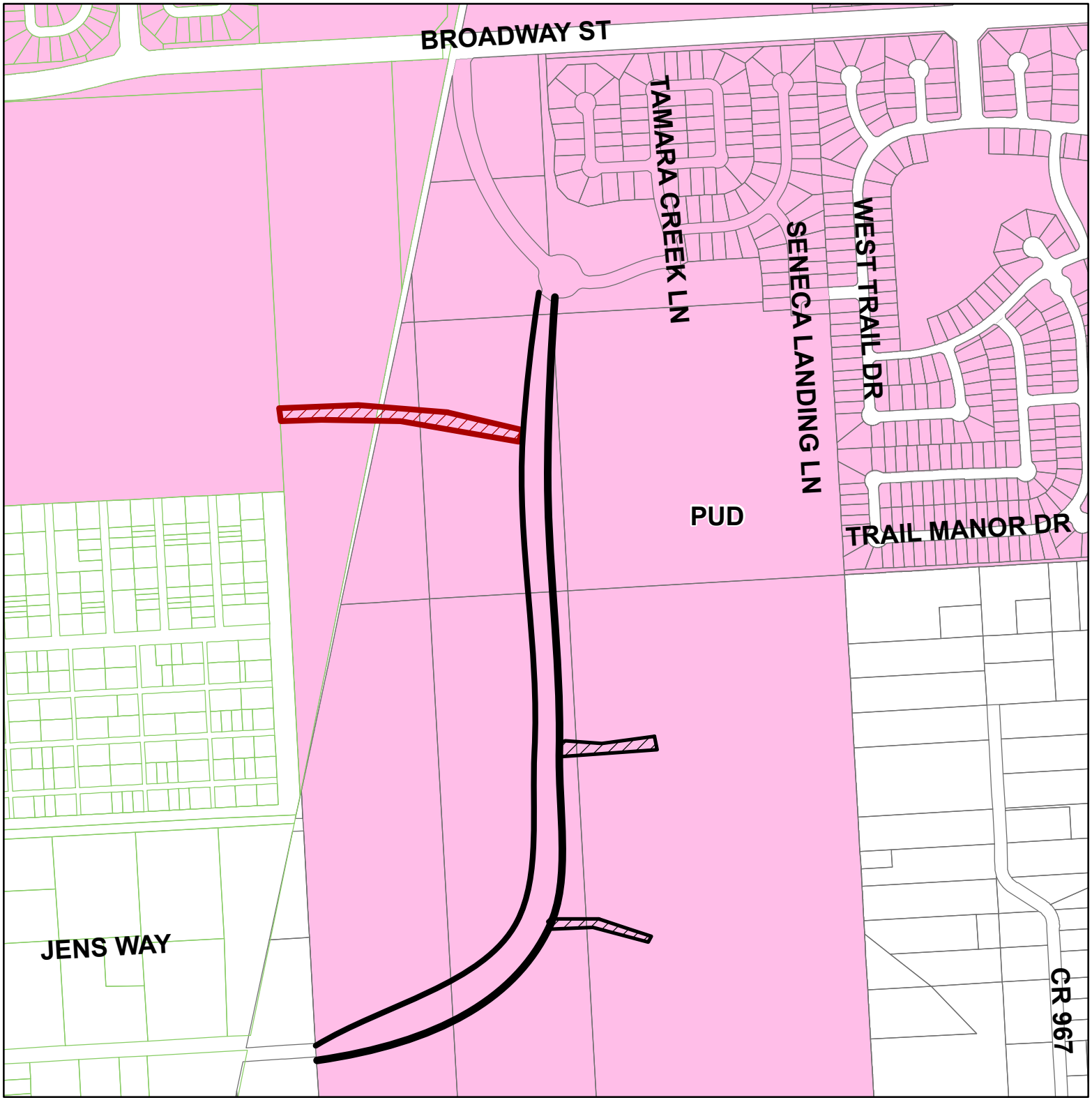
2. The request is in conformance with the comprehensive plan.

3. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Windward Bay



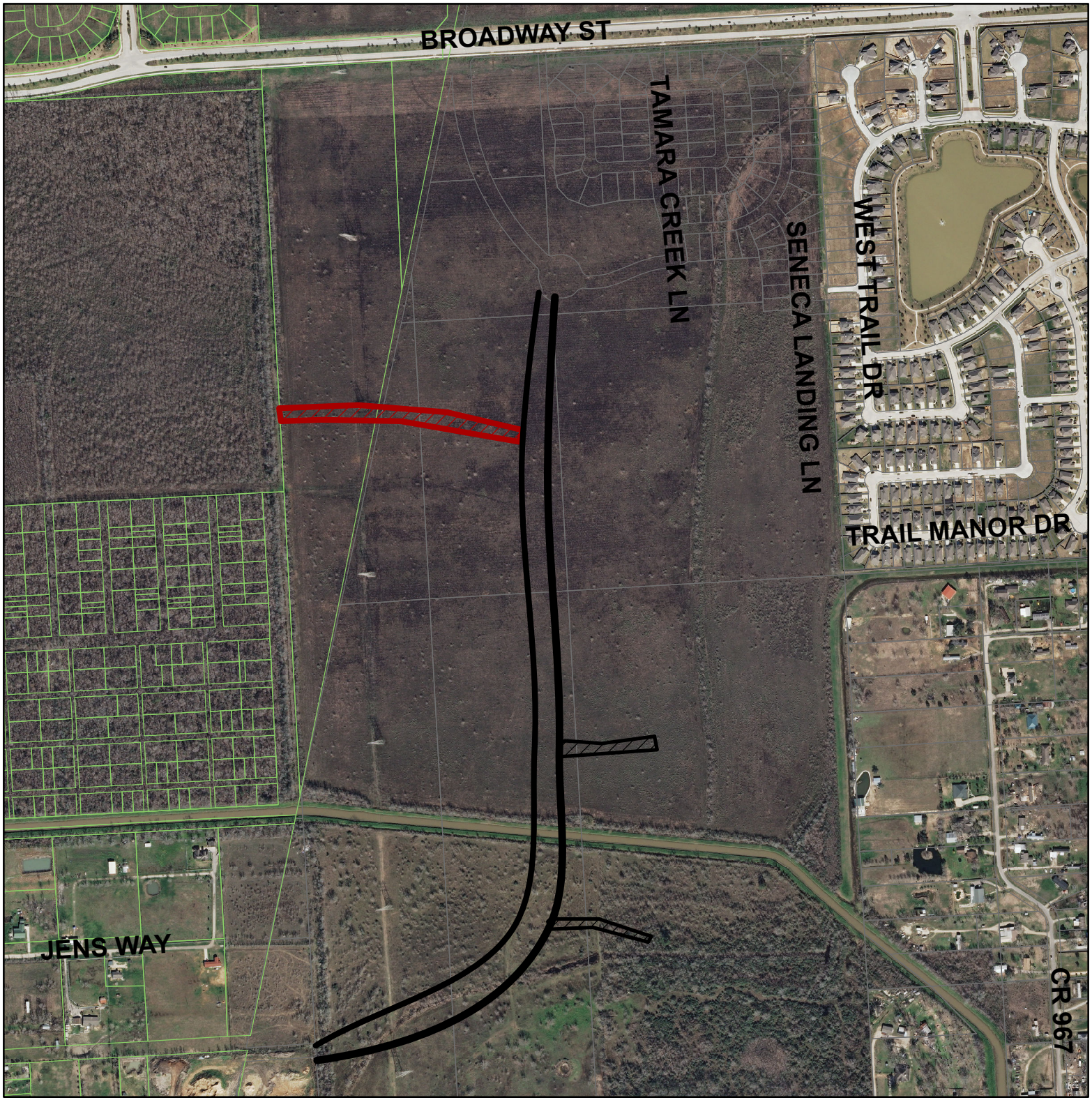
Zoning and Vicinity Map

Final Plat
Windward Bay
Street Dedication

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

0 180 360 720 Feet



CITY OF PEARLAND
PEARLAND
TEXAS
EST. 1894

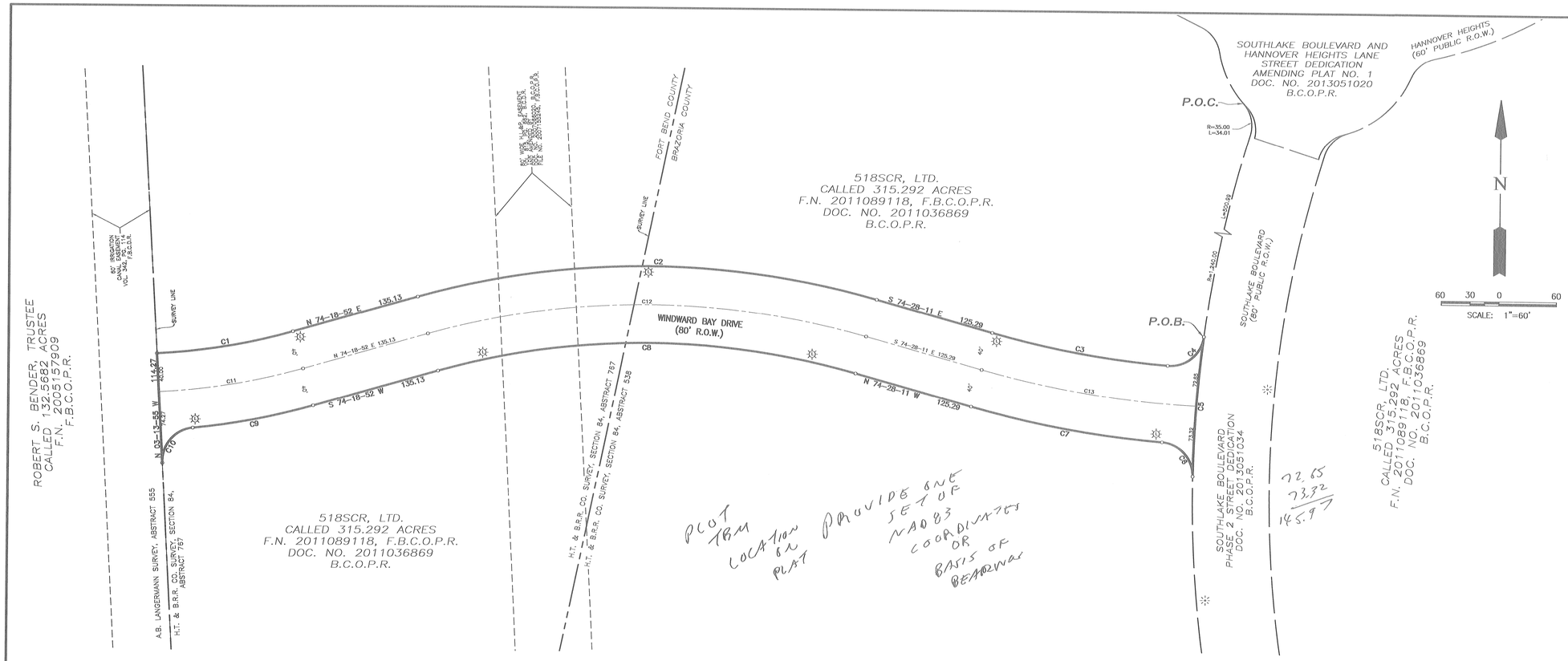
Aerial Map

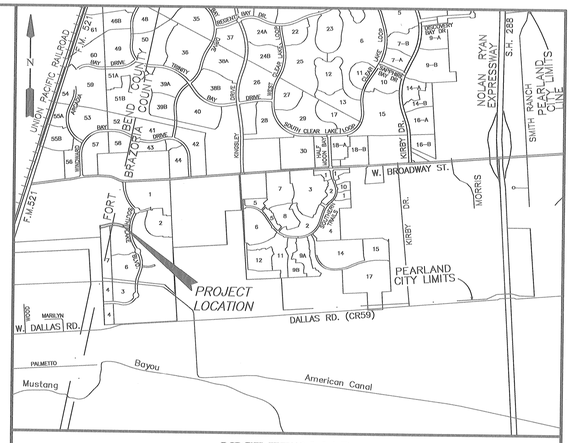
Final Plat
Windward Bay
Street Dedication

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

0 180 360 720 Feet





VICINITY MAP
SCALE: 1"= 1/2 MILE

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	655.00	12-34-26	143.74	72.16	143.45	N 80-36-04 E
C2	890.00	31-12-58	484.89	248.63	478.92	N 89-55-20 E
C3	960.00	11-07-20	186.35	93.47	186.06	S 80-01-51 E
C4	35.00	87-00-35	53.15	33.22	48.19	N 50-54-12 E
C5	1240.00	6-44-41	145.97	73.07	145.89	S 04-01-34 W
C6	35.00	86-17-56	52.72	32.81	47.87	N 42-29-44 W
C7	1040.00	11-10-32	202.85	101.75	202.53	N 80-03-27 W
C8	810.00	31-12-58	441.31	226.28	435.87	S 89-55-20 W
C9	735.00	9-57-03	127.65	63.99	127.49	S 79-17-23 W
C10	35.00	87-29-49	53.45	33.50	48.40	S 40-30-59 W
C11	695.00	12-34-01	152.44	76.53	152.13	N 80-35-52 E
C12	850.00	31-12-58	463.10	237.45	457.39	N 89-55-20 E
C13	1000.00	13-01-47	227.41	114.20	226.92	S 80-59-04 E

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 WINWARD BAY DRIVE STREET DEDICATION, 2.043 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 767, CITY OF PEARLAND, FORT BEND 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.

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 _____, 2014.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
ITS 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., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 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 (SEE NOTE 4).

_____
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 PLAT AND SUBDIVISION OF WINWARD BAY 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 N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

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

_____ _____
DARRIN COKER ANDREA BROUGHTON, P.E., C.F.M.
CITY ATTORNEY CITY ENGINEER

Richard Marcilla
AS- City Engineer

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND. FORT BEND COUNTY
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403037452, DATED MARCH 14, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS 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. FIVE-EIGHTS 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.
5. 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.

   ELEV.= 59.03, NGVD 29, 1987 ADJ.
   ADD 1.84 FEET FOR NGVD-29, 1973 ADJ.
6. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT NORTHEAST CORNER OF SOUTHLAKE BOULEVARD (AS SHOWN BY SYMBOL).

   ELEV.= 62.21 NGVD-29, 1987 ADJUSTMENT
7. 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 500-YEAR FLOOD PLAIN) AND PARTIALLY WITHIN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED).

   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.
8. 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.
9. 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. FORT BEND COUNTY
10. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1 AT THE TIME OF PLATTING.
11. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
12. THERE ARE 7 STREET LIGHTS PROPOSED ON THIS PLAT.
13. A 6 FOOT SIDEWALK SHALL BE BUILT ALONG SOUTHLAKE BOULEVARD AT THE TIME OF DEVELOPMENT.

BEING 2.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, AND THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, FORT BEND COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD UNDER FILE NO. 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NO. 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 2.043 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 SOUTHLAKE BOULEVARD AS SHOWN ON SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A PLAT OF RECORD UNDER DOCUMENT NUMBER 2013051034 IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY (B.C.O.R.), SAME BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD AND HANNOVER HEIGHTS LANE STREET DEDICATION AMENDING PLAT NO. 1, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2013051020, B.C.O.P.R;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, 34.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 55° 40' 52", AND A CHORD WHICH BEARS SOUTH 02° 42' 25" WEST, 32.69 FEET TO A POINT, THE BEGINNING OF A COMPOUND CURVE;

THENCE, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, 500.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 23° 08' 56", AND A CHORD WHICH BEARS SOUTH 18° 58' 23" WEST, 497.59 FEET TO A THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, 145.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 06° 44' 41", AND A CHORD WHICH BEARS SOUTH 04° 01' 34" WEST, 145.89 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHLAKE BOULEVARD, 52.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 86° 17' 56", AND A CHORD WHICH BEARS NORTH 42° 29' 44" WEST, 47.87 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 202.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 11° 10' 32", AND A CHORD WHICH BEARS NORTH 80° 03' 27" WEST, 202.53 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 28' 11" WEST, 125.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 441.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 31° 12' 58", AND A CHORD WHICH BEARS SOUTH 89° 55' 20" WEST, 435.87 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 74° 18' 52" WEST, 135.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 127.65 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 09° 57' 03", AND A CHORD WHICH BEARS SOUTH 79° 17' 23" WEST, 127.49 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 53.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 87° 29' 49", AND A CHORD WHICH BEARS SOUTH 40° 30' 59" WEST, 48.40 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID 315.292 ACRE TRACT AND THE EAST LINE OF THAT CERTAIN CALLED 132.5682 ACRE TRACT CONVEYED TO ROBERT S. BENDER, TRUSTEE BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2005157909, F.B.C.O.P.R., ALSO BEING ON THE WEST LINE OF THE AFOREMENTIONED H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, BRAZORIA COUNTY, TEXAS, AND THE EAST LINE OF THE A. B. LANGERMANN SURVEY, ABSTRACT NUMBER 555, FORT BEND COUNTY, TEXAS;

THENCE, NORTH 03° 13' 55" WEST, WITH THE WEST LINE OF SAID 315.292 ACRE TRACT AND THE EAST LINE OF SAID 132.5682 ACRE TRACT, ALSO BEING THE WEST LINE OF THE SAID H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767 AND THE EAST LINE OF THE SAID A. B. LANGERMANN SURVEY, 114.27 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID EAST AND WEST LINES, 143.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 12° 34' 26", AND A CHORD WHICH BEARS NORTH 80° 36' 04" EAST, 143.45 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74° 18' 52" EAST, 135.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 484.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 31° 12' 58", AND A CHORD WHICH BEARS NORTH 89° 55' 20" EAST, 478.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 74° 28' 11" EAST, 125.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 186.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 11° 07' 20", AND A CHORD WHICH BEARS SOUTH 80° 01' 51" EAST, 186.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 53.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 87° 00' 35", AND A CHORD WHICH BEARS NORTH 50° 54' 12" EAST, 48.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.043 ACRES OF LAND.

PLANNER II
SUBMITTAL DATE: 6/25/14
DRC DATE: 7/1/14
PLEASE REVIEW PLAT AND RETURN TO PLANNING DEPT BY: 7/3/14

LEGEND

	T.B.M. INDICATES TEMPORARY BENCHMARK
	INDICATES PROPOSED STREET LIGHT
	INDICATES EXISTING STREET LIGHT
E.E.	INDICATES ELECTRICAL EASEMENT
U.E.	INDICATES UTILITY EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
F.N.	INDICATES FILE NUMBER
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
F.B.C.M.R.	INDICATES FORT BEND COUNTY MAP RECORDS

MYLAR CHECK: COORD _____ DIR. _____

A.N.
L.R.H.
6-30-14

3300 BLOCK OF SOUTHLAKE BOULEVARD

FINAL PLAT OF WINWARD BAY DRIVE STREET DEDICATION

A SUBDIVISION OF 2.043 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 767 CITY OF PEARLAND, FORT BEND COUNTY, TEXAS.

JUNE 11, 2014 JOB NO. 2027-0703C-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
CONTACT: RENE RODRIGUEZ
Phone 713.953.5200
Fax 713.953.5026

Date\Time : MON, 02 JUN 2014 11:33 PM
Path\Name : I:\Project\CAD\Civil\2027\Winward Bay Drive_3_FP.dwg

SHEET 1 OF 1

P&Z AGENDA ITEM

O

ITEMS REMOVED FROM CONSENT AGENDA

NEW BUSINESS

P&Z AGENDA ITEM

A

JOINT PUBLIC HEARING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for approval of a change in zoning from Office Professional (OP), General Business (GB) and Single Family Residential 2 (R2) to a non-residential Planned Development (PD) known as Pearland Marketplace on approximately 26.5 acres of land, to wit:

Legal Description: Being 26.524 acres of land located in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas, more particularly being a portion of the residue of that certain called 140.6899 acre tract conveyed to Martha Alexander Crouch by instrument of record in Volume 1595, Page 422 of the Deed Records of said Brazoria County (B.C.D.R.) and a portion of the residue of that certain called 172.0566 acre tract conveyed to Robert L. Alexander by instrument of record in Volume 1725, Page 193 (B.C.D.R.), Brazoria County, Texas

General Location: Southeast corner of Pearland Parkway and Barry Rose Road, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-11Z

A request of Salim Obeid, LJA Engineering, applicant; on behalf of Robert Lee Alexander, owner; by his attorney A.G.Crouch; for approval of a change in zoning from Office Professional (OP), General Business (GB) and Single Family Residential 2 (R2) to a non-residential Planned Development (PD) known as Pearland Marketplace on approximately 26.5 acres of land, located at the southeast corner of Pearland Pkwy and Barry Rose Road.

Proposal

The applicant proposes to change the zoning of an approximately 26.5 acres, out of a called 42.6 acres of land to a non-residential Planned Development (PD); Pearland Marketplace, with an overlay zoning district of General Business (GB). Pearland Marketplace is proposed to be developed with a mix of neighborhood service retail and pad sites that will be anchored with a grocery store.

Background

The parent tract includes approximately 42.6 acres of land located within four (4) zoning districts; Planned Development (PD), Office and Professional (OP), General Business (GB) and Single Family Residential 2 (R2). The subject 26.5 acres of land is currently located within three (3) zoning districts; OP, R2 and GB, with the majority of the property located within the GB zoning district.

The property is currently undeveloped, including the approximately 20 acres currently located within the PD, which was approved in 2007, and has since expired due to inactivity. The PD allowed for uses consistent with the OP zoning district, including a church with the exception of hotels/motels, bed and breakfast and convenience stores. Prior to approval of the PD, the 20 acres was zoned R2 and GB and the subject 26.5 acres was zoned as it is currently zoned with most of the land being zoned GB; R2

zoning at the southeast corner of the subject property near the existing R2 zoning district and single family residential subdivision, Banbury Cross; and OP zoning at the intersection of Pearland Parkway and Barry Rose Road. The property was annexed into the City of Pearland in 1960.

As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Recommendation

Staff is in favor of the proposed Pearland Marketplace PD. However, staff recommends that the following concerns are addressed:

- Conformance with the residential adjacency screening requirements, which include a 25-foot buffer and a masonry screening wall or a 30-foot vegetative buffer, where the development abuts the residential subdivision, Banbury Cross. It is important to note that in situations where a fence exists along the property line between a non-residential use and a residential use, the screening may be achieved by the 30-foot vegetative screen.

- A PD requires a list of deviations from the standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD. The applicant listed deviations from the sign ordinance. However, there are no deviations from the sign ordinance. However, staff identified other deviations, included above;

- North arrow needs to be corrected.

- Page numbers within the PD document are off.

- Codification of enhancements that are mentioned throughout the PD and illustrated in the design plan, Exhibit E (Special Paving Images) and Exhibit G (Site Furnishings) to ensure that staff is able to implement the design standards.

- A legend should be included on the design plan to ensure that staff can implement the standards.

- Clarification of the lighting standards is required. The PD states that the lighting height will be a maximum of 20 feet. This section goes on to state that no pole shall be taller than the height of the building.

- The PD references enhanced street lighting. A street lighting exhibit is required to ensure that the standards of the PD can be implemented by staff.

Contingent upon the above concerns being addressed, staff recommends approval of the Pearland Marketplace PD for the following reasons:

1. Pursuant to Section 2.2.1.4 (Criteria for Approval):

    - The proposed PD does not conform to the future land use element of the Comprehensive Plan. However, if the PD is approved, staff will include the site in its annual amendment to the comprehensive plan.

    - Most of the property included within the PD is located within the GB zoning district, and as such would allow any use that is a permitted use without any further approvals. The proposed PD as a zoning alternative helps to facilitate development of this site as per the applicant's desires while addressing the above mentioned concerns of non-conformance to the Comprehensive Plan, residential adjacency concerns, and incompatibility of certain uses in close proximity to single family residential development. The applicant has restricted a number of uses which may be perceived as incompatible with the existing single family subdivisions. These uses include various auto-related uses, hotels/motels. See Exhibit F of the PD for a full list of prohibited uses.

    - The proposed change is in accord existing or proposed plans for providing streets, water supply, sanitary sewers, and other public services and utilities in the area. Residential uses are not proposed at this time for this development, and therefore should have no impact on the public school system

2. The proposed development will not negatively impact the existing single family subdivisions. The residential adjacency screening requirements will be adhered to as well as various other safeguards to ensure compatibility, such as COD regulations.

Exhibits

1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. PD Document
8. Applicant Packet

Exhibit 1
Staff Report

Summary of Request

The subject 26.5 acres of land is part of a larger tract which includes 42.6 acres of land. Of the approximately 42.6 acres included within the parent tract, the applicant proposes a change in zoning for approximately 26.5 acres of land currently located within three (3) zoning districts; OP, R2 and GB; to a non-residential PD; Pearland Marketplace. The remaining acreage, although not included within the proposed PD, is located within a PD which was approved in 2007; however due to inactivity, has expired. The applicant proposes that all design standards and land uses will be in accordance with the GB zoning district as an overlay zoning with the exception of prohibited uses listed as Exhibit F, which may be considered inappropriate or incompatible with the existing and surrounding single family subdivisions; Banbury Cross, to the east, Alexander Landing to the south; and Creekside to the west. The property is also located within the Corridor Overlay District (COD), and the applicant proposes to comply with COD regulations, with few exceptions, as illustrated in the table on page 2.

Specifically, the applicant has indicated that the following design standards of the GB zoning district and the COD will be adhered to, with minor exceptions:

- Lot and area requirements of the GB zoning district;
- Landscaping
- Fencing
- Parking
- Signage
- COD

The following table lists deviations between the GB zoning district/COD regulations, and the proposed Marketplace PD:

Standard	**General Business (GB)/COD**	**Pearland Marketplace PD**
COD Building Articulation	• > 50,000 sf = 3 ft./25 ft. • < 50,000 sf = 1ft./10ft	• No continuous façade longer than 400 feet • Offsets no less than 3 feet
Residential Adjacency Screening	• 25-foot unobstructed buffer with an opaque screening wall, max. 8 ft. in height; or • 30-foot vegetative screen, dense enough to be completely opaque year round	• 25-foot buffer with detention pond allowed within the buffer, as well as loading/unloading areas for commercial uses • No screening wall is proposed
Multi-Tenant Signage	• 1multi-tenant sign per 600 linear feet (cumulative street frontage for corner lots) • Based on a cumulative street frontage of approximately 2,400 feet, 4 signs would be allowed ****This is not a deviation.**	• 2 multi-tenant signs along Pearland Pkwy. • 2 multi-tenant signs along Barry Rose Rd. • Signage requirements apply to the PD, rather than parcels

<u>Discussion Items/Minor Staff Concerns</u>

1. As part of the PD, the applicant is required to include within the PD document a specific list of deviations from standards in the base zoning district(s), together

with any standards in the ordinance which are to be varied for development within the PD. The applicant listed that the only standard proposed for deviation is regarding multi-tenant signage. However, as proposed, signage requirements will be met. The number of multi-tenant signs on one site is limited to 1 sign per 600 linear feet of street frontage. The cumulative street frontage shall be calculated for corner lots. Cumulatively, the site has approximately 2,400 feet of frontage. Four signs are allowed and 4 signs are proposed.

2. The subject property has approximately 1,300 feet of frontage on Barry Rose Road. The applicant was asked to revise this section, as the PD indicates that the site has 3,470 feet of frontage along Barry Rose.

3. Staff has identified the following regulations within the PD that vary from the regulations of the GB zoning district and the COD regulations. Please see the above table for detailed information.
   - Building articulation
   - Residential adjacency screening
     Staff recommends that the required masonry wall is provided to meet the residential adjacency screening requirements, and that the loading/unloading area is removed to create an unobstructed area. The applicant may choose a 30-foot vegetative screen in lieu of a 25-foot vegetative screen and masonry wall. It is important to note that this provision only applies to the area adjacent to the existing single family subdivision; Banbury Cross, and behind the proposed 18,000 square foot retail building. It appears that area near the pond which abuts Banbury Cross may be 30 feet, in which case a vegetative screen dense enough to be completely opaque year round will be required.

4. North arrow needs to be corrected.

5. Page numbers within the PD document are off.

6. Codification of enhancements such as furniture (quantity), enhanced paving materials (materials, width), flowering shrubs in various locations.

7. A legend should be included on the design plan to ensure that staff can implement the standards.

8. Clarification of the lighting standards is required. The PD states that the lighting height will be a maximum of 20 feet. This section goes on to state that no pole

shall be taller than the height of the building. The maximum building height allowed in the GB zoning district is 45 feet.

9. The PD references enhanced street lighting. A street lighting exhibit is required to ensure that the standards of the PD can be implemented by staff.

Conformance with the Thoroughfare Plan

The subject property has frontage on Pearland Parkway; a major thoroughfare of sufficient width, which requires a minimum of 120 feet of right-of-way; and Barry Rose Road; a secondary thoroughfare of sufficient width, which requires a minimum of 100 feet of right-of-way. Additionally, according to the recently approved thoroughfare plan, Westminster Road; a minor collector will extend from the east through the subject property, and connect to Barry Rose Road. Minor collectors require a minimum of 60 feet of right-of-way. The applicant proposes an amendment to the thoroughfare plan and proposes the extension of Westminster Road through the site to connect to Pearland Parkway. The design plan illustrates two (2) driveways to serve the development along Pearland Parkway and Westminster Road connecting to Pearland Parkway.

The proposed extension of Westminster Road generally meets the intent of the thoroughfare plan. However, staff has concerns regarding the driveways and street separation on Pearland Parkway which need to be addressed with a Traffic Impact Analysis (TIA). Additional offsite improvements may be required based on the TIA and superstreet concept for Pearland Parkway. The developer will need to utilize traffic calming measures at the entrance of the residential subdivision on Westminster Road. This can be in the form of a choking down the street or constructing a median that can utilize landscaping and signage to distinguish between the residential and commercial areas.

All improvements must meet the design criteria per the Engineering Design Criteria Manual (EDCM). These additional improvements could cause a change in the design plan that could potentially result in the need for an amendment to the PD.

It is also important to note that approval of the PD does not constitute approval of the driveway locations.

Site History

The subject property is currently undeveloped, including the approximately 20 acres currently located within the PD, which was approved in 2007. The PD allowed for uses consistent with the OP zoning district and a church, with the exception of hotels/motels, bed and breakfast and convenience stores. Prior to approval of the PD, the 20 acre property was zoned R2 and GB. At the time that the PD was approved, the subject 26.5

acres was zoned as it is currently zoned with most of the land being zoned GB; with R2 zoning at the southeast corner of the subject property near the existing R2 zoning district and single family residential subdivision, Banbury Cross; and OP zoning at the inter intersection of Pearland Parkway and Barry Rose Road. The PD has expired. The property was annexed into the City of Pearland in 1960.

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. The below table identifies surrounding uses and zoning districts:

	Zoning	**Land Use**
North	Office and Professional (OP) Single Family Residential 1 (R1) Cluster	Undeveloped
South	Planned Development (PD) (Expired) Single Family Residential 2 (R2)	Undeveloped, Alexander Landing Subdivision
East	Single Family Residential 2 (R2)	Banbury Cross Subdivision
West	General Business (GB) Single Family Residential 3 (R3)	Undeveloped, Creekside Subdivision

Conformance with the Unified Development Code

The site is currently undeveloped. As part of the Pearland Marketplace PD, the applicant proposes to comply with the regulations of the GB zoning district, as well as the regulations of the COD, with the exception of those listed within the PD. The general regulations of the proposed GB zoning district follow:

Minimum Lot Area	22,500 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	125 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet, 25 feet if side yard abuts a residential zoning district
Minimum Rear Yard Setback	25 feet
Maximum Height	45 feet

Conformance with the Comprehensive Plan

The future land use designation for the subject property, according to the Comprehensive Plan is "*Medium Density Residential*." According to the Comprehensive Plan, the aforementioned future land use designation is designed for less traditional attached and detached developments, including duplexes, townhomes and patio homes; or a mix of low and high density residential uses with an average density of 4-10 dwelling units per acre on average lot sizes of 4,000 to 6,000 square feet. Smaller lots may be acceptable if common open space is provided and overall density is not increased. Appropriate zoning districts for the "Medium Density Residential" future land use designation include R3 and R4 Single Family districts.

Although the proposed development does not conform to the future land use element of the Comprehensive Plan, if the PD is approved, staff will include the property in its annual review and ultimate amendment of the future land use designation of the Comprehensive Plan, to ensure that zoning districts and developments across the city comply with the future land use element of the Comprehensive Plan.

Platting Status

The property is not platted. Platting of the site will be required prior to any development or the issuance of building permits. A TIA is required as part of the platting process.

Availability of Utilities

According to GIS data, the subject property has access to public water and sewer via a 12-inch water line along the east side of Barry Rose Road, and a 16 inch water line along the north side of Pearland Parkway; and a 15 and 18-inch sewer line along the south side of Pearland Parkway. Any extensions of existing infrastructure will be determined at the time of platting and will be the responsibility of the applicant/owner.

Impact on Existing and Future Development

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. Through the PD process, the applicant proposes to restrict various uses which may be perceived as incompatible (See Exhibit F of the PD) with the existing neighborhoods. Due to residential adjacency screening requirements and various other safeguards, such as enhanced landscaping, the proposed PD will enhance the area and will be in accordance with other commercial developments along Pearland Parkway.

Additional Comments

The Marketplace PD has been reviewed by the Development Review Committee (DRC). There are no additional comments outside of this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request.

Recommendation

Staff is in favor of the proposed Pearland Marketplace PD. However, staff recommends that the following concerns are addressed:

- Conformance with the residential adjacency screening requirements, which include a 25-foot buffer and a masonry screening wall or a 30-foot vegetative buffer, where the development abuts the residential subdivision, Banbury Cross. It is important to note that in situations where a fence exists along the property line between a non-residential use and a residential use, the screening may be achieved by the 30-foot vegetative screen.

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    - The proposed change is in accord existing or proposed plans for providing streets, water supply, sanitary sewers, and other public services and utilities in the area. Residential uses are not proposed at this time for this development, and therefore should have no impact on the public school system

2. The proposed development will not negatively impact the existing single family subdivisions. The residential adjacency screening requirements will be adhered to as well as various other safeguards to ensure compatibility, such as COD regulations.

AERIAL MAP

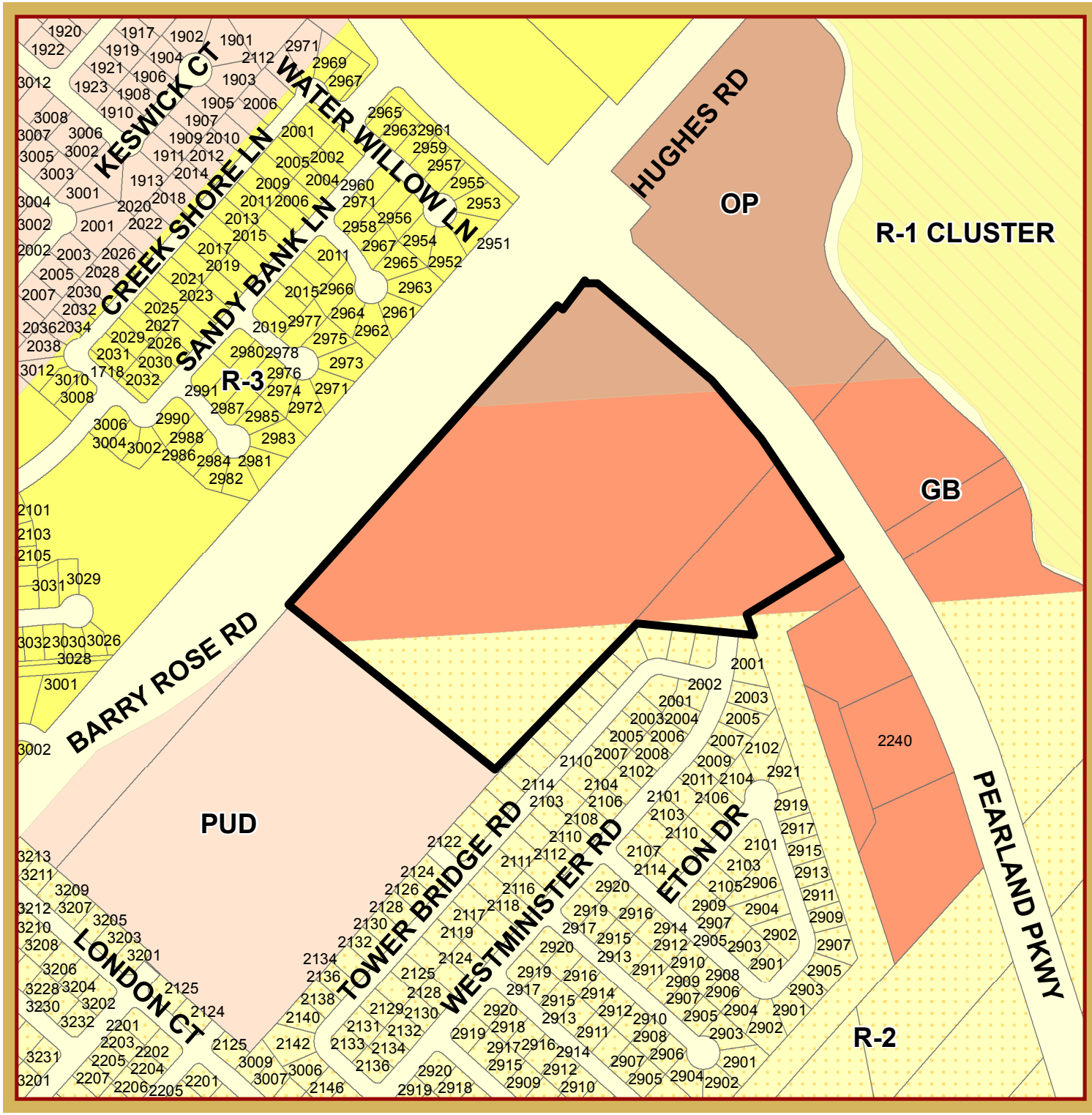
2014-11Z PEARLAND MARKETPLACE PD

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

1 inch = 422 feet

22 MAY 2014
PLANNING DEPARTMENT

N



ZONING MAP

2014-11Z PEARLAND MARKETPLACE PD

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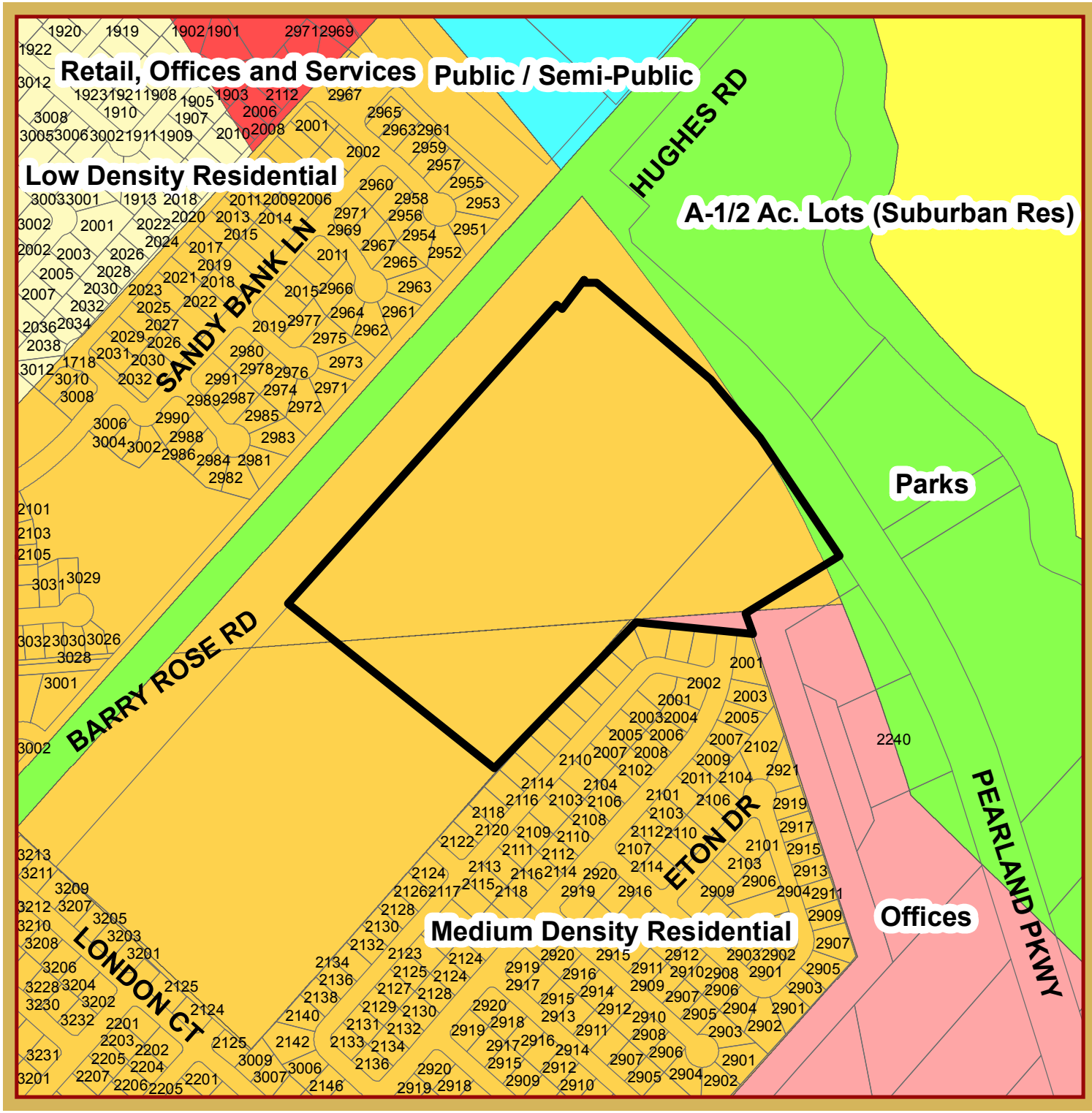
22 MAY 2014
PLANNING DEPARTMENT

N



FLUP MAP

2014-11Z PEARLAND MARKETPLACE PD

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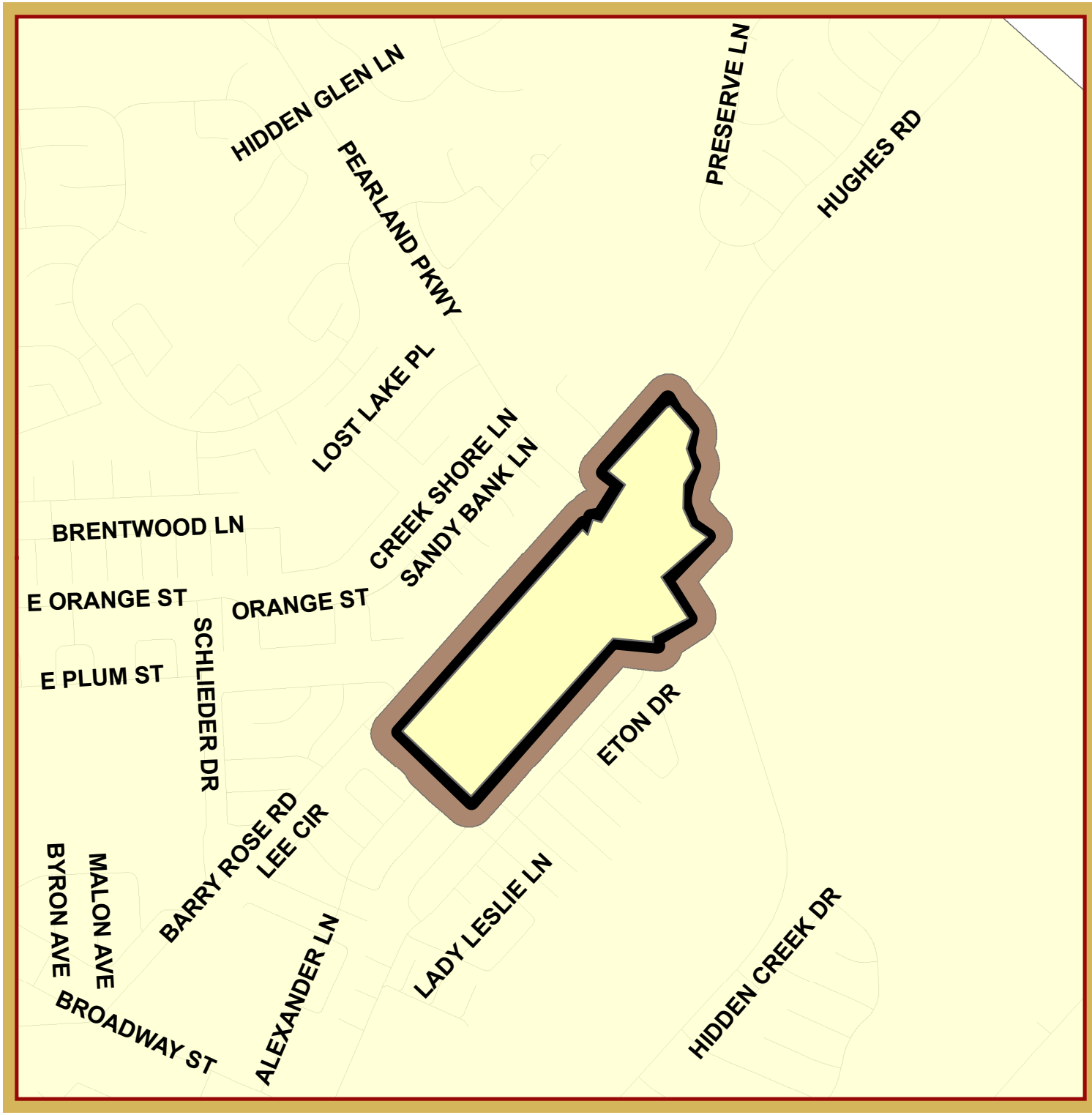
1 inch = 422 feet

22 MAY 2014
PLANNING DEPARTMENT

N



NOTIFICATION MAP

2014-11Z
PEARLAND MARKETPLACE PD

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1 inch = 1,125 feet

22 MAY 2014
PLANNING DEPARTMENT

N

ZONE CHANGE 11Z
NOTIFICATION LIST

NAME	C/O	ADDRESS
AINSWORTH ALLISON L		2131 TOWER BRIDGE RD
ALEXANDER JOHN FAMILY LIMITED PARTNERSHIP		PO BOX 127
ALEXANDER ROBERT L		219 TIMBER VIEW DR
ASUNCION ROMEO S & ELSIE N		2110 TOWER BRIDGE RD
BEAZER HOMES TEXAS LP		10235 W LITTLE YORK RD STE 200
BEAZER HOMES TEXAS LP		10110 W SAM HOUSTON PKWY N STE A-100
BENNETT LAURA MARIE		2133 TOWER BRIDGE RD
BETANCOURT HERMAN		4828 LOOP CENTRAL DR
BIESZKE STEVEN		2102 TOWER BRIDGE RD
BRAZORIA COUNTY	COURTHOUSE WEST ANNEX	451 N VELASCO ST
BRUCE STEVEN		2114 TOWER BRIDGE RD
CARLSON CRAIG & DE'ANNA		2124 TOWER BRIDGE RD
CISNEROS IRMA		2111 TOWER BRIDGE RD
CISNEROS LIVIA		2109 TOWER BRIDGE RD
CITY OF PEARLAND		3519 LIBERTY DR
COLLINS WILLIAM M & APRIL M		2204 SAINT JAMES PL
CONE ANDREW & GABRIELLA		108 TANAGER LN
COTTON ASHLEY DAWN		2138 TOWER BRIDGE ROAD
CROUCH MARTHA ALEXANDER		235 W SEALY ST
DILWORTH RODNEY RICK		3131 RUBY FALLS CT
DIMAS ROBERTO & BECKY		2128 TOWER BRIDGE RD
ELLIS DWAYNE ALBERT		2001 WESTMINISTER ST
ENDRIS ROBERT T JR & PEIHONG DONG ENDRIS		3210 LONDON CT
FREITAG GILBERT ALAN & EMILIA E		
FULLER KEVIN		2105 TOWER BRIDGE RD
GEORGIOU JOSEPH & GLORIA		2004 TOWER BRIDGE RD
GILMER HENRY G III & MONICA		2129 TOWER BRIDGE RD
GOSS MARSHELLE D		2130 TOWER BRIDGE RD
GUERRIERE THOMAS A & MADELEINE		3201 LONDON CT
HAMILTON TRAVIS S & AMY J		2002 WESTMINISTER ST

HARDY RONALD R & SHELLEY	2108 TOWER BRIDGE RD
HARRIS THOMAS R	2201 MANCHESTER LN
HECKMAN RONALD W & KIM T	2001 TOWER BRIDGE RD
HINTON JOHN J & JEREMY	2118 TOWER BRIDGE RD
INGEBREDTSEN THOMAS & TONI	2123 TOWER BRIDGE RD
JUBERT DUANE C & AMANDA M	3208 LONDON CT
KENNEY STEVE & DANA	2116 TOWER BRIDGE RD
KENNEY STEVE & GERALD	2116 TOWER BRIDGE RD
KING GEORGE R & SANDRA W	2008 TOWER BRIDGE RD
LAFLEUR MELISSA MICHELLE & MATTHEW WAYNE ROSE	2003 TOWER BRIDGE RD
LAROWE LOTTIE NELL REV TRST	4325 LAUREN LN
LAUDANO JOSEPH JR	2124 MANCHESTER LN
LE KEVIN & THANH KIM PHAM	3206 LONDON CT
LOPEZ JOSE & LUZ M LOPEZ	2203 MANCHESTER LN
LOZANO ANSELMO JR & SANDRA	3213 LONDON CT
MACK GARY A	3212 LONDON CT
MANZANO ROBERT L & CYNTHIA	2006 TOWER BRIDGE RD
MARCONTELL DOUGLAS E & SUSAN C	3209 LONDON CT
MARESH LARRY G & EVELYN	3207 LONDON CT
MCCREADY GEORGE S & MAGINA	2115 TOWER BRIDGE RD
MORENO JOEANN & BIANCA Y	2101 TOWER BRIDGE RD
MORRISON JONATHAN P	2202 SAINT JAMES PL
NGUYEN CUONG QUOC	3205 LONDON CT
NGUYEN VINH VAN & LENDI THI	2202 MANCHESTER LN
NUNN BARNETT G	3204 LONDON CT
PERRY ZACHARY & FANNIE P	3009 LONDON CT
PETERS GREGORY F & MELISSA	2120 TOWER BRIDGE RD
PORTER RIKKI S & ALLISON	2106 TOWER BRIDGE RD
POWERS MICHAEL & ROBLES-POWERS JOAQUINA	2113 TOWER BRIDGE RD
RAMIREZ ROGELIO E	2203 ALEXANDER LN
RATHJE MATTHEW L & DEANNA	2125 ALEXANDER LN
RATLIFF CLYDE ANTHONY & DALY MELISSA RENE	939 MANZANO ST NE
REDLINGER JAMES WILLIAM	2201 ALEXANDER LN
RENDON KATY	2126 TOWER BRIDGE RD

RESTIVO GEORGE J & MARGARET D		2002 TOWER BRIDGE RD
RINGROSE ROY M & LYNETTE		2132 TOWER BRIDGE RD
RIVERA EDGAR & LAURA ZEPEDA		3211 LONDON CT
ROBINSON CHARLENE B		3203 LONDON CT
RUDDELL GARRY D & DONNA J		2144 TOWER BRIDGE RD
SANDSTRUM DONALD W & JANICE K		2121 TOWER BRIDGE RD
SKLENARIK CLARENCE F & PAULA		3214 LONDON CT
SLOMINSKI EDWARD M & LUCY		2005 TOWER BRIDGE RD
SPESHOCK CARL H & ANGELES C		2112 TOWER BRIDGE RD
SPOZIO RONALD CRAIG		2119 TOWER BRIDGE RD
STUEBER JAMES H & CLAIRE		3202 LONDON CT
THIRD COAST RESOURCES I LTD		606 WHITEHURST CT
VERA ROBERT & LISA		2136 TOWER BRIDGE RD
VILLEJOIN DAVID		PO BOX 717
WATKINS ROBERT E & PHYLLIS		2142 TOWER BRIDGE RD
WEST JEFFERY R & PAMELA		2125 TOWER BRIDGE RD
WIGINTON MARCUS E		2007 TOWER BRIDGE RD
WILLIAMS OPAL A		2104 TOWER BRIDGE RD
WITTMAN WENDY A		2127 TOWER BRIDGE RD
WOLLAM RYAN A & AMANDA M		2122 TOWER BRIDGE RD
WOODARD JAMES M		2003 WESTMINISTER ST
ROBERT ALEXANDER		219 TIMBER VIEW DR
SALIM OBEID	LJA ENGINEERING	2929 BRIARPARK
A.J. CROUCH		235 SEALY ST

SUITE	CITY	STATE	ZIP
	PEARLAND	TX	77581
	PEARLAND	TX	77588
	BOERNE	TX	78006
	PEARLAND	TX	77581
	HOUSTON	TX	77040-3253
	HOUSTON	TX	77064-7508
	PEARLAND	TX	77581
	HOUSTON	TX	77081
	PEARLAND	TX	77581
STE 230	ANGLETON	TX	77515
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	LAKE JACKSON	TX	77566
	PEARLAND	TX	77581
	ALVIN	TX	77511-2340
	LEAGUE CITY	TX	77573
	PEARLAND	TX	77581
	PEARLAND	TX	77581
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TITUSVILLE	FL	32780
PEARLAND	TX	77581
PEARLAND	TX	77581
PEARLAND	TX	77581
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PEARLAND	TX	77581
ALBUQUERQUE	NM	87110
PEARLAND	TX	77581
PEARLAND	TX	77581

	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77584
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	PEARLAND	TX	77581
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	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	KATY	TX	77450
	PEARLAND	TX	77581
	PEARLAND	TX	77588
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	PEARLAND	TX	77581
	BOERNE	TX	78006
600	HOUSTON	TX	77042
	ALVIN	TX	77571

Planned Development for

Pearland Marketplace

Prepared For

Milestone Properties

LJA Engineering, Inc.

July 2014

Pearland Marketplace
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I. INTRODUCTION

A. Description of the Subject Property

Pearland Marketplace is located at the south corner of the intersection of Pearland Parkway and Barry Rose Road. The site is a 26.524 Acre property cut of ±46.0 acres bounded the southeast by the existing Banbury Cross Section IV subdivision, bounded on the southwest by the existing Alexander Landing Section 4 subdivision, bounded on the northeast by Pearland Parkway and bounded on the northwest by Barry Rose Road. The site is currently vacant. Milestone Properties has contracted to buy and develop the site. Refer to Exhibit A – Project Location.

B. Description of Proposed Development.

Pearland Marketplace will be developed as a mix of neighborhood service retail and pad sites that will be anchored with a grocery store. The site is designed to maximize the separation of pedestrian and vehicular circulation allowing safe and easy access to these services while enhancing the overall development. Key elements of the overall site plan include:

1. Vehicular access to the site will include two primary entry driveways located along Pearland Parkway and two located along Barry Rose Rd., which allow easy vehicular access throughout the site. These primary driveways are accented with special paving, landscaping, signage and monumentation at the entrances, intersections and terminus creating points of interest at the main activity nodes throughout the site creating a cohesive development with a unified theme. Other areas accented with special paving, landscaping and/or monumentation include the secondary driveway entrances, pedestrian crossings, and main entrances to the grocery store. Special paving shall consist of Pave Stone pavers or equal. Refer to Exhibit E - Special Paving Images. The location and number of entry driveways is subject to change upon review and approval of a traffic impact analysis.

2. The primary retail plaza is located close to Pearland Parkway and will provide the development with an accessible outdoor urban public space that will be accented with landscaping, site furnishings and is adjacent to an open space area. The plaza is located on the Northeast end of the retail building providing shade in the afternoon making it suitable location for a restaurant or café that provides outdoor dining. It is a generous size and will function as a multi-use area. The opposite end of the retail building includes a smaller plaza with access to and views of the trail along the detention basin. This location with access to the trail would also be ideal for outdoor dining, café or a coffee house. Refer to Exhibit G - Examples of Site Furnishings

3. Pedestrians can access the site along Pearland Parkway and Barry Rose Rd. at the primary and secondary driveways. Access is provided for the neighborhood to the South at the end of Westminster Rd. tying in with the primary retail plaza. Primary pedestrian circulation through the site is along a 6' wide sidewalk located along one side of the primary and secondary driveways. The retail building and grocery store also provide pedestrian circulation and paving along their façade.

4. A 6' wide concrete pathway will be located along the edge of the detention basin providing additional access and recreational opportunities for the retail center and the adjacent neighborhood. This pathway will also tie into Barry Rose Rd. along the access road. The pathway will be planted with shade trees along the path and accented with flowering trees.

5. While the approach to the landscape design is typical for this type of development, the planting strategy and the amount of planting exceed what is typical enhancing the development and making it unique. The landscape design includes tree lined driveways and sidewalks creating an "avenue" effect that is pleasant for pedestrians and vehicles. Driveway entrances, key intersections, pedestrian crossings and pedestrian plazas are accented with flowering shrubs and trees. The parking lots are primarily planted with shade trees while high activity areas are accented with flowering trees. Shrubs screen the parking areas from the main driveways and the public street.

6. The landscaping area will include a combination of shrubs and trees near the detention facility and will enhance the screening of the center along the southeastern property line. The detention ponds have been strategically located to provide the maximum buffering from the proposed development to the adjoining residential area coupled with the park like walking trails along the pond.

7. Proposed tenants will include a 120,000 square foot anchor grocer, fast food restaurants, national retail tenants and multiple pad sites occupied by national restaurants, banks, and/or stand alone retail uses. There will be two reserve sites for future development by uses included within the PD.

8. All parking areas will be constructed of concrete to enhance the quality and longevity of the project and specific areas will receive decorative paving for site enhancement and connectivity.

9. The proposed landscaping and open space shown on the site plan will be 15% of the total gross area of the project including the proposed detention ponds and various pockets of landscaping.

C. Describe the area of land in acreage.

The total land area is 26.524 acres. Refer to Exhibit A – Site Location and Exhibit B – Survey and Legal Description.

D. A statement as to the purpose and intent of the PD district established therein.

The purpose and intent of the PD district is to facilitate the design and implementation of a retail development that is designed to aesthetically complement the adjacent residential and commercial areas.

II. ZONING AND LAND USE

A. Describe the existing zoning districts and the boundaries of said districts.

There are four existing zoning areas for the tract consisting of an Office-Professional PD prepared for New Life Lutheran Church, R-2, general business (GB), and office-professional (OP). Refer to Exhibit C –Existing Zoning Map.

B. Describe the base zoning district(s) to be overlaid.

The PD is proposed to be based upon general business zoning district (GB).

C. The general standards applicable to development within the district

The site, regardless of zoning district, is located on Pearland Parkway, a designated corridor within the Corridor Overlay District. The Corridor Overlay District affects any tract located along specified major thoroughfares in Pearland. The project complies with the GB and the COD districts. The COD is discussed further in Section III of this document. Other aspects

of the project such as the parking, signage, lighting, etc. are discussed further in Section III of this document.

The management of the project will be overseen by a professional commercial property manager with expertise in maintenance and continuity of the common areas. The phasing plan is discussed further in Section V of this document.

Standards within Zoning District Table

	GB
Density	None listed
Lot Area (Min.)	22,500 sq. ft.
Lot Width (Min.)	150'
Lot Depth (Min.)	125'
Lot Coverage	None listed
Building Height	45'
Front Setback	25'
Side Setback	10' or 25' if abuts residential
Rear Setback	25'

1. **Provide the percentage of use in each zoning classification.**
   The land use in the overall project is 100% commercial/retail/detention and will be in accordance with the land uses permitted in GB zone, except for prohibited uses listed below. There is no parkland dedication requirement, and there are no public streets located internally to the project.

2. **Prohibited Uses**
   Currently, the GB zone allows for several uses that are not suited for a retail development. Exhibit F is a list of all the prohibited uses that otherwise are allowed in the GB zone.

D. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.

Pearland Marketplace is a proposed retail/commercial project and at this time, the tenants have not been selected. A detention pond is proposed to retain storm water for this site as required by Brazoria Drainage District 4 and the City of Pearland.

III. DESIGN STANDARDS APPLICABLE TO THE DEVELOPMENT

A. Design Standards. Specific design standards, including signage, building height, landscaping, fencing, parking, etc., that are applicable to this development are the standards set forth for the GB zoning district which are listed in Chapter 2, Article 4, Division 4, Section 4 of the UDC and the design standards for the Corridor Overlay District, as listed in Chapter 2, Article 4, Division 5, Section 1 of the UDC. Refer to Exhibit D – Design Plan.

1. **Building Materials**
The project complies with the current UDC standards. Beyond minimum standards, buildings within this project will be required to include two types of materials for each store front and multi-tenant pad site, a stucco, tilt-wall or concrete masonry building. Each building will include a percentage of stone &/or brick material. This minimum is 30% of the non-transparency area of the building. In addition to the two types of materials, architectural enhancements, such as towers, pilasters, and canopies will also be included on each building. Other architectural enhancements shall be reviewed and approved by City Pearland Planning and Zoning department during permit review.

2. **Landscape Enhancements:**
While the approach to the landscape design is typical for this type of development, the planting strategy and the amount of planting exceed what is typical enhancing the development and making it unique. The landscape design includes tree lined driveways and sidewalks creating an "avenue" effect that is pleasant for pedestrians and vehicles. Driveway entrances, key intersections, pedestrian crossings and pedestrian plazas are accented with flowering shrubs and trees. The parking lots are primarily planted with shade trees while high activity areas are accented with flowering trees. Shrubs screen the parking areas from the main driveways and the public street.

3. **Plaza**
The primary retail plaza is located close to Pearland Parkway and will provide the development with an accessible outdoor urban public space that will be accented with landscaping, site furnishings and is adjacent to an open space area. The plaza is located on the Northeast end of the retail building providing shade in the afternoon making it suitable location for a restaurant or café that provides outdoor dining. It is a generous size and will function as a multi-use area. The opposite end of the retail building includes a smaller plaza with access to and views of the trail along the detention basin. This location with access to the trail would also be ideal for outdoor dining, café or a coffee house. Refer to Exhibit D- Design Plan.

4. **Sidewalks**
The sidewalk located along Pearland Parkway complies with the width and material standards stated in the current UDC 2.4.5.1(i). Primary pedestrian circulation through the site is along a 6' wide sidewalk located along one side of the primary and secondary driveways. The retail building and grocery store also provide pedestrian circulation and paving along their façade. A 6' wide concrete pathway will be located along the edge of the detention basin providing additional access and recreational opportunities for the retail center and the adjacent neighborhood. This pathway will also tie into Barry Rose Rd. along the access road. Refer to Exhibit D –Design Plan for general location and proposed alignment of the sidewalks.

5. **Parking, Vehicular Circulation, and Lighting**
The project complies with the current UDC. This section also includes standards of lighting of the parking lot and sidewalks. The lighting height will be a cohesive plan with a maximum of 20 foot height around. However, no light pole will be taller than the building it serves. Refer to Exhibit D - Design Plan for general layout of the parking lot and the vehicle circulation plan.

6. **Fencing**
The tracts to the southeast and southwest are currently zoned residential, which requires masonry fencing or a 25' landscape buffer. The required 25' buffer will be

maintained, with the exception that the detention ponds will be allowed within the landscape buffers.

7. **Corridor Overlay District**
   The project complies with the current UDC standards for the COD. These standards apply because the project abuts Pearland Parkway. Included within these standards are requirements for building articulation and building material, increased building line and landscape enhancements along the street and the increased screening standards along any parking areas.

B. Refer to Design Plan and describe which aspects of plan are precise and which are general.

The Design Plan in this document is included for the sole purpose of establishing general design guidelines as to the basic character and physical relationships of the planned uses and facilities. The ideas and plans represent the intent of the developer and the quality and character of the development. Adjustments to the Design Plan that do not introduce or remove new public facilities, do not deviate from the Design Plan and otherwise comply with the intent of the various requirements within the Pearland Marketplace PD and other city ordinances and regulations in effect at the time this document is adopted shall not require separate or additional approvals from City Council or the Planning & Zoning Commission. It is essential to the success of the Pearland Marketplace PD to maintain flexibility in the site plan process in order to respond to ever changing market conditions and retail demand. Listed below are criteria to further define the flexibility with respect to the Master plan.

- The location of the open space may shift within the project to accommodate specific change in the dimensions of buildings, parking and pad sites so long as the basic concept and intent of the Master plan remains intact.

- In general, it is the intent that the variations and offsets be constructed as shown in these exhibits. In no case shall there be a continuous facade longer than 400 feet of the collective building and each offset shall be no less than a minimum of 3 feet.

- The location of buildings including pad sites may shift or be altered in size and dimension. Such changes may be made without separate or further approvals from the City Council or the Planning and Zoning Commission so long as the movements and changes are less than 10 feet or 10% in size.

C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

The intent of the proposed plan is to comply with the standards of the GB zoning district for the entire project with the exception of those items listed below.

1. **Signage**
   Section 4.2.5.4 (b)(2) places a maximum of two multi-user/multi- tenant signs per street frontage separated by a minimum of 600' for an integrated business development. The frontage the project possesses along Pearland Parkway is ±1,100 feet. The project abuts approximately 3,470 feet along Barry Rose Road. Due to the size of the property and the number of tenants proposed for this development, an additional multi-tenant sign, for a total of four signs, is required to accommodate signage for all of the tenants. Two of the multi- tenant signs will accommodate the tenants in the rear of the property along Barry Rose, while the last two multi-tenant

signs will accommodate the multiple tenants in the building sites adjacent to Pearland Parkway. Each building site will hold approximately three to five tenants. All signs will be consistent in material and style. The multi-user/multi-tenant signs will comply with maximum height and maximum area as stated in the current UDC. We request that signage requirements apply to the PD rather than to the parcels of land within the PD that may fall under separate ownership. Refer to Exhibit – D Design Plan, for sign locations and call-outs on-site.

D. All requirements of the Unified Development Code will be met, except those specifically mentioned above in Section III C of this Planned Development.

IV. REQUIRED DEDICATIONS OF LAND OR PUBLIC IMPROVEMENTS

Pearland Marketplace is solely commercial and does not require dedication of land for parkland or public improvements to any roadways, unless required by the City.

V. PHASING SCHEDULE FOR THE PROJECT

The project is divided into three phases. The development of the Grocer Anchor building, parking lot and fuel station are Phase I. Phase II will consist of development of the strip retail center. Phase III will consist of the development of the pad sites.

Reference Date: 7.11.14

LJA

Planning & Landscape Architecture

Sustainable Design
Community Planning
Urban Design
Landscape Architecture

LJA Engineering, Inc.

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Houston, Texas 77042-3703
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25231 Grogan's Mill Road, Suite 330
The Woodlands, Texas 77380
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Exhibit A
Project Location

Proposed Barry Rose
Pearland Parkway Development
City of Pearland, Texas

Exhibit B

April 18, 2014
Job No. 1727-7002

DESCRIPTION OF
26.524 ACRES
PROPOSED ZONE BOUNDARY

Being 26.524 acres of land located in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas, more particularly being a portion of the residue of that certain called 140.6899 acre tract conveyed to Martha Alexander Crouch by instrument of record in Volume 1595, Page 422 of the Deed Records of said Brazoria County (B.C.D.R.) and a portion of the residue of that certain called 172.0566 acre tract conveyed to Robert L. Alexander by instrument of record in Volume 1725, Page 193 (B.C.D.R.), said 26.524 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Banbury Cross Section IV, a subdivision of record in Volume 19, Page 487-488 of the Plat Records of said Brazoria County (B.C.P.R.), being the north corner of Block 11, Lot 13 of said Banbury Cross Section IV, being in an easterly line of the residue of said 172.0566 acre tract, from which a found 5/8-inch iron rod bears South 46° 29' 44 West, 4.90 feet;

Thence, South 41° 43' 28" West, along said easterly line and the northwesterly line of said Banbury Cross Section IV, 604.43 feet to a 5/8-inch iron rod found for the most northerly common corner of Lot 4 and Lot 5, Block 11 of said Banbury Cross Section IV;

Thence, North 47° 01' 13" West, departing said easterly line acres and the northwesterly line of said Banbury Cross Section IV, 768.74 feet to 5/8-inch iron rod with cap stamped "RPLS 1718", found on the south line of that certain called 3.644 acre tract (Parcel 3) conveyed to City of Pearland by instrument of record under Document Number 20050118363 of the Official Records of said Brazoria County, B.C.O.R.;

Thence, North 41° 40' 30" East, along the south line of said 3.644 acres, the south line of that certain called 4.137 acres tract (Parcel 5) conveyed to City of Pearland by instrument of record under File Number 04-003782, B.C.O.R. and the south line of that certain called 0.149

acre tract (Tract 1) conveyed to City of Pearland by instrument of record under File Number 01-032032, B.C.O.R., 1,262.37 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner, same being an angle point on the south line of said 0.419 acre tract;

Thence, South 86° 04' 59" East, along the south line of said 0.419 acre tract, 43.93 feet to a point for corner on the south line of that certain called 2.739 acres tract conveyed to City of Pearland, by instrument of record in File Number 98-054852, B.C.O.R. and a point on the south right-of-way line of Pearland Parkway (130 feet wide), from which a 5/8-inch iron rod with cap stamped "Wilson" bears North 75° 20' 20" East, 0.47 feet;

Thence, along the south line of said 2.739 acres, the westerly line of that certain called 1.164 acre tract conveyed to City of Pearland, by instrument of record under File Number 98-054881, B.C.O.R. and Pearland Parkway the following two (3) courses;

1. South 48° 23' 21" East, 367.45 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner, the beginning of a curve;

2. 532.98 feet along the arc of a tangent curve to the right, having a radius of 1805.00 feet, a central angle of 16° 55' 06", and a chord which bears South 39° 55' 48" East, 531.05 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner;

3. South 31° 28' 15" East, 208.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for the northwest corner of that certain called 0.299 acre tract conveyed to City of Pearland, by instrument of record under File Number 99-013566, B.C.O.R. and being on a northerly line of a called 100 feet wide Drainage Easement conveyed to Brazoria County Drainage District Number Four (4) by instruments of record in Volume 1736, Page 884, B.C.D.R. and in Volume 1760, Page 655, B.C.D.R.;

Thence, South 56° 00' 19" West, departing the south line of said Pearland Parkway and the south line of said 1.164 acre tract, along a northerly line of said 100 feet wide Drainage Easement, 359.97 feet to a 5/8-inch iron rod with cap stamped "LJA ENG", previously set for corner;

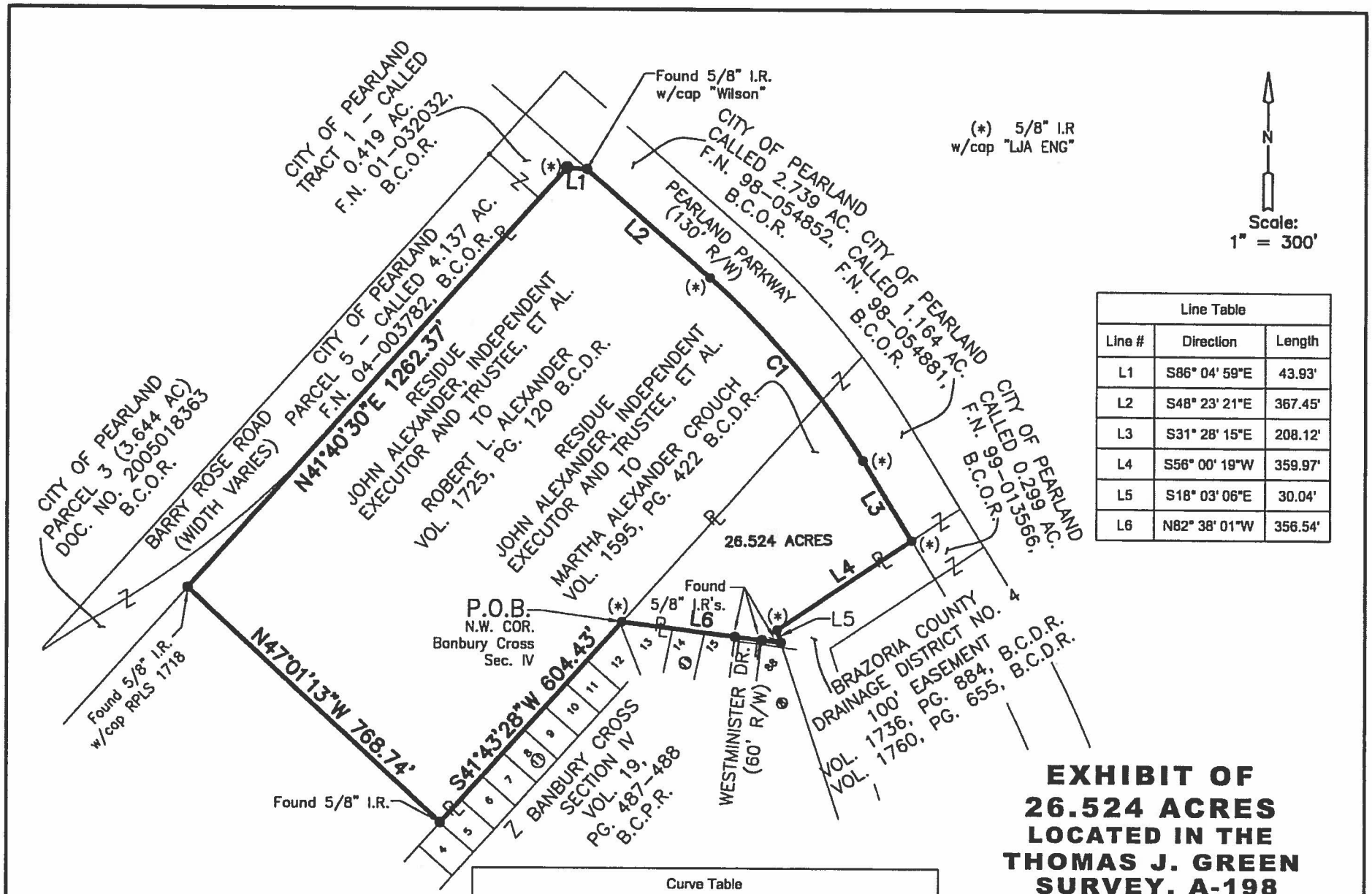
Thence, South 18° 03' 06" East, along a westerly line of said 100 feet wide Drainage Easement, 30.04 feet to the northeast corner of aforementioned Banbury Cross Section IV, and being the northeast corner of Block 8, Lot 86 of said Banbury Cross Section IV, from which a found 5/8-inch iron rod, bears North 20° 47' 07" West, 0.60 feet;

Thence North 82° 38' 01" West, along the northeasterly line of said Banbury Cross Section IV, 356.54 feet to the POINT OF BEGINNING and containing 26.524 acres of land.

STATE OF TEXAS
REGISTERED
STEPHEN L. SEKAL
5673
PROFESSIONAL
LAND SURVEYOR

04/18/14

LJA Engineering, Inc.



Line Table		
Line #	Direction	Length
L1	S86° 04' 59"E	43.93'
L2	S48° 23' 21"E	367.45'
L3	S31° 28' 15"E	208.12'
L4	S56° 00' 19"W	359.97'
L5	S18° 03' 06"E	30.04'
L6	N82° 38' 01"W	356.54'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	532.98'	1,805.00	16°55'06"	S39° 55' 48"E	531.05'

Notes:
All bearings based on the Texas Coordinate System, South Central Zone, NAD 83 2001 Adjustment.

EXHIBIT OF 26.524 ACRES LOCATED IN THE THOMAS J. GREEN SURVEY, A-198 BRAZORIA COUNTY, TEXAS

APRIL 2014 JOB NO. 1727-7002

LJA Engineering, Inc.
2929 Briarpark Drive
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Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No.10110501

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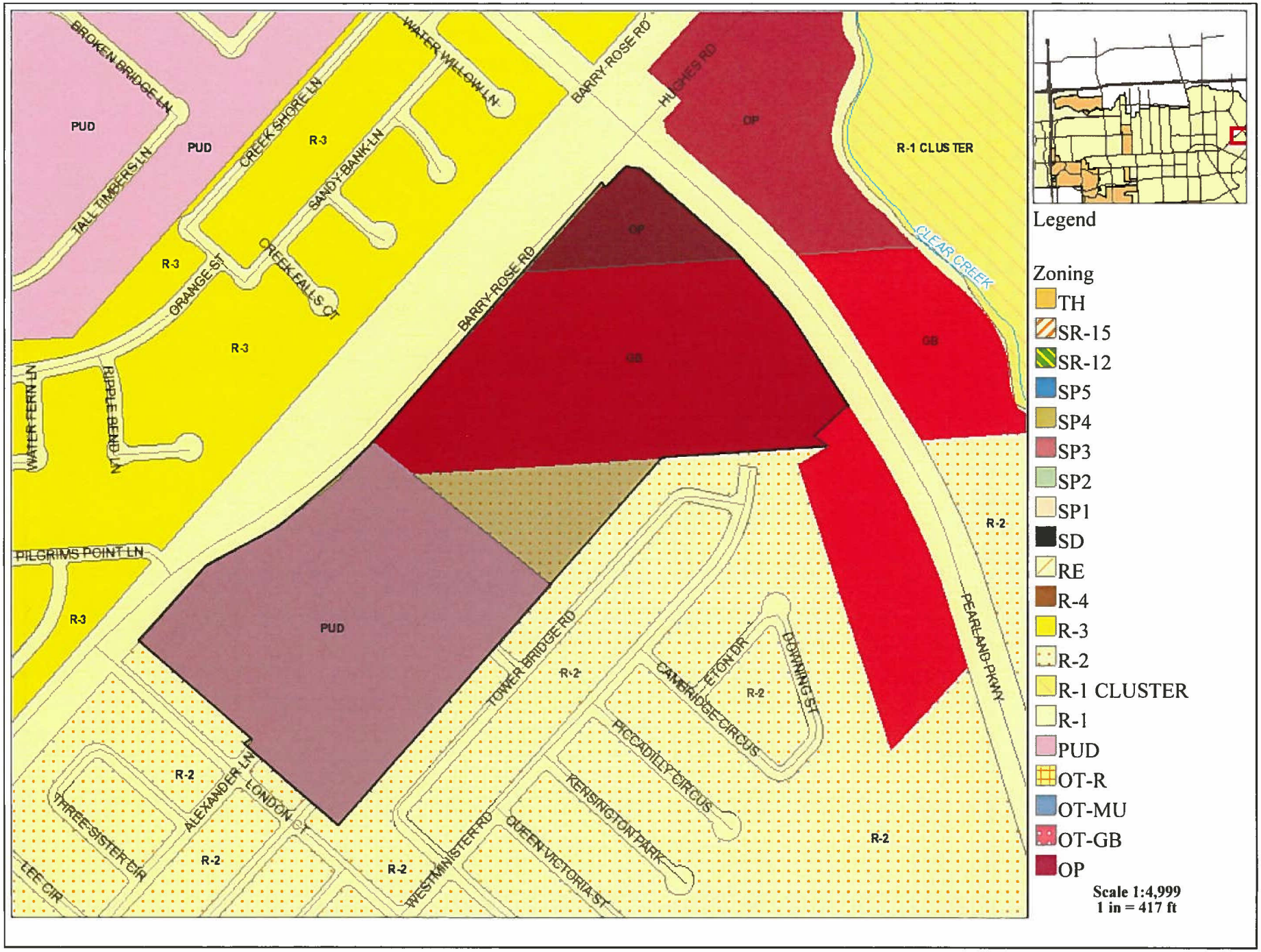

Exhibit C - Existing Zoning Map

Reference Date: 7.11.14

Exhibit D
Design Plan

North 0 50 100 200

Proposed Barry Rose
Pearland Parkway Development

City of Pearland, Texas

Planning & Landscape Architecture
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Community Planning
Urban Design
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Reference Date: 7.11.14

Exhibit D
Design Plan

North 0 50 100 200

Proposed Barry Rose
Pearland Parkway Development

City of Pearland, Texas

Planning & Landscape Architecture
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The Woodlands, Texas 77380
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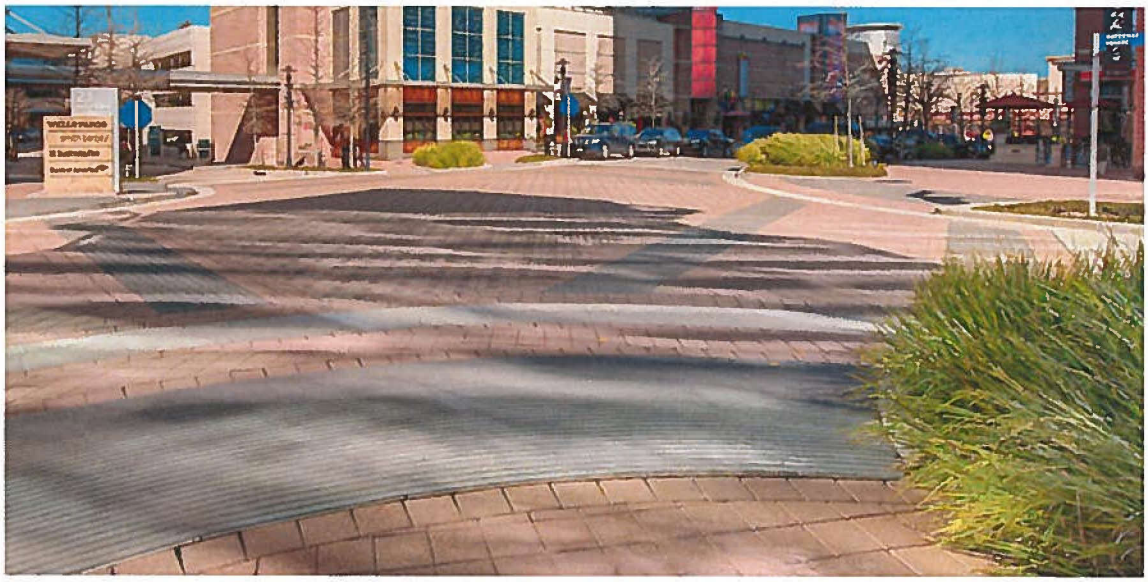
EXHIBIT E

SPECIAL PAVING IMAGES

Vehicular

Plaza



Driveway Intersection

Intersection

Retail Front

EXHIBIT F
PROHIBITED USES LIST

Agriculture (Field or crop)
Agriculture Animal Husbandry
Farm (Ranch or Livestock)
Feed & grain store supply (C)
Boarding or Rooming House
Farm Accessory Building
Guest, caretaker or security quarters (C)
Off street parking incidental to residential main use
Social & Recreational building (homeowners association, neighborhood recreation center
Country Club, private or public golf course
Fairgrounds, Rodeo grounds (C)
Swimming pool private (Resident Use Only)
Tennis or swim club (Private, for Profit)
Tennis Court (private/lighted)(C)

Auto uses
All terrain vehicles (go-carts & motor cycles) dealer/ sales
Auto glass repair/tinting (C)
Auto interior shop/upholstery (C)
Auto Parts Sales with outside storage or Display (C)
Auto Parts Sales (Indoors Only; with repair bays) (C)
Auto Rental (C)
Auto repair minor (C)
Auto sales/dealer (new –in building, auto servicing and used auto sales as accessory uses only)
Combined auto lease
Auto wash (full service, detail shop)
Commercial transit terminal
Parking lot or garage for passenger cars and trucks of less than one ton capacity

Office uses
Credit agency
Office, parole-probation, bail bonds
Office/Clinic Veterinarian (Animal Hospital with Outside Pens)
Telemarketing agency (C)
Ambulance service (C)
Bed & breakfast inn
Check Cashing Service
Extended stay motel/hotel
Funeral Home (including crematorium (C)
Laundromat (self service laundry)
Rehabilitation care facility (halfway house)
Rehabilitation care institution (commercial)
Astrology, hypnotists or psychic arts
Bakery (wholesale)
Convenience Store (without gasoline)
Garage and/or yard sales (C)
General Retail Store, other than listed
Market – Open Air (Flea Market)(C)
Medical Appliances & Sales
Piano and Musical Instruments (retail only)

Institutional and government uses
Adult day care (business)
Assisted living facility

Auction house
Child day care (business)
Child Day Nursery
Church, temple, or place of worship
Civic center (municipal)
Civic club
Convent or monastery
Day camp (for children)
Fraternal Organization
Fraternity or sorority house
Governmental building or use
Home of alcoholic, narcotic or psychiatric patients (C)
Hospital (for profit or not for profit)
Institution of religious, education, or philanthropic nature
Library, public or museum (indoor)
Mortuary/cemetery
Municipal public administration offices
Nursing/Convalescent Home (Skilled Nursing facility)
School — elementary, junior or high school
School — other than public or parochial
Sheltered care facility (C)
Studio or radio and or television (no towers)

Utility and Related Uses
Cellular Communications Tower/PCS (C)
Electric Substation (C)
Franchised Private Utility (other than those listed)(C)
Gas Transmission & Metering Station (C)
Radio or Television or Microwave Towers (C)
Radio or Television Transmission Station (C)
Satellite Dish (Private, greater than 4' diameter)
Telephone Exchange Switching relay & Transmitting Equipment (C)

Commercial and related uses
Cabinet business
Cannery Wholesale (C)
Dance hall or night club (C)
Drive in theater (C)
Exterminator service/company (no outdoor sales or storage)(C)
Heating and air conditioning sales/service (C)
Mini warehouse/self storage (C)
Moving and storage company (C)
News printing/book binding (C)
Outside Storage (C)

Industrial uses
Airport and helipad landing field (C)
Animal-processing(C)
Asphalt batching plant (C)
Asphalt/concrete batching plant (C)
Commercial extraction of soil, sand or gravel (C)
Petroleum or petroleum product extraction (C)

Sidewalk Bench

Bike Rack

Trash Receptacle

Reference Date: 7.11.14

Exhibit G

Examples of Site Furnishings

Proposed Barry Rose
Pearland Parkway Development

City of Pearland, Texas

Planning &
Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture

LJA Engineering, Inc.

2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200 f 713.953.5026

25231 Grogan's Mill Road, Suite 330
The Woodlands, Texas 77380
281.210.1750 f 281.210.1799

P&Z AGENDA ITEM

B

JOINT PUBLIC HEARING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, to wit:

Legal Description: Being a 47.717 acre tract of land located in the W.B. Dobson Survey, Abstract-1 87, in Brazoria County, Texas; said 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bagnoli in Volume 339, Page 319, of the Brazoria County Deed Records (B.C.D.R.), Brazoria County, Texas, Brazoria County, Texas

General Location: Northeast corner of Brookside Road and Cullen Parkway, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Zone Change Application Number 2014-10Z

A request of James Johnson, Lake Park Pearland, Ltd., applicant; on behalf of James Johnson, FYCW, Ltd, owner; for approval of a change in zoning from Single Family Estate District (RE) to a mixed- use Planned Development (PD) known as Pearland's Lake Park; on approximately 47 acres, located at the northeast corner of Brookside Road and Cullen Parkway.

Proposal

The applicant proposes to change the zoning of an undeveloped 47 acre tract from the Single Family Estate (RE) zoning district to a mixed-use Planned Development (PD); Pearland's Lake Park (Lake Park). Lake Park will include one, two and three-story rental dwelling units; and office, retail, restaurant, and various other general business uses. It appears from the PD document, that the overlay zoning for the site will include Multi-family (MF) and Townhouse Residential (TH) districts for the residential uses; and General Business (GB) and Office Professional for the non-residential uses. However, this information needs to be further clarified.

Background

Lake Park was most recently presented via a joint workshop before the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council, Planning and Zoning Commission and staff during the February, 2014 workshop included the following. How the applicant addressed the concerns follow.

1. Utilities to be individually metered, including water, sewer, electricity.
   All utilities will be individually metered or individually sub-metered.

2. Codify amenities, including quantity, locations of proposed amenities, etc.
   (Not Addressed) Various amenities and design standards need to be codified to ensure implementation of the spirit and intent of the PD.

3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
   The phasing plan for the current Lake Park PD includes three (3) phases identified as follows:

Phase 1	**Phase 2**	**Phase 3**
• +/- 238 dwelling units, including a clubhouse with a conference room, coffee bar, lounge and pool • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes, trails, plaza/pavilion, fountains • 29.5 acres	• +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres	• GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

4. Home ownership was a key component in the discussion. The applicant was advised to ensure that homes could be purchased from the inception.
   The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.

5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director.
   The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the above section of the UDC in the PD.

6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential.
   The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).

   Based on the land use table included in the PD and page 2 of the staff report, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as part of the PD indicates 47.717 acres. Staff has concerns that the density calculations may need to be revised.

7. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline.
   (Not Addressed) The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.

8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools.
   The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

9. Concerns were raised regarding the market study and if it was based on rental or home ownership opportunities.
   The applicant responded that a market study was completed and three (3) updates were completed for compliance.

10. Caps were requested for various uses as well as clarification/corrections on density calculations.
    Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland. The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

    The acreage of the PD needs to be revisited due to discrepancies identified in # 6 above.

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some.
    (Not Addressed) The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost.

    According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention.

    It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit, with minimum dimensions and within 300 feet of each dwelling unit. This provision may have been met; however, clarification is required.

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.
    Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.
    The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear. A CLOMR was recently approved by FEMA.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.
    The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.
    (Not Addressed) The applicant is unable to commit to a minimum unit size of 900 square feet.

    Additional staff concerns regarding the revised Lake Park PD are as follows:
    - Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit, as mentioned above in # 11. Also various amenities are shown and listed including enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations.
    - The total acreage included in the break-down of the Land Use Table included as part of the PD and duplicated in the staff report, indicates that

the total acreage included in the PD is 76.8 acres. This acreage is not listed in the PD in any other area, including the survey, which indicates a total acreage of 47.7 acres. Clarification is required.

- With the above acreage being in conflict with all documents within the PD, the density calculations need to be revisited, as well as other calculations regarding all uses, open space, parkland dedication, etc.
- The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document.
- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding phases proposed for phase 1 is required for clarification.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in the future, clarification/revisions are required to the language within the PD.
- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards.
- The Design Plan requires physical features of the site to be shown, including easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. Additionally, there is a City waterline project proposed, which requires a 20-foot acquisition along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan to determine any impacts on future development of the site. These features are not shown on the Design Plan.
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service. A TIA can be provided at the time of platting. However, if there are any major changes due to improvements required as a result of the TIA, the PD may require an amendment.

As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Recommendation

Staff is in favor of the proposed Lake Park PD. However, staff recommends that the above concerns are addressed to ensure that staff can implement the spirit and intent of the Lake Park PD. Contingent upon the above staff concerns being addressed, staff recommends approval of the PD for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.

- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.

Exhibits

1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. PD Document
8. Applicant Packet

Exhibit 1
Staff Report

Summary of Request

The applicant proposes a mixed use Planned Development (PD), known as Pearland's Lake Park PD (Lake Park) on the approximately 47-acre site. The development will include a rental residential product which is a hybrid between townhomes and multi-family dwelling units, at a density of 12.7 dwelling units per acre (375 dwelling units on 29.52 acres). Various non-residential uses, including retail, office, restaurants are also proposed. According to the Design Plan, the residential units are proposed to be located in multiple buildings, clustered around the proposed 2.4 acre private lake, which will be used exclusively by the residents of the development. The proposed non-residential uses will be housed in seven (7) buildings located along the perimeter of the site along Cullen Parkway and Brookside Road.

Amenities include a 10-foot wide trail along the Clear Creek Trail system located in the northern portion of the site, within the area designated as parkland that will link the trail system to the proposed retail, office and all other public areas of the development; a trailhead near the northwest corner of the site with no less than six (6) parking spaces; an exercise station; benches; a 4,000 square foot pavilion, colonnade with splash pads; drinking fountains; informational signage about the City's history; a community swimming pool, a club house with a conference room/business center, coffee lounge; two (2) lakes/detention; and enhanced entrance cross sections from Cullen Parkway and Brookside Road/McHard Road into the development, including landscaping to create a boulevard entrance, with decorative lighting.

The Overlay zoning district for the PD appears to include Townhouse Residential (TH) and Multi-Family Residential (MF) for the residential component; and General Business (GB) and Office & Professional (OP) for the non-residential component, with variations listed on page 3 of this staff report; however, this information needs to be clarified. Additionally, Pearland Parkway is located within the Corridor Overlay District (COD). The PD references compliance with all standards of the COD.

The Land Use Table of the PD identifies the following land uses. However, the total acreage included equates to 76.8 acres. However, in all other areas of the PD, including the survey, the property appears to include 47 acres. Density calculations as well as all land uses need to be revisited to ensure correct totals.

Land Use	**Acreage**	**Percentage**	**Density** (Dwelling units/acre)
Residential Product (hybrid between townhomes and multi-family)	29.52	61.76%	12.7
General Business (GB) & Office Professional Uses (with the exception of those prohibited by the PD)	18.4	38.49%	n/a
Open Space	10.52	22.01%	n/a
Easements/R.O.W.	2.6	5.44%	n/a
Detention/Lakes	5.2	10.88%	n/a
Parkland	10.56	22.09%	n/a
Subtotal	76.8	160.67%	

Lake Park will be constructed in three (3) phases identified in the below table:

Phase 1	**Phase 2**	**Phase 3**
• +/- 238 dwelling units, including clubhouse with conference room, coffee bar, lounge and pool • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space,	• +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres	• GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

lakes, trails, plaza/pavilion, fountains • 29.5 acres		

The ordinance for a PD requires a specific list of deviations from standards in the base zoning district(s) together with any standards in the ordinance which are to be varied for development within the PD district. The required list of deviations was not provided by the applicant. However, staff has identified the following variances:

1. **Land Use**

   The subject property is located within the Single Family Estate (RE) zoning district. The existing zoning district does not permit high density residential developments, such as the residential product proposed, or the proposed non-residential uses.

   The proposed residential product is a hybrid between townhomes and multi-family dwelling units. Townhomes are defined as one of a group of no less than three (3) nor more than twelve (12) dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot, with minimum front and rear yards. Multi-family dwelling units contain dwelling units that are designed to be occupied by families living independently of one another, with the number of families not to exceed the number of dwelling units

   According to the Building Exhibits included within the PD document, multiple buildings will include more than 12 dwelling units.

2. **Lot and Bulk Requirements**

   The below table further identifies the difference between the existing zoning district of RE, the overlay zoning districts of TH and MF, as well as the proposed PD regulations, as it relates to the high density residential uses such as townhomes:

	Density	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Length of Townhomes	Min. Rear Yard	Min Front Yard	Building Height	Distance Between Buildings
RE	1.3	½ acre	120 ft.	90 ft.	n/a	25 ft.	40 ft.	35 ft.	20 ft. between homes
TH	9.4	3,000 sf	30 ft	90 ft.	200 ft or the width of 6 attached units	10 ft.	20 ft.	35 ft.	15 ft.
MF	16	5,000 sf	50 ft.	90 ft.	n/a	25 ft.	20 ft.	35 ft.	15 ft.
PD	12.7	n/a	n/a	n/a	n/a	n/a	n/a	35 ft.	n/a

3. Parking Lot Landscaping

The COD requires parking lot landscape islands with at least one tree and no parking space shall be greater than fifty (50) feet from a tree.

The applicant proposes landscape medians where nose-to-nose parking for non-residential uses are proposed. Medians will be no less than seventy two (72) inches in width.

4. Future Land Use Designation

The subject property is located within three (3) future land use designations; Major Retail Node at the southwest corner of the site at the intersection of Cullen Parkway and Mchard Road; Low Density Residential for the remainder of the site, with the exception of the boundary of the creek, which is designated as Parks. The PD proposes approximately 18.4 acres of GB and OP uses within the general vicinity of the portion designated as Major Retail Nodes. The northern portion which is designated as Parks following the creek is proposed park land with a trail connecting to the Clear Creek Trail system, a plaza and pavilion. The remaining land in the PD is designated as Low Density Residential and will be developed with a high density hybrid between a townhome development and a multi-family development.

Discussion Items/Staff Concerns

The below list of staff concerns include issues that were raised during the joint workshop in February, 2014, as well as staff concerns with the submittal of the new Lake Park PD.

1. In order to implement the standards of the PD, design standards need to be clear and codified, parking requirements, and the landscaping shown throughout the development, for example.
2. As part of the PD, the applicant is required to include within the PD document a specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD. The PD makes reference to deviations on page 4; however the deviations are not clear.
3. The table of contents does not reference correct page numbers.
4. All exhibits are not included or referenced in the PD document. All exhibits should be referenced to provide applicability to enforce the "character" of the illustrations.
5. Section V (Authorized Uses) needs to be revised to clearly explain the overlay districts.
6. Section VII (Amenities) states that the "amenities will be constructed in phases in Phase I."
7. Section VI (Authorized Uses) indicates that all zoning districts are the overlay district.
8. Safety issues were raised regarding the pipeline easement. The applicant was advised to indicate the proposed setback requirements and the type of pipeline.
   The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document. Additionally, the City is in the process of acquiring a 20-foot easement along the north side of the existing right-of-way for Brookside Road (future McHard Road) that needs to be considered and shown on the design plan.
9. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet. The applicant is unable to commit to a minimum unit size of 900 square feet.
10. Based on the land use table included in the PD, the acreage calculations are incorrect. The table indicates that the acreage for the Lake Park development is 76.8 acres. The acreage listed throughout the PD and on the survey included as

part of the PD indicates 47.717 acres. Staff has concerns that the density calculations and all land uses acreages may need to be revised.

11. Clarification is required for the landscaping calculations in order to effectively implement the PD.

Site History

The subject property is currently undeveloped, and is located within the Single Family Estate (RE) zoning district. The property was annexed into the City of Pearland in 1998. The proposed Lake Park PD was most recently presented via a joint workshop to the Planning and Zoning Commission and City Council on February 17, 2014. At that time, the development was proposed to include a mix of retail, office, parks and trails, a plaza/pavilions, lake detention and 417 rental dwelling units, which equates to a density of 19.3 dwelling units per acre (417 homes on 21.6 acres). Concerns raised by the City Council and Planning and Zoning Commission during the February, 2014 workshop included the following. How the applicant addressed the concerns follows.

1. Utilities to be individually metered, including water, sewer, electricity.
   All utilities will be individually metered or individually sub-metered.

2. Codify amenities, including quantity and quantity.
   Amenities and design standards need further clarification and codification in order to implement the desires of the applicant, as represented in the illustrations, renderings, etc.

3. Concerns were raised regarding the phasing plan with 238 residential dwelling units proposed in the first phase with no non-residential uses.
   The phasing plan for the current Lake Park PD includes three (3) phase identified as follows:

Phase 1	Phase 2	Phase 3
• +/- 238 dwelling units • 1 GB/OP use/structure near the sw corner of the site • All amenities, including parks/open space, lakes,	• +/- 137 dwelling units • 1 GB/OP use/structure near the sw corner of the site • 10.2 acres	• GB/OP • 4 GB/OP uses/structures located along the west, south and sw corner of the site • 5.7 acres

trails, plaza/pavilion, fountains • 29.5 acres		

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   The units are 100% rental. The applicant indicated that the units would be constructed with the idea of rental in the future (individually metered and/or sub-metered utilities). However, the applicant indicated that the units must be rental to obtain funding for the development.

5. The applicant was asked to specify any flexibility allowed and/or minor deviations permitted within the PD that can be approved by the Planning Director.
   The UDC allows for flexibility and minor deviations in the design plan to be approved by the Planning Director. Unless otherwise specified in the ordinance for the PD, minor deviations, as specified in Section 2.2.2.6 of the UDC are defined. Major deviations must be submitted to the Planning and Zoning Commission and the City Council as an amendment to the PD. The applicant referenced the UDC.

6. The applicant was advised to lower the density if the dwelling units were proposed to be rental units; and that the density could increase only if there is ownership potential.
   The density was decreased from 19.3 dwelling units/acre (417 dwelling units on 21.6 acres) to 12.7 dwelling units per acre (375 dwelling units on 29.52 acres).

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   The applicant advised that the development will abide by all city ordinances regarding the subject matter. A requirement of the design plan is to show existing and proposed public facilities and physical features of the site including easements. Although not shown on the design plan to determine its impact on proposed improvements, a 40-foot Texas Eastern pipeline easement is shown on an attached survey identified as Exhibit T in the PD document.

8. Concerns were raised regarding demographics and the impacts in which the proposed development would have on schools.
   The applicant advised that there were no objections filed by the schools, and that Lake Park's market studies are strong.

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   The applicant responded that a market study was completed and three (3) updates were completed for compliance.

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    Based on the land use table provided by the applicant, and included within the PD, GB and OP uses (with the exception of those prohibited as illustrated in Section V. Authorized Uses of the PD) will represent 38.49% of the development. The residential aspect of the development will represent 61.76% (12.7 dwelling units/acre) of the development. The remaining acreage will be developed with open space, easements and right-of-way dedication, detention/lakes; and parkland.
    The foot print/building pad of any multi-tenant building shall not exceed 35,000 square feet. The foot print/building pad for any single tenant building will not exceed 75,000 square feet.

11. Discussion ensued regarding more open space/landscaping around the residential units, as small front and rear yards are desirable for some.
    The applicant indicated that the proposed residential product is different from the typical townhomes that are owned fee simple. Backyards are not proposed for the residential units of the Lake Park PD. The applicant has indicated that open space requirements within the PD exceed the requirements and various improvements will be credited towards open space due to cost. It appears as though the 5.2 acres of detention is included within the landscaping requirements. Multi-family and townhome developments require 900 square feet of open space per dwelling unit. Clarification is required.

    According to the Land Use Table of the PD and Exhibit K (Parkland and Open Space), 10.52 acres (22.01%) will be devoted to open space. Open space is considered areas intended for use or enjoyment by people, and can be satisfied by a combination of public and private open space. Various improvements proposed that would meet the definition of open space include the proposed trail that will link Pearland's Clear Creek System to the retail, office and all other public areas of the development; exercise stations; benches; a 4,000 square foot pavilion, colonnade with splash pads, and the proposed public and private lakes/detention.

12. Payment in lieu of parkland dedication was not desirable. Discussion ensued regarding the development meeting all open space and parkland dedication regulations.
    Parkland dedication is based on the number of residential units. The Lake Park PD proposes 375 units/12.7 dwelling units per acre. Based on one (1) acre per every 50 units, 7.5 acres of parkland is required. According to various exhibits within the PD, including the land use table and Exhibit K (Parkland and Open Space), 10.5 acres (22%) of the land will be devoted to parkland. However, the PD allows for credit for park improvements, excess landscaping and lake amenities, fees in lieu of dedication in the event that the applicant is unable to satisfy some or all parkland dedication.

13. The applicant/owner has interest in the adjoining 16 acres to the east. Questions were raised about what is proposed for the 16 acres.
    The applicant indicated that a portion of the property will likely be used to fill the subject 47 acres, thereby bringing the property out of the 100 year floodplain. However, future details are not clear.

14. Questions were raised regarding a HOA fee for those interested in purchasing a residential unit.
    The applicant has indicated that if it is possible to sell units, then there would be an HOA fee. However, that the property will be managed by a professional management company regardless if owned or rented.

15. The applicant was asked to include within the PD document regulations, that the smallest residential unit shall be 900 square feet.
    The applicant is unable to commit to a minimum unit size of 900 square feet.

    Additional staff concerns regarding the revised Lake Park PD are as follows:
    - Staff requests that design standards and amenities are codified to ensure the spirit and intent of the PD are implemented. For example, the Design Plan shows landscaping throughout the development. Staff requests clarification of the percentages of landscape areas for each residential unit. Also various amenities are shown and listed included enhanced entry features, decorative pavers, enhanced lighting, colonnades/pavilion, etc. Staff requests direction on how to implement these standards and amenities by codifying the regulations.
    - The ordinance for the PD requires a list of deviations from the standards in the base zoning district together with any standards in the ordinance to be varied. Clarification is requested for the deviations listed on page 4 of the document.

- Re-wording to avoid confusion is required in various areas of the PD. For example, V. (Authorized Uses) states that all uses permitted within the land use matrix shall be allowed.
- Clarification is requested regarding the overlay zoning districts. They appear to be GB, OP, MF and TH.
- Section VII (Amenities) states the following amenities will be constructed in phases identified in phase 1. Details regarding the phasing is requested.
- Section VI (Authorized Uses) states that all zoning districts are the overlay zoning districts for which staff will review permits. To avoid confusion in the future, clarification/revisions are required to the language within the PD.
- Various exhibits are not included within the PD and various exhibits are not referenced in the PD. All graphic depictions used to illustrate standards need to be codified to ensure that staff can implement the standards.
- The Design Plan requires physical features of the site to be shown, including easements information to be included regarding easements, existing and proposed public facilities, parking ratios and any other pertinent information, such as the pipeline easement to ensure no adverse impact on any proposed improvements. These features are not shown on the Design Plan.
- A TIA is recommended to analyze the access points to ensure compatibility with the Engineering Design Criteria Manual. Further, the TIA will analyze McHard Road to ensure an adequate level of service

The site is surrounded by single family homes, undeveloped property and various non-residential uses, including an industrial use; Grayco Welding Company, to the south. The below table identifies surrounding uses and zoning districts:

	Zoning	**Land Use**
North	Houston Extraterritorial Jurisdiction (ETJ)	Undeveloped
South	Cullen Mixed Use (C-MU)	Single Family & Grayco Welding Company
East	Single Family Estate (RE)	Single Family Homes & Undeveloped Land
West	General Business (GB) Single Family Residential 3 (R3)	Undeveloped

Conformance with the Thoroughfare Plan

The subject property is located at the northeast corner of Cullen Parkway; a major thoroughfare of sufficient width, which requires 120 feet of right-of-way; and Brookside Road (McHard Road), a major thoroughfare-to be widened, which also requires 120 feet of right-of-way. Brookside Road, at this location, appears to be approximately 55 feet in width, according to GIS data. A TIA is recommended to be completed prior to the PD moving forward. At a minimum, if a TIA is not completed prior to approval of the PD, access points (driveways) are to be considered conceptual. The proposed driveways do not appear to meet the separation requirements. Furthermore, the TIA will analyze McHard Road to determine if it has capacity to provide an adequate level of service or if widening is required to serve the development.

Conformance with the Unified Development Code

The site is currently undeveloped. As part of the Lake Park PD, the applicant proposes an overlay district of GB and OP for the non-residential uses and MF and TH for the residential component of the development. Clarification is needed from the applicant regarding the lot sizes, parking ratios, etc., to ensure that the spirit and intent of the PD is implemented.

Platting Status

The property is not platted. Platting of the site will be required prior to any development or the issuance of building permits. A TIA is required as part of this development. Based on the results of the TIA, adjustments may be required to be made to the site which may require an amendment to the PD.

Availability of Utilities

According to GIS data, the subject property has access to a 12-inch water line on the west side of Cullen Parkway. Additionally, the city's water line plans show a 20-foot acquisition along the north line of the existing right-of-way for Brookside Road (future Mchard Road). Sanitary sewer services are not available to the site. The applicant proposes to force main to the nearest plant (Southdown/Country Place) off of McHard Road, approximately 5/10 of a mile west of the subject property.

Impact on Existing and Future Development

The site is surrounded by residential subdivisions to the south, east and west, as well as undeveloped land to the west, south and north. Through the PD process, the applicant proposes to restrict various uses which may be perceived as incompatible (See Exhibit F of the PD) with the existing neighborhoods. Due to residential adjacency screening requirements and various other safeguards, such as enhanced landscaping, the

proposed PD will enhance the area and will be in accordance with other commercial developments along Pearland Parkway.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report, in addition to the concerns highlighted in this report.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

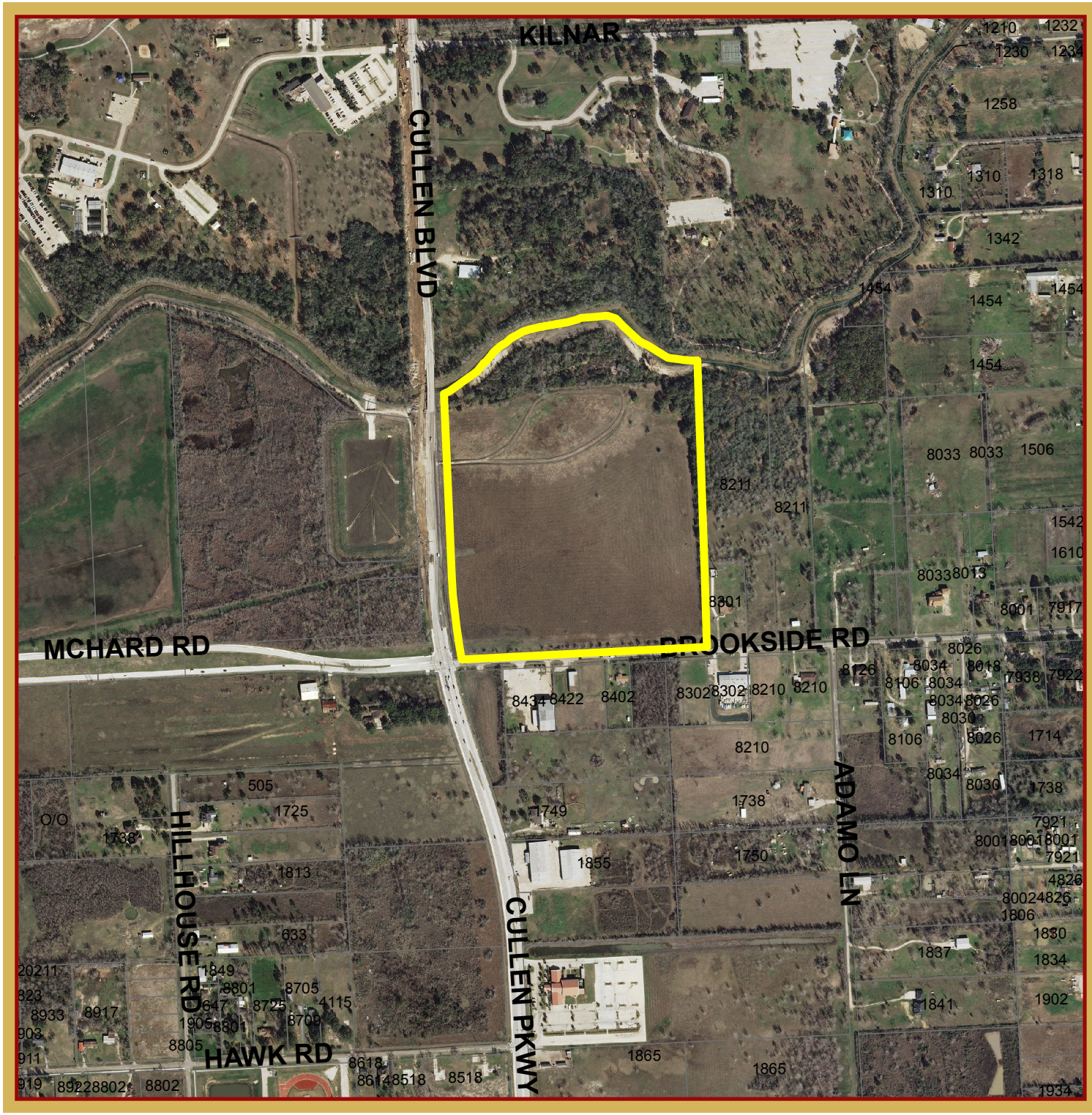
As of the date of this writing, staff has not received any comments either in opposition to or in support of the proposed change in zoning request.

Recommendation

Contingent upon the above staff concerns being addressed, staff recommends approval of the Lake Park PD, for the following reasons:

- The proposed commercial uses are in conformance with the future land use designation of Major Retail Nodes. The aforementioned future land use designation is generally located within the southwest corner of the site, where the non-residential uses are generally proposed. A portion of the site along the north property line along the creek is located within the Parks future land use designation. Because the applicant proposes a trail and parkland dedication in the general vicinity, the use meets the future land use designation in this location. The remainder of the site is located within the Low Density Residential future land use designation. High density residential uses are proposed within this area and do not meet the future land use designation. If the PD is approved staff will analyze the development for an appropriate future land use designation and include it in the annual review of the future land use element of the comprehensive plan.

- The PD, as shown will provide a diverse housing opportunity which will include a host of amenities to service the residents and citizens of Pearland.



AERIAL MAP

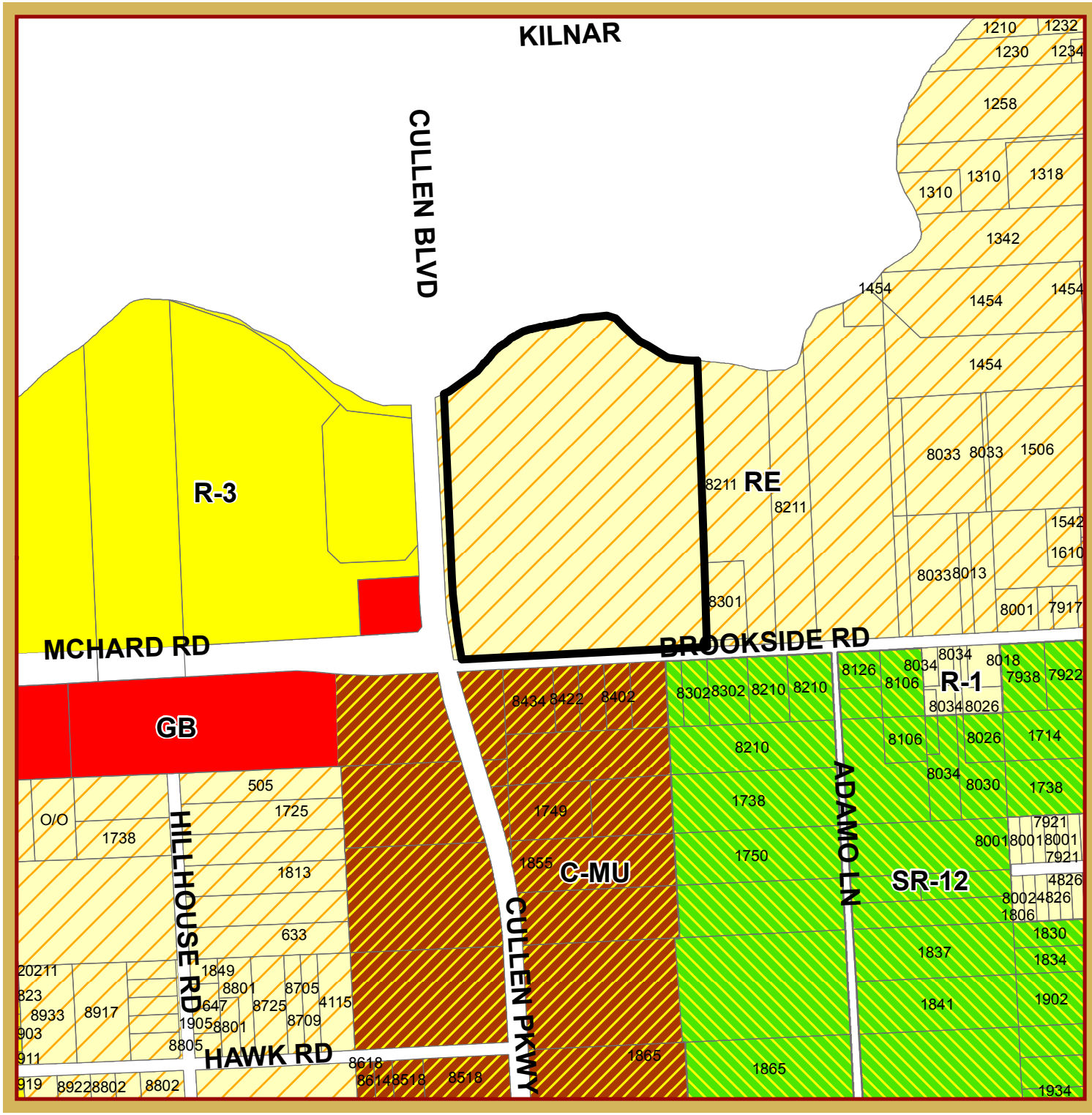
2014-10Z
PEARLAND'S
LAKE PARK PD

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

1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT

N



ZONING MAP

2014-10Z PEARLAND'S LAKE PARK PD

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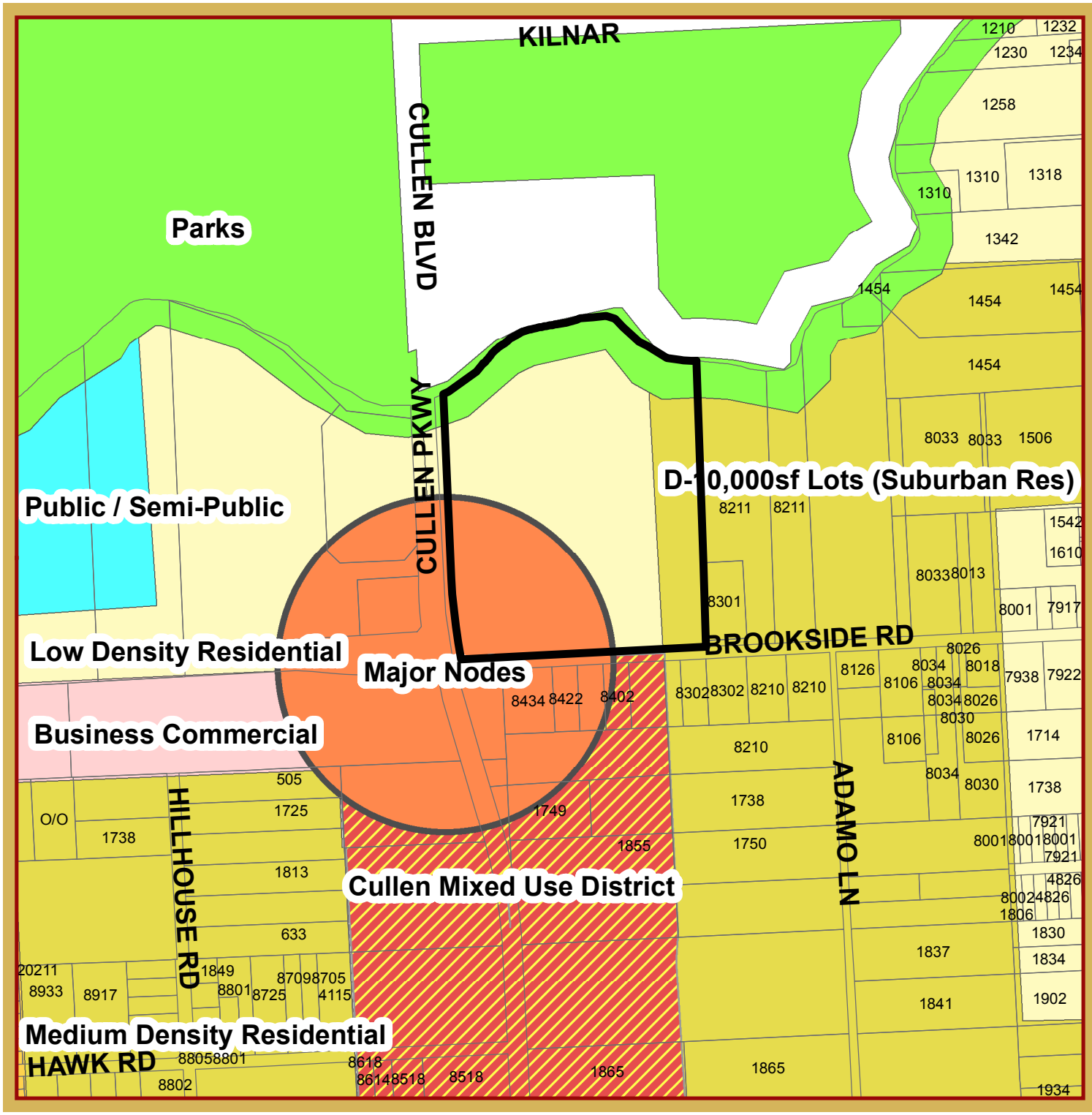
1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT



FLUP MAP

2014-10Z PEARLAND'S LAKE PARK PD

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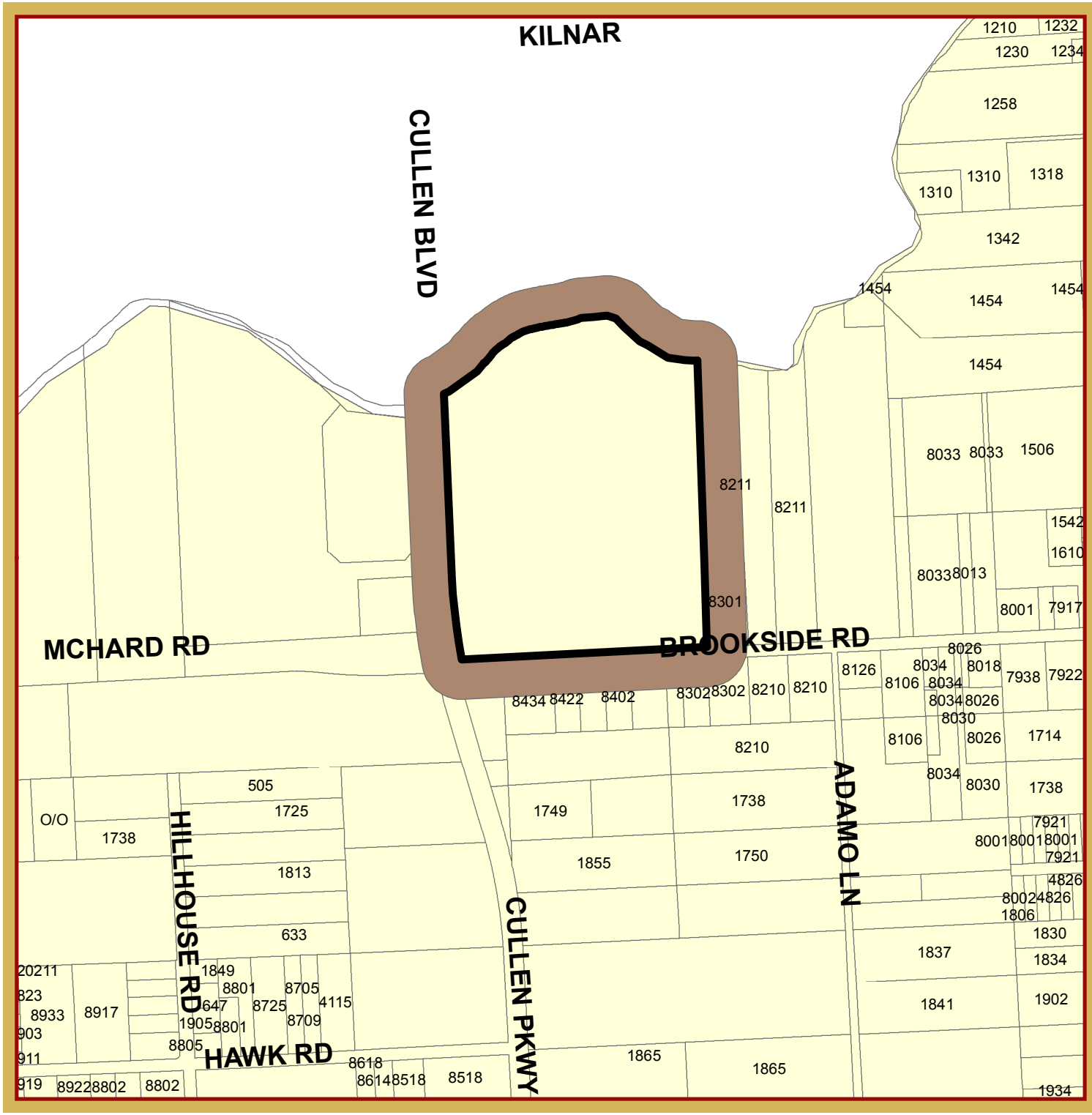
1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT

N



NOTIFICATION MAP

2014-10Z
PEARLAND'S
LAKE PARK PD

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

1 inch = 703 feet

22 MAY 2014
PLANNING DEPARTMENT

N

ZONE CHANGE 10Z
NOTIFICATION LIST

NAME		ADDRESS	SUITE	CITY	STATE	ZIP
GARNER ROBERT D		8302 BROOKSIDE RD		PEARLAND	TX	77581
CHILDERS SHARON		3109 WILD TURKEY LN		PEARLAND	TX	77581
LOZANO ARMANDO & CHRISTINA		6213 RAVENWOOD DR		PEARLAND	TX	77584
BRANTLEY INVESTMENT LLC		2218 N SAN ANTONIO ST		PEARLAND	TX	77581
C&F PROPERTIES LP		5826 HIGH STAR DR		HOUSTON	TX	77081
HARRIS SHIRLEY COOPER		8301 BROOKSIDE RD		PEARLAND	TX	77581
STONE EARL G ESTATE		1938 GARDEN RD	TRLR 98	PEARLAND	TX	77581
FYCW LTD		104 SOUTHERN PINES DR		LAFAYETTE	LA	70508
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	DBA LENNAR HOMES OF TEXAS INC	550 GREENS PKWY	STE 200	HOUSTON	TX	77067
HARRIS COUNTY		PO BOX 1525		HOUSTON	TX	77251-1525
CHRISTOPH PROPERTIES INC		1406 1/2 W PARKWOOD AVE		FRIENDSWOOD	TX	77546-5704
FYCW, LTD.	C/O JAMES JOHNSON	106 RIVERFRONT LN		HOUSTON	TX	70508
LAKE PARK PEARLAND, LTD.	C/O JAMES JOHNSON	5410 PIPING ROCK LN		HOUSTON	TX	77056

Pearland's Lake Park

Lake Park Pearland, Ltd.

June, 2014

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Elevations

Section IV.....Land Plans and
Phasing Plans

Section V.....Parkland and Open Space

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Fence Plan

Section VII.....Survey

Section VII.....Exercise Brochure

Section I

an area map for

Pearland's Lake Park

FREEWAY

120' ROADWAY - SUFFICENT WIDTH

120' ROADWAY - INSUFFICENT WIDTH

120' ROADWAY - PROPOSED

100' ROADWAY - SUFFICENT WIDTH

100' ROADWAY - INSUFFICENT WIDTH

80' ROADWAY - SUFFICENT WIDTH

60' ROADWAY - INSUFFICENT WIDTH

60' ROADWAY - PROPOSED

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EXHIBIT A

NOT TO SCALE

SEPTEMBER 2011
KGA #4-272

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

Section II

Lake Park

I. Introduction to *Lake Park*:

Lake Park, Is a +/- 47.5 acre planned development consisting of office, retail, restaurant and various general business uses as well as one, two, and three story rental townhomes.

Conceived as a result of Pearland's continued commercial growth driven by an influx of professional businesses including hospitals, medical offices, and surgery centers, *Lake Park* will be the first mixed use residential community of it's kind for those desiring a maintenance free, secure community.

Lake Park's list of amenities will include a portion of Pearland's Clear Creek Trail System, constructed by the developer along the northern border of the development, with a covered exercise station, benches, decorative lighting informational signage about the City's history, and drinking fountains, all of which will be consistent with the city's designs and located in accordance with the City of Pearland's park plan and approval of the parks and planning directors.

Two lakes will be constructed within the development, each +/- 2.6 acres in size. One lake will be private and for the exclusive use of residents within the town-home with pedestrian trails / walkways providing access to both the general business and park areas. The second lake will be open to the public and include a +/- 4,000 sq. ft. pavilion, a colonnade with splash pad, as well as trails linking all public areas to the Clear Creek trail system, retail, office, and all other public areas.

The town-home community will be constructed in two phases. Phase one will consist of 238 units and including a clubhouse with conference room/business center, coffee bar, lounge as well as a lake front community pool. Phase 2 will consist of an additional 137 units.

II. Location and Use:

Lake Park is located at the northeast corner of the intersection at Cullen Blvd. and McHard Rd. (see area map exhibit) The property immediately surrounding *Lake Park* consists of a broad mix of uses, including 8-10 rural homes appearing to have been built in the 60's-70's to the east, light industrial immediately adjacent to the south, the City of Pearland's dry detention facility directly across Cullen to the West, and a boat repair shop immediately to south. Both Cullen Blvd. and McHard Rd. are identified in the comprehensive plan as major thoroughfares and provide direct access to S.H. 288. The intersection is approximately 2.1 miles to SH 288 and 1 mile to beltway 8. As a result of the heavy use of each road, and in an attempt to alleviate traffic congestion along Broadway/FM 518, Cullen Blvd. has been widened to 4 lanes, and McHard Rd. has recently been opened to Cullen Blvd.

The property is currently zoned RE, with the Pearland's future land use plan indicating a general business retail node consisting of 50 acres. Due to the heavy traffic and the lighted intersection, as well as scattered uses in the area, and in keeping with **Section 2.2.2.1 (b)(5), (b6)**, as well as the subject property's location is near the **Cullen Mixed Use District.** *Lake Park* provides the appropriate transition and upon completion likely enhancing property values, and set the tone for future development.

III. Ideals, Goals, and Objectives:

In accordance with **Section 2.2.2.4, Application Requirements,** The following excerpts from **section 2.2.2.1 (a) and (b),** of the City of Pearland's adopted UDC, provides a description of how a proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's adopted comprehensive plan or any other formally adopted City planning document, such as the parks plan or public facility plan.

(a) Purpose. The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts and encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

Section 2.2.2.1 (b) Applicability: A PD district may only be established in one of the following circumstances:

1) The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards;

5) The land serves as transition between different and seemingly incompatible land uses.

6) The land is proposed for development as a major office, retail, commercial or industrial employment center, and special design standards may be warranted.

With the previous 3 standards met, it is believed the proposed PD would be appropriate.

IV. Open Space:

All of the open space requirements outlined in **Section 2.2.2.3 (c)(1)** of the City of Pearland's adopted UDC shall be met or exceeded. (See Exhibit "K" Parkland and Open Space)

Parkland Requirements:

Parkland requirements will be met implementing the formula outlined in Chapter 3, Section 3.2.10.1 (b) In the event the Applicant is unable to satisfy some or all parkland dedication requirements by way of land dedication, credit for park improvements, excess landscaping and lake amenities, fees in lieu of said dedications shall be paid to the city's park fund for future use in the appropriate zone.

Walkways, Sidewalks and Trails:

All walkways and sidewalks will be designed and constructed as required in Pearland's UDC, Section 3.2.11.1. Unless otherwise stated in in Section 2.4.5.1, Corridor Overlay District. Trails along "The Clear Creek Trail System" will be no less than 10 feet in width or as required by the parks master plan, adjacent to the boundaries of *Lake Park*.

Corridor Overlay District:

As the subject property lies within a Corridor Overlay District, all standards set forth therein shall be met.

V. Authorized Uses:

Upon adoption of the Lake Park PD, all uses permitted in **Section 2.5.2.1 The Land Use Matrix** of the City of Pearland's UDC shall be allowed in area designated for zoning categories know as GB & OP except for the following:

1) Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity.

2) Office, Parole-Probation, Bail Bonds

3) Check Cashing Service

4) Laundromat (Self-Service Laundry)

5) Rehabilitation Care Facility (Halfway House)

6) Studio-Tattoo or Body Piercing

7) Antique Shop with Outside Storage

8) Astrology, Hypnotist or Psychic Arts

9) Bakery (Wholesale)

10) Garage and/or Yard Sales

11) Market – Open Air (i.e., Flea Market)

12) Outside Display

13) Auction House

14) Fraternity or Sorority House

15) Mortuary/Cemetery (Including Mausoleum/Crematorium)

16) Bus Station

17) Animal Processing

VI. Authorized Uses:

1. Upon adoption of the Lake Park PD Overlay District, the following uses are authorized in the general locations identified in exhibits "B" – "E". All zoning districts are the overlay zoning districts for which staff will review permits.

1) Town-Homes / MF - This product is consistent with the TH district save and except rear yards and select homes with shared rear walls. (Back to back)

2) General Business

3) Office/Professional

4) All zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in this ordinance that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district. The following is a list of deviations from the current RE base zoning. (Refer to Exhibit "B" site plan and Site Legend)

   a. Numbers 2 and 3 – TH / MF

   b. Number 4 – GB & OP

VII. Development Standards and Amenities:

Upon adoption of the Lake Park PD Overlay District, the following development standards shall be adhered to. Minor deviations from the approved design plan shall be in accordance with **Section 2.2.2.6 Subsequent Development Applications.**

1) All building facades except for areas of glass window and doors will be constructed of 100% masonry as defined in the City of Pearland's UDC **Section 2.6.2.1 (c) (1) Materials Permitted.** All facades shall be constructed with no less than 65% brick.

2) Permitted trim materials are as described in **Section 2.6.2.1 (c) (3)**

3) For the purpose of sustainability and erosion control all residential buildings shall be constructed with two-foot (2') eaves. (See Exhibit "O")

4) The foot print/building pad of multi-tenant buildings shall not exceed thirty-five thousand (35,000) square feet.

5) The foot print/building pad of any single-tenant building shall not exceed 75,000 square feet.

6) All building designs within the Lake Park PD will be consistent with the architectural renderings depicted in Exhibits "H", "I", & "J"

7) All screening requirements for parking shall be in accordance with the City of Pearland's UDC, **Chapter 4, Section 4.2.2.4 (d)**

8) Landscaped medians will be constructed wherever nose-to-nose parking exists in GB and/or OP districts. Medians will be no less than seventy-two inches (72") in width. (See Exhibit "A")

9) Parking medians visible to Cullen Blvd. or McHard Road shall have shrubs planted and maintained at a height of no more than thirty-six inches (36") and no less than eighteen inches (18") as measured from the surrounding soil line.

10) A thirty-five (35') foot wide landscape buffer shall be provided along the eastern border of property.

VII. Amenities:

The following list of amenities will be constructed in phases identified in phase I. (See Exhibit "C") The term "Amenity" is defined in Chapter 5 of the city's UDC.

1) Lakes: Two lakes – Private residents lake shall be +/- 2.4 acres. Public Lake shall be 2.8 acres.

2) Pavilion - Developer will construct a +/- 4,000 sq. foot pavilion, the location of which is depicted on (See exhibits "C" 4B)

3) Colonnade with splash pad for children. (See exhibit "C" 4A)

4) Fountains - the location of which depicted in the site plan. (See exhibit "C" Fountain)

5) Clear Creek Trail System - The trail will include benches, water fountains, and lighting in accordance with the Parks Department's master plan. (See exhibit "C" Fountain)

6) Exercise station – A covered outdoor exercise station will be located along the Clear Creek Trail System for public use. The developer has budgeted $55,000 for construction and will receive parkland credits in accordance with the comprehensive plan for city parks. (See attached exercise brochure)

7) Trail Head - Developer will construct a trailhead with no less than 6 parking spaces. (See Exhibit "K")

VIII. Fencing.

Fencing and access gates shall be constructed of brick, masonry and wrought iron access gates, which are depicted in Exhibit "L". The location of all fencing, walls and access gates are identified in Exhibit "L".

IX. Residential Densities.

Maximum density shall not exceed 238 units or, 13 units per acre in Phase 1, and 137 units in Phase 2. (See page 6)

X. GB and O/P overall square footage.

(See residential density and multi-tenant square footage table)

XI. EXCEPT AS OTHERWISE PROVIDE FOR IN THIS PD DOCUMENT, ALL ORDINANCES, CONDITIONS, AND REQUIREMENTS OF THE CITY OF PEARLAND'S UDC, AND LAND USE PLAN, SHALL HEREBY BE DEEMED APPLICABLE IN ALL MANNERS AND RESPECTS.

Land Use Table:

Use	Acres	Percentage	Density/units per acre
Single Family	-	-	-
Town Homes	29.52	61.76%	12.7
General Business/Office	18.4	38.49%	-
Open Space	10.52	22.01%	-
Easements/R.O.W.	2.6	5.44%	-
Detention/Lakes	5.2	10.88%	-
Park Land	10.56	22.09%	-
Subtotals	**76.8**	**160.67%**	-
Less Open Space	(10.52)	(0.22)	-
Less Parkland	(10.56)	(0.22)	-
Less Internal Road Circulation	(8.22)	(0.17)	-
Totals	**47.50**	**100%**	-
Total Open Space and Parkland	**21.08**	**44.10%**	-

Section III

PROJECT #:
11-043

LAKE PARK
AERIAL PERSPECTIVE

Exhibit F

Steinberg Design Collaborative LLP

PROJECT #:
11-043

LAKE PARK

Perspective - Colonnade

Exhibit G

Steinberg Design Collaborative LLP

PROJECT #:
11-043

LAKE PARK

Entry at Cullen Rd.

Exhibit G - 1

Steinberg Design Collaborative LLP

Exhibit G-2

PROJECT #:
11-043

LAKE PARK

Entrance at Brookside/McHard Rd.

Steinberg Design Collaborative LLP

Exhibit H

PROJECT #:
11-043

LAKE PARK

Perspective - Townhomes Lake View

Steinberg Design Collaborative LLP

PROJECT #:
11-043

LAKE PARK

Perspective - Townhomes From Street

Exhibit I

Steinberg Design Collaborative LLP

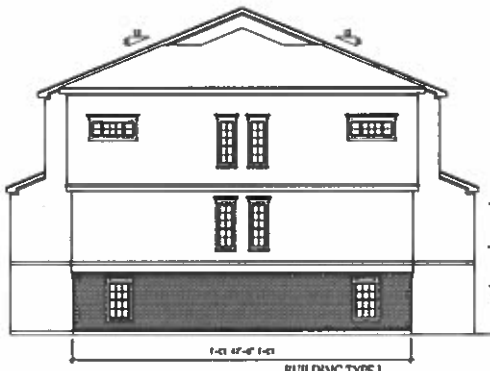
PROJECT #:
11-043

LAKE PARK

Perspective - Retail

Exhibit J

Steinberg Design Collaborative LLP



2 BUILDING TYPE I
SIDE ELEVATION

1 BUILDING TYPE I
FRONT/REAR ELEVATION

Not for regulatory approval, permitting, or construction 05-23-2014

Sanford P. Steinberg
AIA

Lake Park
Pearland, Texas

Steinberg Design Collaborative LLP

JOB NO. 2011.043
SHEET DESCRIPTION
EXTERIOR ELEVATIONS
BUILDING TYPE I

SHEET NO.
EXHIBIT O

2 BUILDING TYPE II
REAR ELEVATION

1 BUILDING TYPE II
FRONT ELEVATION

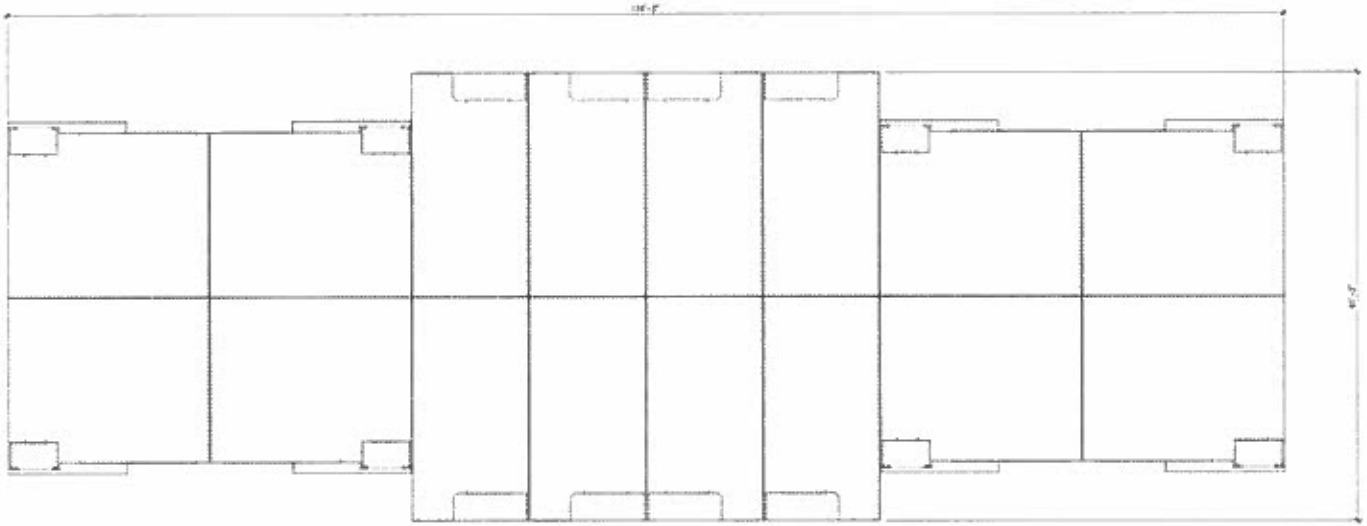
Not for regulatory approval, permitting, or construction 05-23-2014

Sanford P. Steinberg
AIA

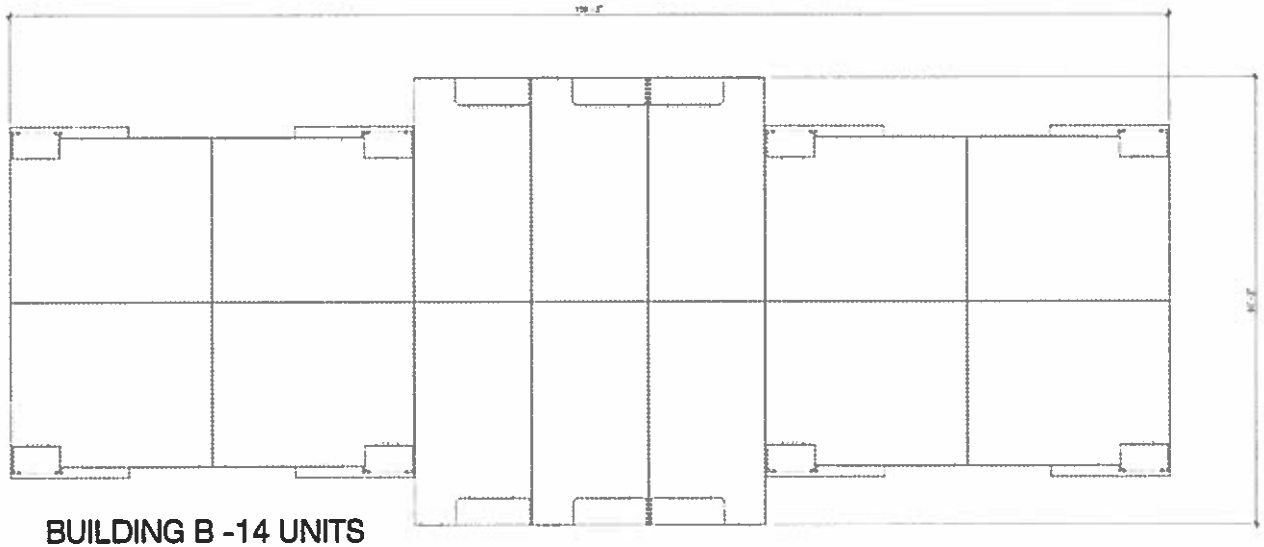
Lake Park
Pearland, Texas

Steinberg Design Collaborative LLP

EXHIBIT P



BUILDING A - 16 UNITS



BUILDING B -14 UNITS

PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT Q

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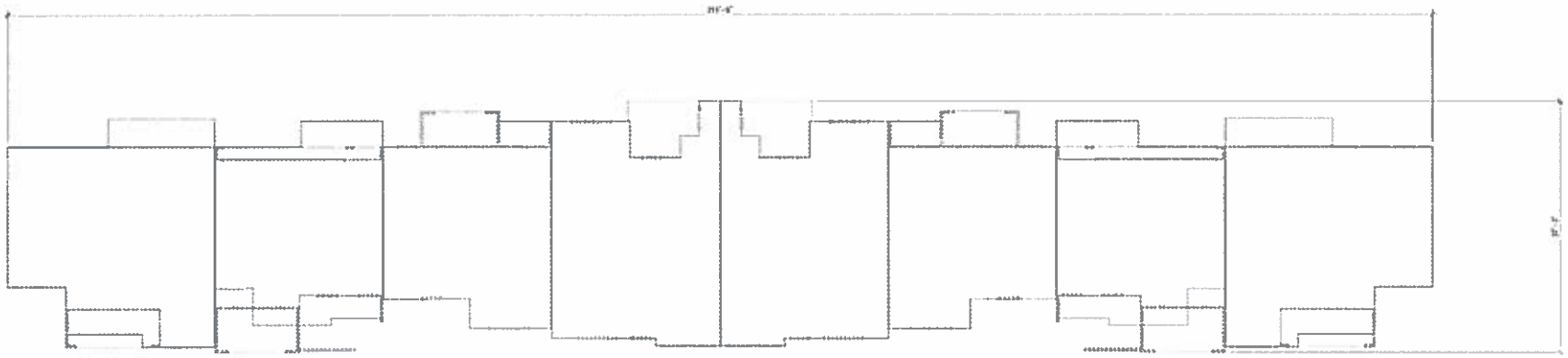
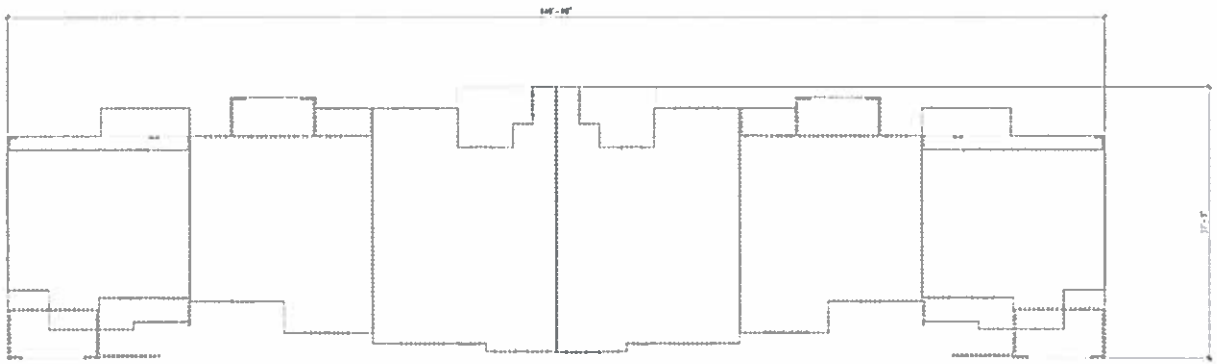


BUILDING C - 10 UNITS



BUILDING D - 8 UNITS

PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT R

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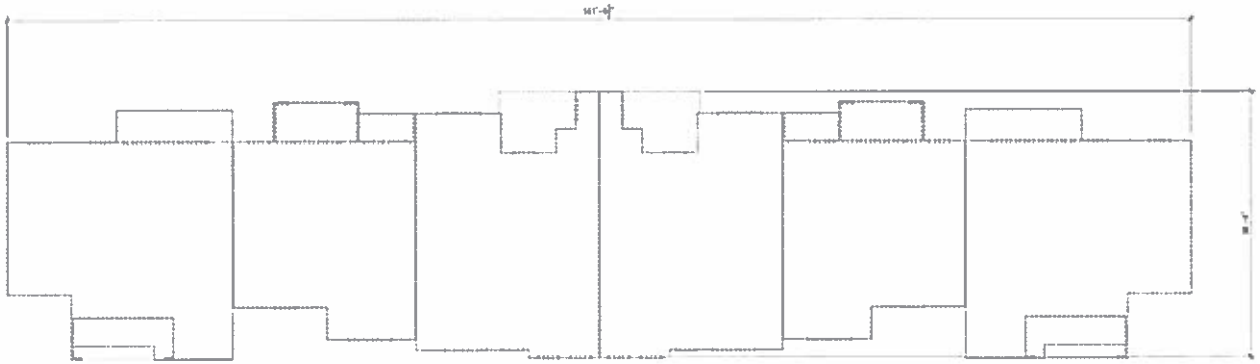

BUILDING E - 6 UNITS

PROJECT #:
11-043

LAKE PARK
BUILDING EXHIBIT

EXHIBIT S

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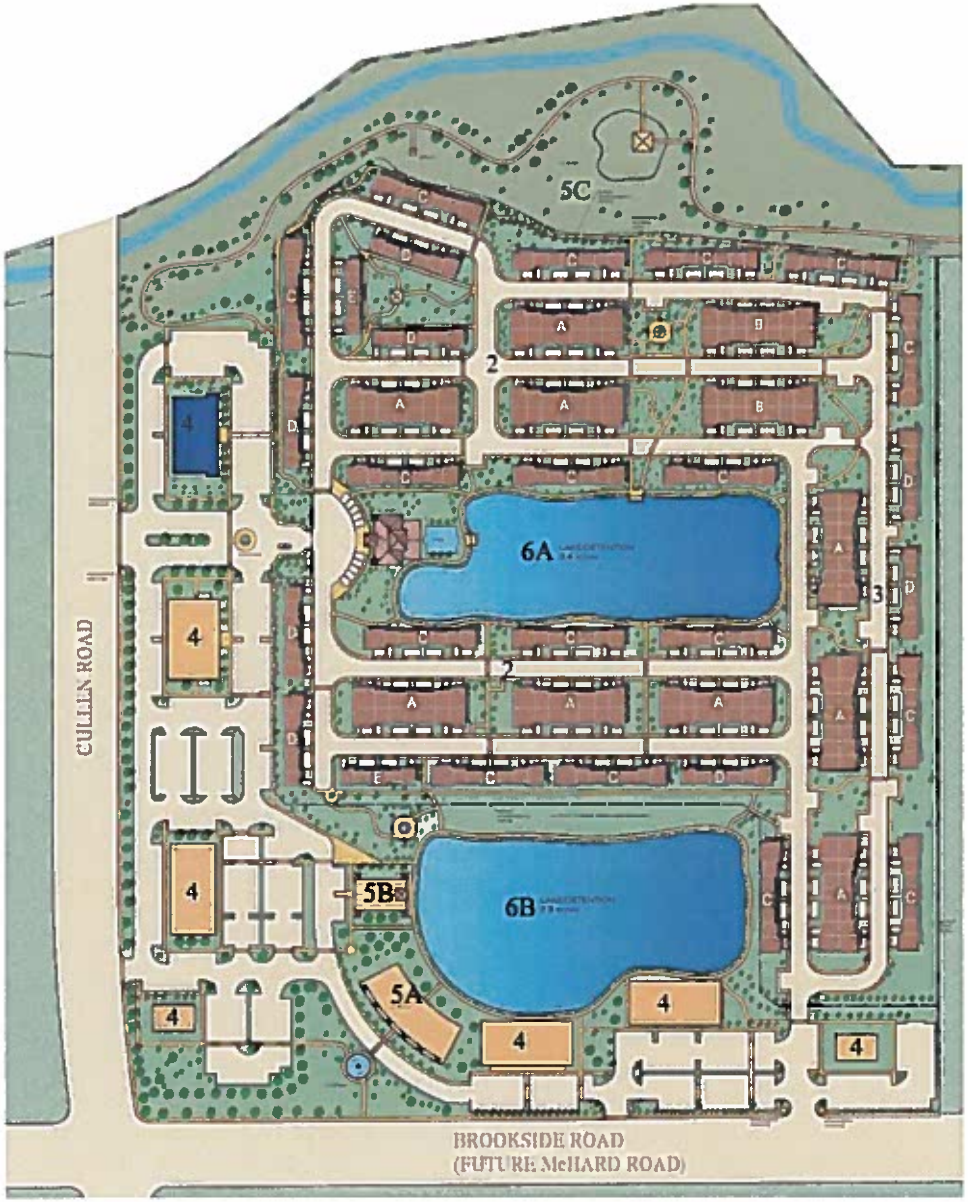
Steinberg Design Collaborative LLP
ARCHITECTS PLANNERS

Section IV



SITE LEGEND

1. TOTAL ACERAGE (+-) 47.5 ACRES
2. TOWNHOMES - PHASE I (+-) 238 UNITS
3. TOWNHOMES - PHASE II (+-) 137 UNITS
4. GENERAL BUSINESS/ OFFICE PROFESSIONAL

5a. PARKLAND/ COLLONADE
5b. PARKLAND/ PAVILLION
5c. PARKLAND / TRAIL
6a. LAKE 2.4 acres
6b. LAKE 2.8 acres

LANDSCAPE SEATING
FOUNTAIN

RESIDENTIAL PARKING

1. RESIDENTIAL SURFACE - 136 SPACES
2. RESIDENTIAL DRIVEWAY - 278 SPACES
3. GARAGES - 278 SPACES

NORTH

Exhibit B

PROJECT #:
11-043

LAKE PARK

Overall Land Plan

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Steinberg Design Collaborative LLP

SITE LEGEND

1. TOTAL ACREAGE (+-) 29.5 ACRES
2. TOWNHOMES - PHASE I (+-) 238 UNITS
3. GENERAL BUSINES / OFFICE PROFESSIONAL

4a. PARKLAND/ COLLONADE
4b. PARKLAND/ PAVILLION
4c. PARKLAND/ TRAIL

5a. LAKE 2.4 acres
5b. LAKE 2.8 acres

LANDSCAPE SEATING
FOUNTAIN

NORTH

Exhibit C

PROJECT #:
11-043

LAKE PARK

PHASE I LAND PLAN

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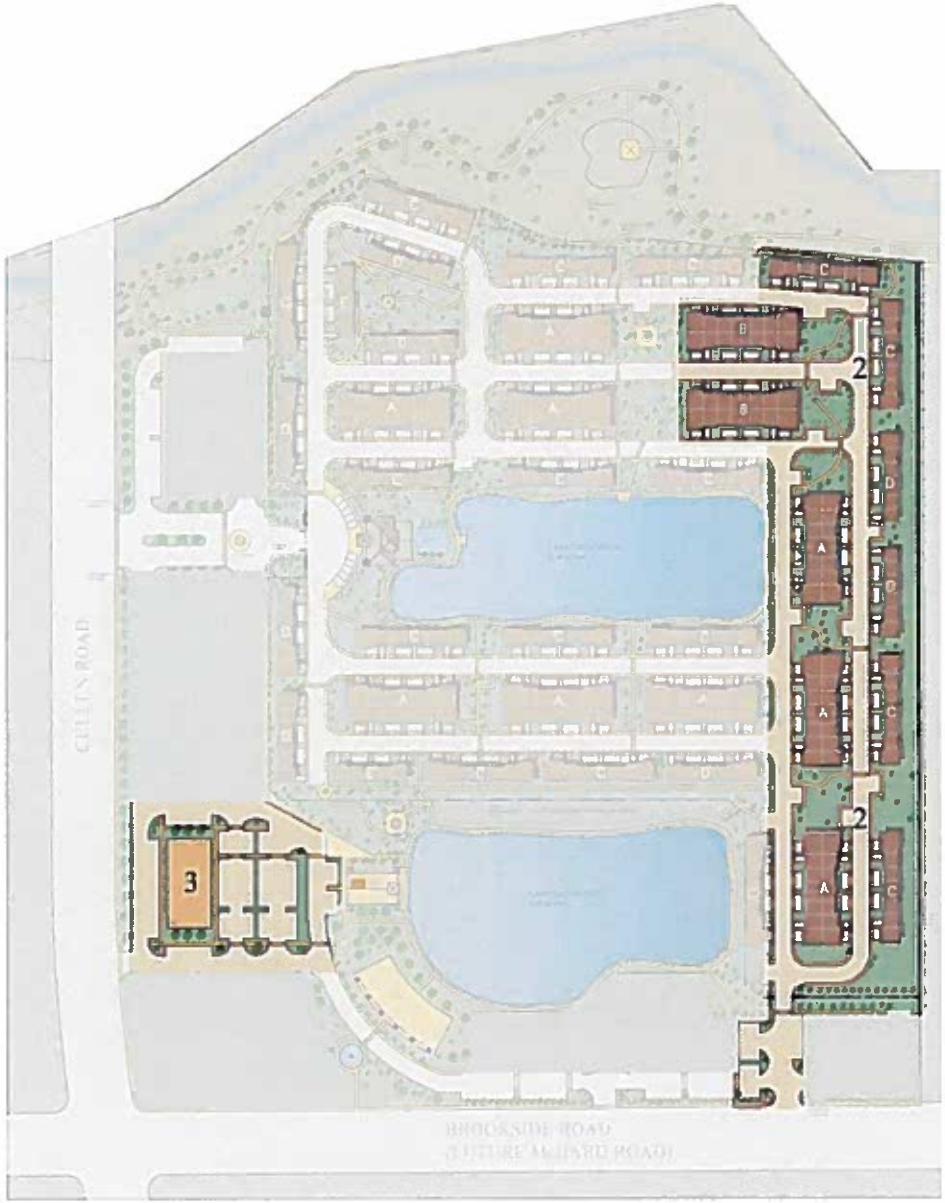
ARCHITECTS PLANNERS



SITE LEGEND

1. TOTAL ACREAGE (+-) 10.2 ACRES
2. TOWNHOMES - PHASE II (+-) 137 UNITS
3. GENERAL BUSINESS / OFFICE PROFESSIONAL

NORTH

Pearland, Texas
for
Vivcor, LLC.

Exhibit D

PROJECT #:
11-043

LAKE PARK

PHASE II LAND PLAN

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SITE LEGEND

1. TOTAL ACREAGE (+-) 5.7 ACRES
2. GENERAL BUSINESS / OFFICE PROFESSIONAL

NORTH

Pearland, Texas
for
Vivcor, LLC.

Exhibit E

PROJECT #:
11-043

LAKE PARK

PHASE III LAND PLAN

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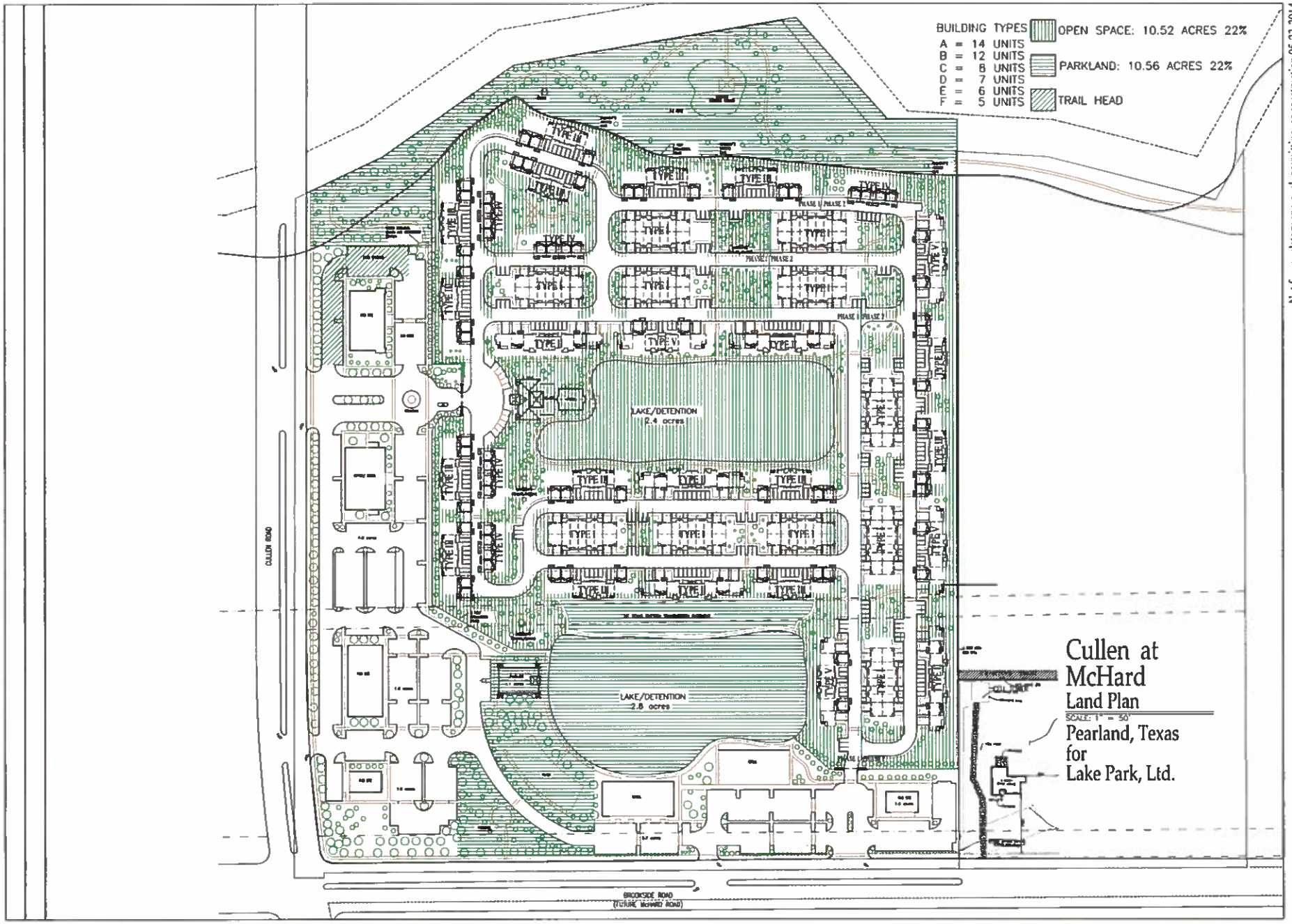
Section V



Not for regulatory approval, permitting, or construction 05-23-2014

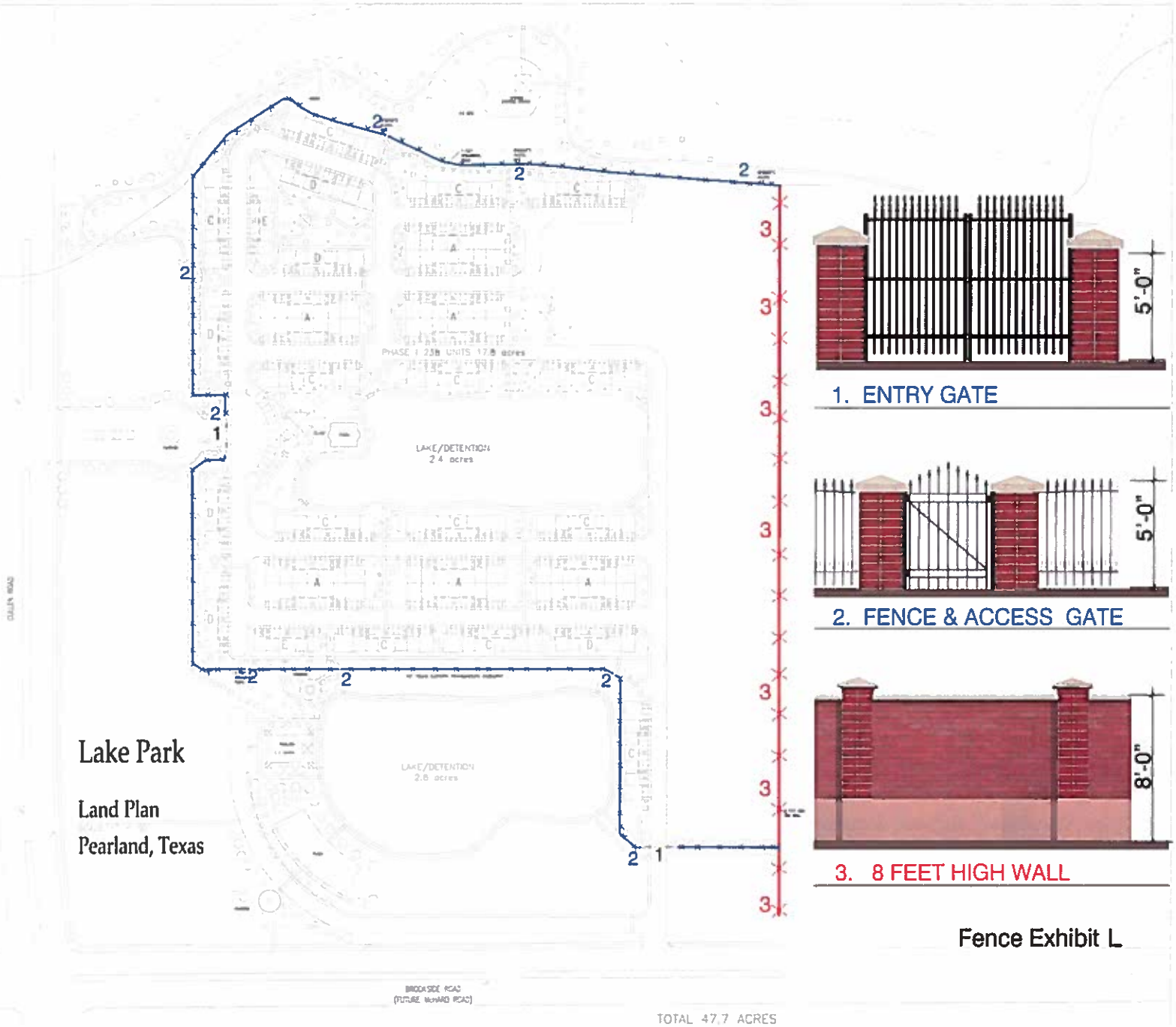
Sanford P. Steinberg
AIA

Cullen Road at McHard
Pearland, Texas

Steinberg Design Collaborative LLP

JOB NO. 2011.043
SHEET DESCRIPTION Site Plan
SHEET NO.
EXHIBIT K

Section VI



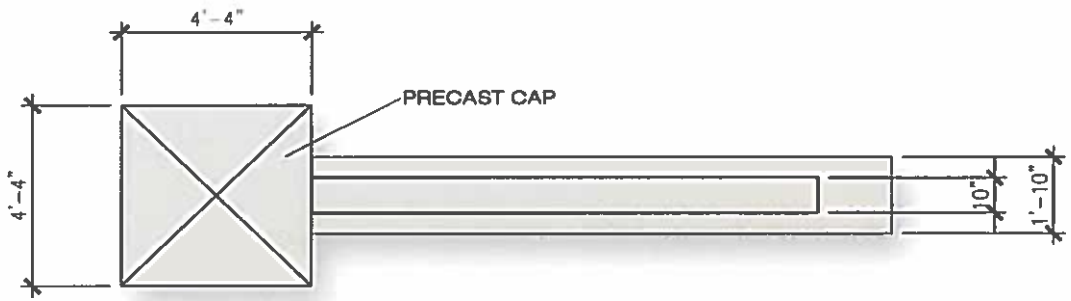
Not for regulatory approval, permitting, or construction 07-03-2013

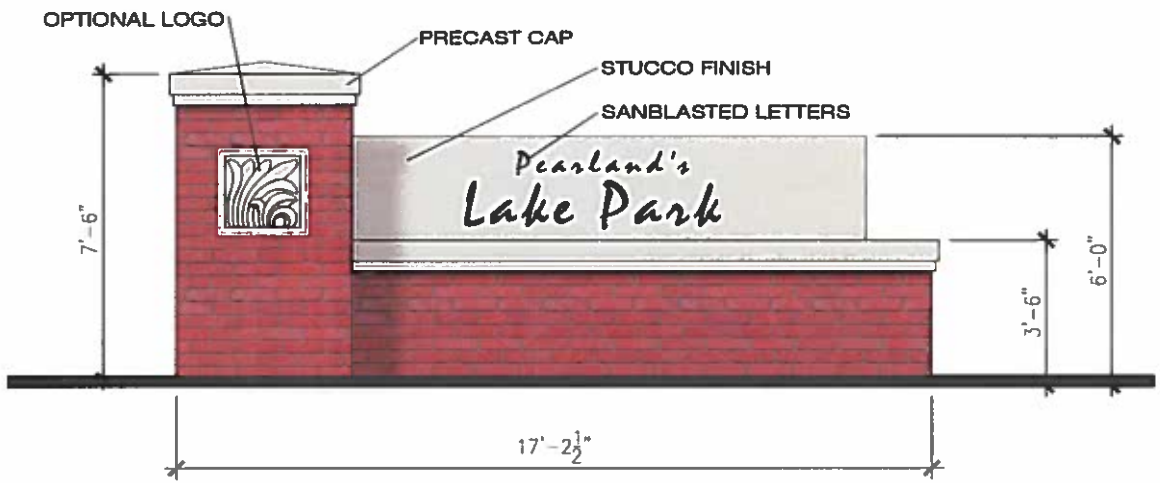
Sanford P. Steinberg AIA

Lake Park
Pearland, Texas

Steinberg Design Collaborative LLP

A1.01





PROJECT #:
11-043

LAKE PARK

Monument Exhibit

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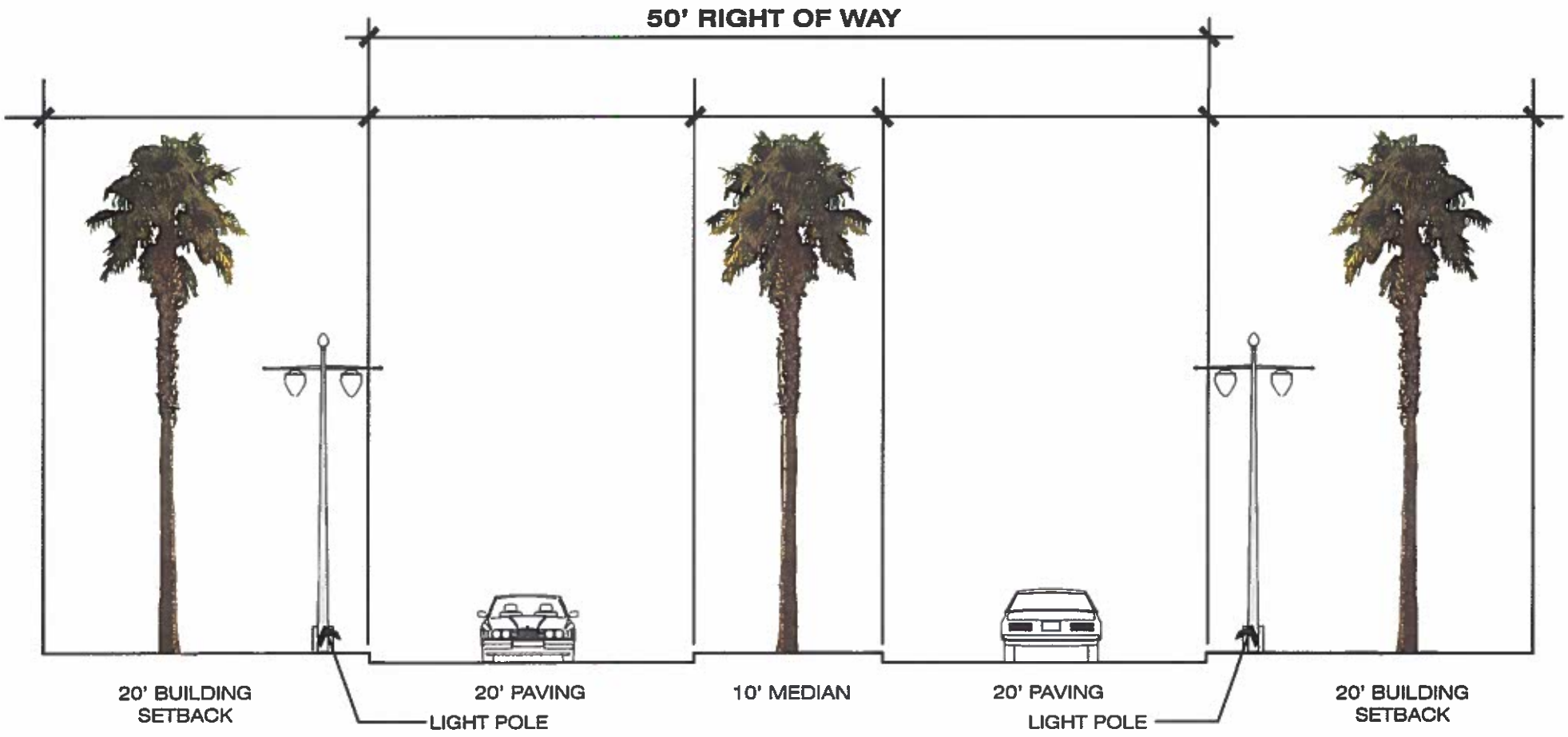
EXHIBIT M

Steinberg Design Collaborative LLP



PROJECT #:
11-043

LAKE PARK

Entrance Cross Section

EXHIBIT N

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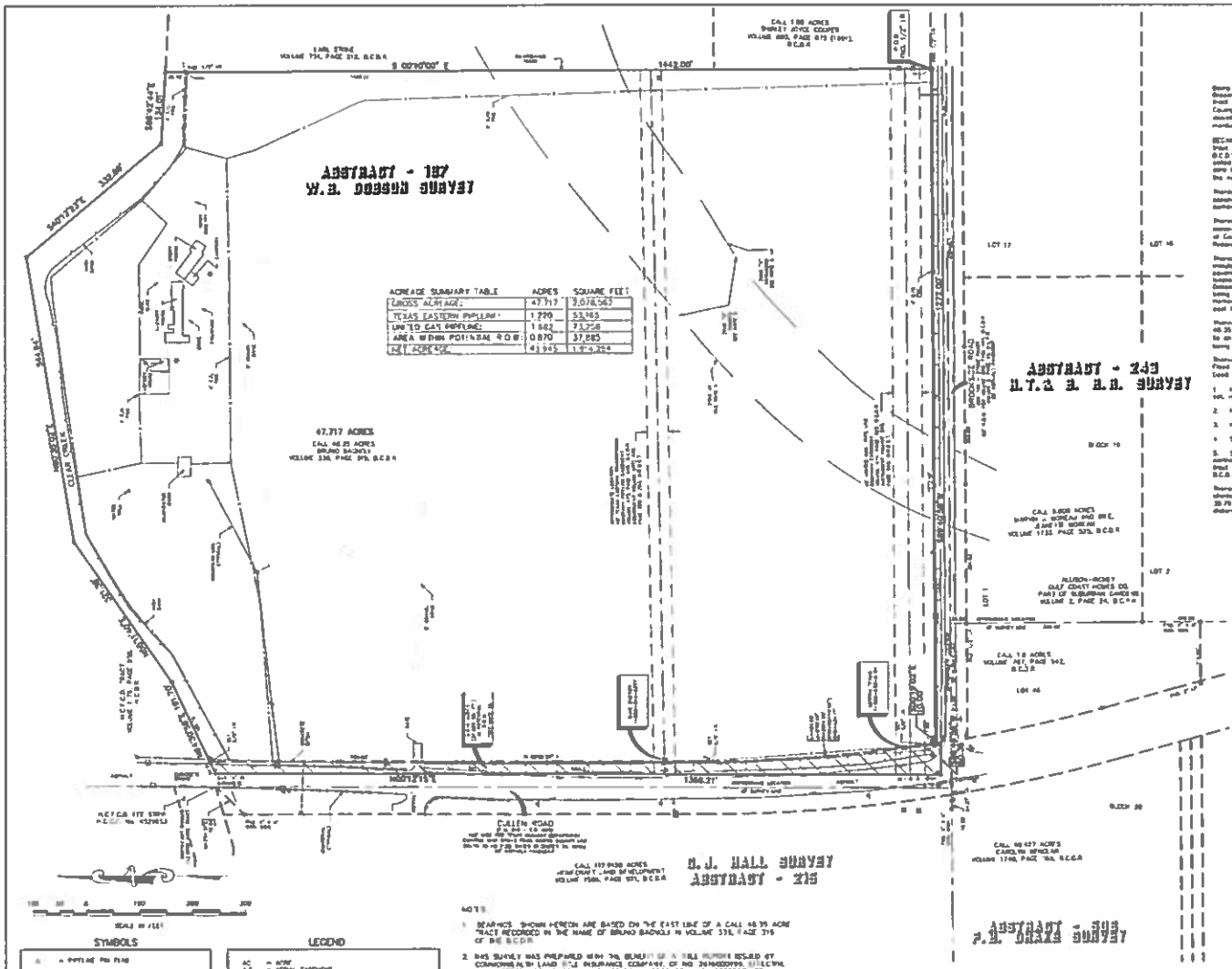
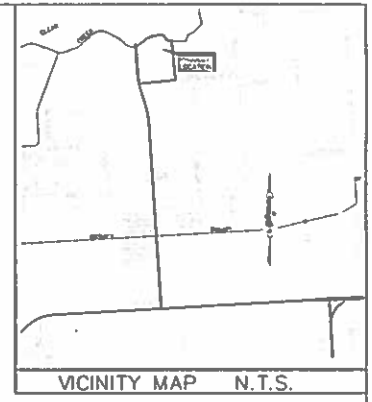
ARCHITECTS PLANNERS

Section VII





FIELD NOTES FOR 47.717 ACRES

Being a 47.717 acre tract of land located in the W. B. Dobson Survey, Abstract-187, in Brazoria County, Texas, and 47.717 acre tract being the remainder of a called 48.35 acre tract recorded in the name of Bruno Bachuli in Volume 336 Page 396, of the Brazoria County Deed Records (B.C.D.R.), and 47.717 acre tract being more particularly described by metes and bounds as follows (Bearings based on the east line of the above mentioned 48.35 acre tract)

BEGINNING at a 1/2 inch iron rod found at the northeast corner of a called 0.29 acre tract of land of record in the name of Brazoria County in Volume 880, Page 441, B.C.D.R., same being on the north R.O.W. line of Brazoria Road (30 feet wide) one called County Road 100, and Stone Road, and being on the east line of aforesaid 48.35 acre tract, and being the northeast corner of a called 1.00 acre tract of land of record in the name of Barney Joyce Cooper in Volume 880, Page 875 (1991), B.C.D.R.;

Thence, with the north line of aforesaid Brazoria Road, South 89 degrees 40 minutes 16 seconds West, a distance of 1,672.00 feet to a 5/8-inch iron rod set for the northwest corner of aforesaid 0.29 acre tract;

Thence, with the west line of aforesaid 0.29 acre tract, South 00 degrees 19 minutes 03 seconds East, a distance of 19.00 feet to a 5/8-inch iron rod set on the north R.O.W. line of County Road 100 (60 feet wide as per Volume 2, Page 34 of the Brazoria County Plat Records);

Thence, with the north R.O.W. line of aforesaid County Road 100, South 89 degrees 40 minutes 16 seconds West, a distance of 60.35 feet to a railroad spike set on aforesaid southeast of the southwest corner of aforesaid 48.35 acre tract, said railroad spike being located 25 feet east of the approximate location of the west line of aforesaid W. B. Dobson Survey, same being the east line of the C.A. Hall Survey, Abstract 215, same being the east line of a called 112.8130 acre tract of land of record in the name of Homecomfort Land Development in Volume 1986, Page 821, B.C.D.R., and being on the east R.O.W. line of County Road 855 (public prescriptive);

Thence, with the east R.O.W. line of County Road 855, and the west line of aforesaid 48.35 acre tract, North 00 degrees 12 minutes 15 seconds East, a distance of 1366.21 feet to an "X" mark set in concrete at the northwest corner of aforesaid 48.35 acre tract, and being located on the Texas Department of Transportation's Bridge over Clear Creek;

Thence, with the centerline of Clear Creek, same being the south line of a name County Flood Control District tract of record in Volume 1170, Page 898, of the name County Land Records, the following five (5) courses:

1. North 84 degrees 38 minutes 58 seconds East, at 24.84' pass a 5/8-inch iron rod set, in all a total distance of 191.78 feet;
2. North 35 degrees 11 minutes 43 seconds East, a distance of 324.36 feet;
3. North 56 degrees 20 minutes 02 seconds East, a distance of 544.04 feet;
4. South 48 degrees 12 minutes 23 seconds East, a distance of 332.89 feet;
5. South 88 degrees 42 minutes 44 seconds East, a distance of 134.81 feet to the northeast corner of aforesaid 48.35 acre tract and being the northwest corner of a tract of land of record in the name of Lori Stone, in Volume 751, Page 312, B.C.D.R.;

Thence, with the fence continue to aforesaid 48.35 acre tract, the Stone tract, and aforesaid 1.00 acre tract, South 02 degrees 30 minutes 00 seconds East, at a distance of 28.79 feet pass a 1/2-inch iron rod found at the high-water line, and continue in all a total distance of 1442.00 feet to the Point of Beginning and containing 47.717 acre of land

TO: James Johnson, Trustee, Commonwealth Land Title Insurance Company

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and there are no discrepancies, conflicts, shortages in area, boundary lines or encroachments, overlapping of improvements, easements or rights of way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway. I further certify that the hereon plat and the survey on which it was based meet the minimum requirements of a Category 1A, Condition II survey, as outlined in the Texas Society of Professional Land Surveyors – Manual of Practice

Dated this the 4th day of May, 2005

Brian E. Wilson
Registered Professional Land Surveyor
Texas Registration No. 5143

STATE OF TEXAS
BRIAN E. WILSON
5143
REGISTERED
PROFESSIONAL
LAND SURVEYOR

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF A CALL 48.35 ACRE TRACT RECORDED IN THE NAME OF BRUNO BACHULI IN VOLUME 336, PAGE 396 OF THE B.C.D.R.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GF NO. 2414000099, EFFECTIVE DATE: SEPTEMBER 28, 2004. NO ADDITIONAL RESEARCH WITH RESPECT TO EASEMENTS, BUILDING LINES, OR OTHER MATTERS OF RECORD WAS PERFORMED BY THE SURVEYOR.
3. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOODS, AND ZONE "AE" (UNSHADED) SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, WHERE BASE ELEVATIONS HAVE BEEN DETERMINED, AS PER THE FLOOD INSURANCE RATE MAPS, PANEL# 48039C0330 L, REVISED SEPTEMBER 22, 1999
4. SUBJECT TRACT IS ENCUMBERED BY TITLES, CONDITIONS, AND STIPULATIONS CONTAINED IN THE SURFACE EASEMENTS AND RIGHT OF WAY AGREEMENT RECORDED IN VOLUME (90) 880, PAGE 408 OF THE O.R.B.C.T.
5. NO RECORD OF CONVEYANCE OR CONDEMNATION CONFIRMS THE RIGHT-OF-WAY OF CULLEN ROAD WAS FOUND BY THE SURVEYOR. THE INFORMATION FOR THE LOCATION AND CONFIGURATION OF RIGHT OF WAY WAS PROVIDED BY THE TEXAS HIGHWAY DEPARTMENT CONTROL MAP NO. 876-2, DATED DECEMBER 29, 1936
6. THE LINES SHOWN HEREON DESIGNATING EARTH "FLOOD ZONE" ARE APPROXIMATIONS, ESTABLISHED BY SCALE VALUES TAKEN FROM SAID FEMA MAPS. SO THE AREAS SHOWN HEREON ARE ALSO APPROXIMATIONS. THE SURVEYOR MAKES NO CERTIFICATION AS TO THEIR ACCURACY

SYMBOLS

- PIPELINE PIN FIND
- SIGN MARKER
- TRAFFIC SIGNAL POLE
- FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- SET 5/8-INCH IRON ROD
- CORNER FALLS ON WATER
- POWER POLE
- TELEPHONE PEDESTAL
- GUY
- PIPELINE MARKER
- ELECTRIC BOX
- STORM MANHOLE
- STORM INLET
- STANDARD LIGHT
- GAS ANCHOR
- SIGN

LEGEND

AC	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
CHB	= CHORD BEARING
CHD	= CHORD LENGTH
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
O.R.B.C.T.	= OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS
H.C.F.C.D.	= HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.C.R.	= HARRIS COUNTY CLERK'S FILE
L	= LENGTH
L.E.	= LANDSCAPE EASEMENT
LTD	= LIMITED
NO	= NUMBER
NR	= NON-RADIAL
P.U.E.	= PUBLIC UTILITY EASEMENT
PVT	= PRIVATE
R	= RADIUS
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT

EXHIBIT T

LAND TITLE SURVEY
47.717 ACRES
BEING OUT OF THE W.B. DOBSON SURVEY A-187, BRAZORIA COUNTY, TEXAS

MILLER SURVEY-GROUP
4765 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77092
PHONE 713-462-9001 • FAX 713-462-9006

JOB NO. 047	SCALE 1"= 100'	DATE: 05/04/05	FIELD BOOK 04/12/04
DWG. NO. 047V	DRAWN BY CDF	CHECKED BY BEW	WORK NO.: 051722

Section VIII

OUTDOOR FITNESS

norwell
form function

Norwell Form Function® is outdoor fitness equipment, designed for people of any age to enjoy… in the park, at work, in the schoolyard, in your neighborhood or anywhere that people gather for recreation. The glass-blasted stainless steel equipment is based on a Scandinavian design which is simple and attractive while retaining the basic functions required to train and maintain the body.

The family Hempel Barkholt

NORWELL STORY

The Hempel Barkholt family – founders of Norwell – love being outdoors and spending time together as a family. During frequent travels through China they were inspired by the many outdoor fitness parks and decided to establish a new company to focus 100% on the design and development of outdoor fitness equipment.

Norwell is now well established and people are regularly found happily exercising in our parks. We frequently install our fitness parks in places of natural beauty, and their simple design enables them to blend seamlessly into any natural surroundings.

Norwell fitness equipment provides the opportunity for everybody to exercise, regardless of age or fitness levels. We hope that our easily accessible equipment will encourage many more people to engage in outdoor fitness activities and enjoy the benefits it provides.

Every time a Norwell fitness park opens it is confirmation that every hour spent developing these products has been very worthwhile.

INCONSPICUOUS FITNESS EQUIPMENT THAT ENHANCES NATURAL LANDSCAPES

DESIGNED FOR PEOPLE

Our products are carefully designed for the individual so that they use their own body weight as resistance. They have been deliberately designed to be non-adjustable because, without proper guidance, adjustability can result in injury as users may over-exert themselves. Adjustment devices can also be easily vandalized. There is full flexibility in the movement of all mechanical parts, minimizing the risk of injury. The intention is to use the fitness stations as a training circuit, creating a good challenge for all, regardless of fitness levels. Most users will spend one or two minutes at each station before moving on.

FORM & FUNCTION

Design is an integral part of Norwell's focus and all design elements have a function. Our products are designed to fit into all environments – green, open space and urban.

HEALTH PROMOTION

Most people today are aware that they should exercise regularly but, for a lot of people, there are barriers including time, money or the wrong environment. An outdoor fitness course overcomes these barriers by being:

- always available
- free
- an opportunity to get out and exercise in the fresh air

SOCIAL INTEGRATION

Our fitness parks are meeting places for people of all ages and walks of life – business executives, moms and dads, teenagers, older people and the less able – they're really accessible for everyone. In every community it is important to have a meeting place where the people can gather to spend time with their friends and family, exercise and socialise. Norwell fitness parks are the ideal solution!

EACH PIECE OF EQUIPMENT IS IDENTIFIABLE FOR A SPECIFIC TYPE OF TRAINING

CARDIOVASCULAR

To maintain fitness and stamina

To maintain optimum cardiovascular function is a prerequisite for good health and essential for high quality of life. Norwell Form Function® can help people to achieve these goals. Products in this group are identified by a GREEN weather-resistant sticker.

BALANCE

To strengthen the ability to stretch your body and muscles

Good flexibility is important to minimize the risk of injury to muscle groups and reduce general aches and pains. Norwell Form Function® Balance has been created to strengthen body flexibility. Products in this group are identified by a DARK RED weather-resistant sticker.

STRENGTH

To train individual muscle groups

Strength training reduces the possible risks of muscular injury and increases stamina. Products in this group are identified by an ORANGE weather-resistant sticker.

FLEXIBILITY

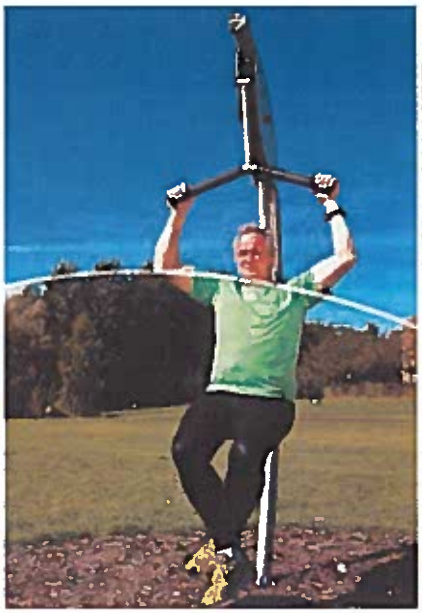
To train balance and coordination

Lack of balance and coordination is an unpleasant condition, but in many cases this can be trained away. Norwell Form Function® Flexibility helps people to focus on balance. Products in this group are identified by a DARK BLUE weather-resistant sticker.

THE PICTOGRAM INSIDE THE COLOUR-CODED ID BAND SHOWS HOW TO USE EACH PIECE OF EQUIPMENT

As a designer and manufacturer, Norwell is able to produce custom designs. Please contact us at info@norwell-usa.com for details.

NORWELL'S INCLUSIVE EQUIPMENT CAN BE USED BY PEOPLE OF ALL AGES AND ABILITIES



MORE THAN JUST A FOOTBALL CLUB

Titus Swartjes, Head Coach at SV Schalkhaar Football Club, Netherlands:
"We use Norwell equipment for warming up and cooling down and it's great for players preparing for comeback after an injury, as they don't have to train in isolation – they can be right here with their team mates. Our club is more than a football club – we have a social function in our city and our Norwell equipment has contributed to that. For example, older people come here to exercise and children love to play on the equipment while their dad's playing football."

FRESH ENERGY TO THE BRAIN

Claus Jensen, Head Teacher, Faaborg High School

"Norwell is not just an outdoor fitness park – it's actually a great sculpture park. It's so nice to see beautiful equipment which also has a function. We use the apparatus both in sports and in interdisciplinary projects. Visual art can work with gear design and aesthetics, and in physics the formula "force times arm length" becomes easy to understand when you need it to lift your own weight. Our students have the opportunity after working hard in class to get out and increase their pulse rate, giving fresh oxygen to the brain and sharpening concentration and learning ability. Norwell equipment has also helped increase integration between the City of Faaborg and our school as everyone is welcome to come and exercise here."

NIKE

AESTHETICS ATTRACTS ALL GENERATIONS

Congratulations to the municipality of Gentofte on being awarded the title of Sports Town of the Year. We are really pleased that the Norwell Park has been one of the many good initiatives that has contributed to this award.

BKO Temple, next to Gentofte Stadium, was established in 1997 as a skater track and hockey rink in collaboration with a group of young skater enthusiasts. In 2009 the lanes and ramps were modernised, and the area has been further developed to appeal to other users – families, adults and school clubs.

Outdoor fitness equipment has been installed for individuals, as well as complementing school and institutional sports programs. Further development of the area will focus on increasing the breadth of offerings and will therefore appeal to all. Ball cages and basketball backboards have also been installed to attract an even wider range of users.

SENIOR CITIZEN CARE HOME – ODENSE, DENMARK

This care establishment serves for 60 live-in residents and is also connected to 200 sheltered homes.

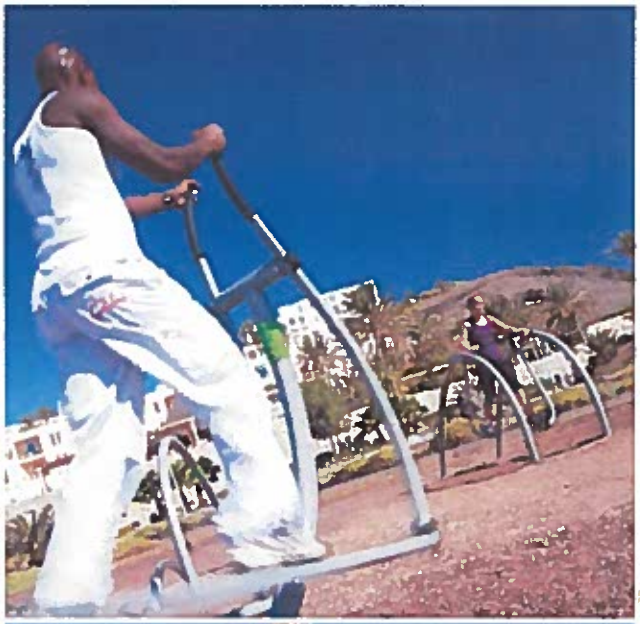
Norwell equipment is installed in the communal garden where the residents can watch their friends exercising and also enjoy looking at the beautiful sculpture of the Norwell products.

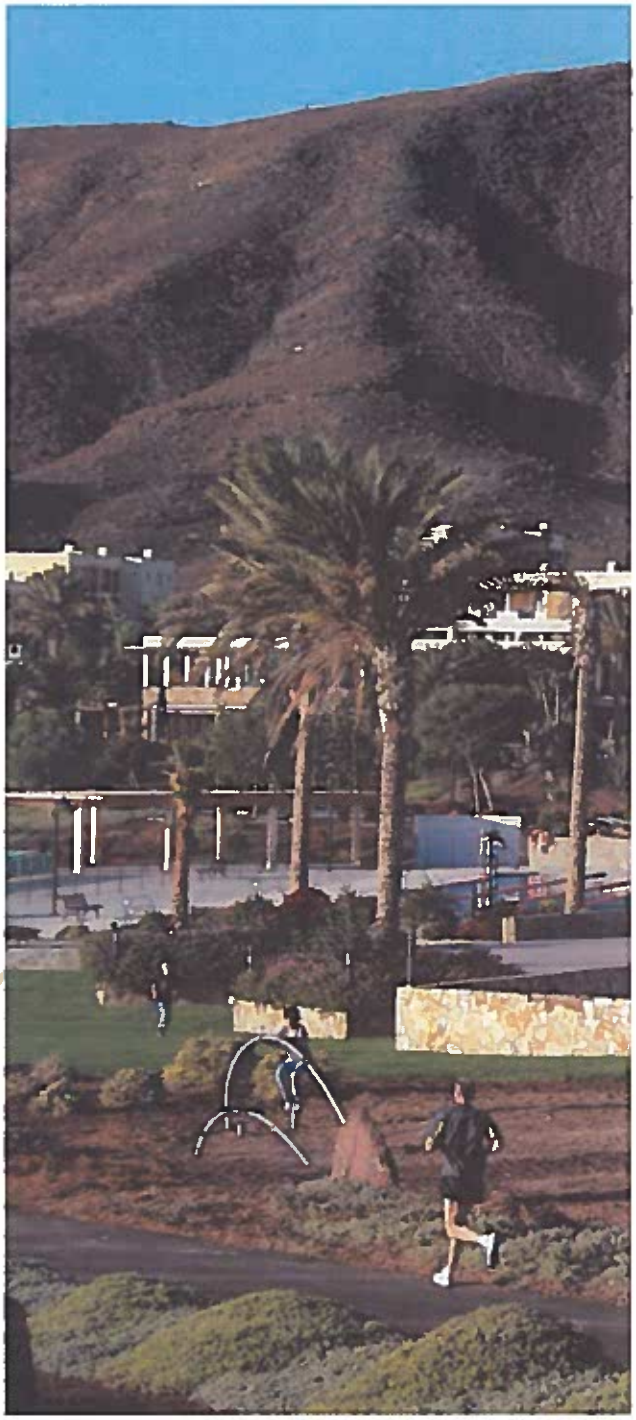
Residents have their own physiotherapist who exercises with them and instructs them on how to use the equipment correctly.

Norwell equipment is also used by the staff, who often suffer from back problems due to the heavy lifting their work involves. They enjoy stretching out, keeping in shape and having fun with their colleagues.

THE WORLD'S FIRST SCULPTURAL FITNESS PARK

Playitas is Apollo Travel's new sport resort on sunny Fuerteventura in the Canary Isles. The resort opened on July 1, 2009 and, in its setting of mountains, ocean and open spaces, is ideal for professional athletes and traditional tourists alike.





NW101:
Chest
Strength
Outdoor
fitness

NW102:
Back
Strength
Outdoor
fitness

NW103:
Sit Up
Strength
Outdoor
fitness

NW104:
Pull Up
Strength
Outdoor
fitness

NW105:
Bar
Strength
Outdoor
fitness

NW106:
Leg
Strength
Outdoor
fitness

NW201:
Air Walker
Cardiovascular
Outdoor
fitness

NW202:
Cross
Cardiovascular
Outdoor
fitness

JAN LOCKHART, MANAGING DIRECTOR, APOLLO TRAVELS

"We chose Norwell as the supplier of our outdoor fitness park as they particularly emphasize exercises that cater to all. The equipment has great sculptural design and blends discreetly into its surroundings. The products are high quality and beautifully finished – care has been taken with every detail."

NW203: **Stepper** *Cardiovascular Outdoor fitness*

NW204: **Hip** *Cardiovascular Outdoor fitness*

NW301: **Twister** *Balance Outdoor fitness*

NW302: **Springer** *Balance Outdoor fitness*

NW401: **Stretch** *Dexterity Outdoor fitness*

NW501: **Bench** *Dexterity Outdoor fitness*

NW502: **Pingpong** *Dexterity Outdoor fitness*

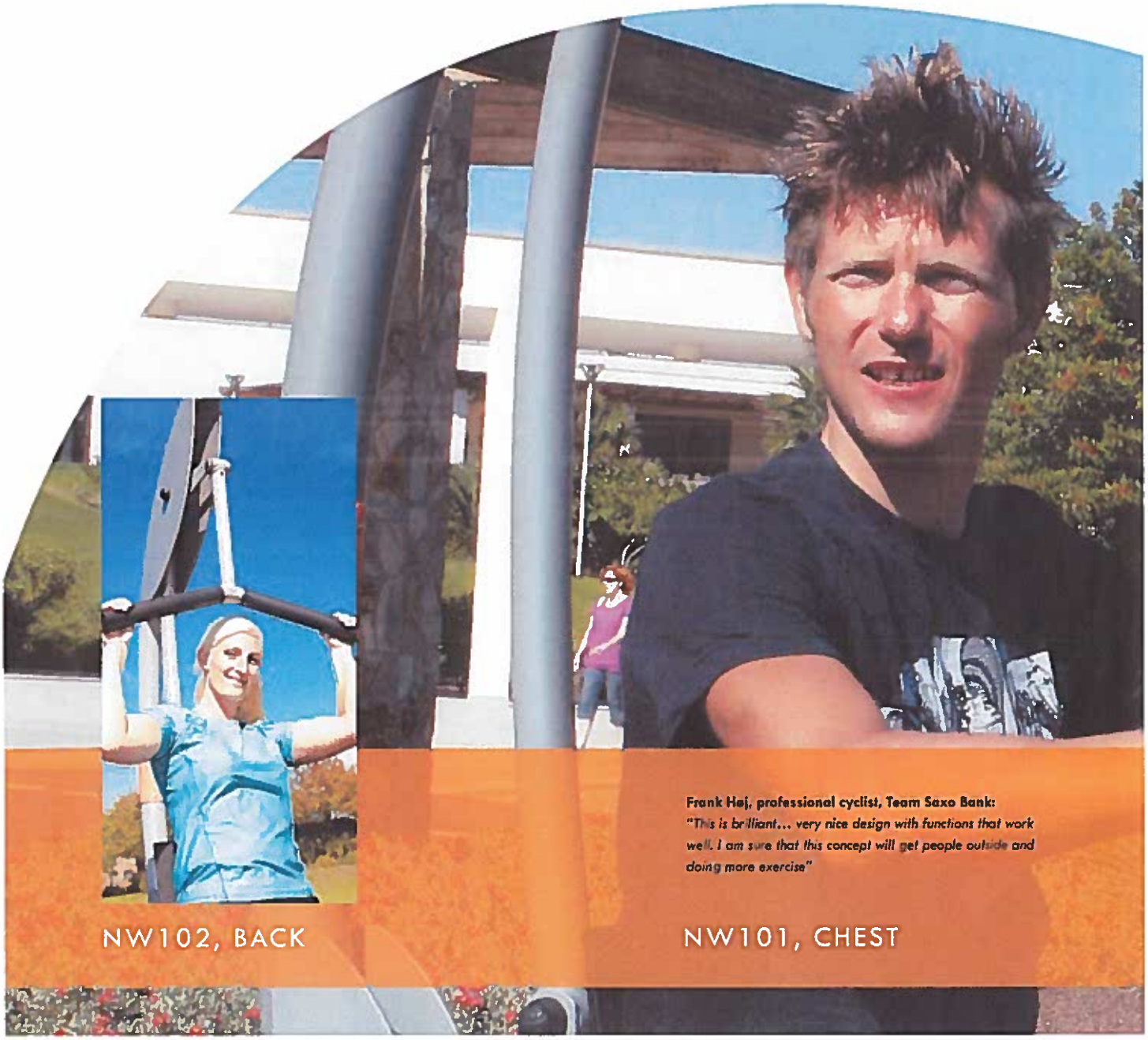
NW 503: **Sign** *Info sign Outdoor fitness*

NW101, CHEST

Chest is a seated chest press developing strength in the chest, front of the shoulders and triceps.

Chest utilises the user's body weight as a counterweight so the user does not need to adjust weight and resistance.

Chest is equipped with a sturdy rubber coated seat for comfort and safety while training.



Frank Høj, professional cyclist, Team Saxo Bank:
"This is brilliant... very nice design with functions that work well. I am sure that this concept will get people outside and doing more exercise"

NW102, BACK

NW101, CHEST

NW102, BACK

Endurance over brute strength – **Back** is a simple way to build up strength in the back, shoulders and biceps. The basis of the training is repetition rather than heavy weight training.

Back fits all and is easy to use – it utilises the body weight of the user as counterweight-eliminating the need to make adjustments. **Back** is equipped with a rubber coated seatwhich provides a safe platform with excellent durability.

NW103, SIT UP

Sit Up – ideal for improving abdominal, thigh and hip muscles.

Sit Up has several applications. It is easy to use and is equipped with a comfortable rubber coated seat.

NW103, SITUP

N-W-104 PULL-UP

NW104, PULL UP

NW 104, PULL UP

Pull Up is an extremely flexible and versatile piece of fitness equipment, combining strength training for a wide range of muscle groups.

Pull Up offers the user a range of exercises such as chin-up, shoulder, grip and body lift as well as a variety of stretches.

Pull Up is a great indicator of the upper body strength in relation to the user's body weight.

NW105, BAR

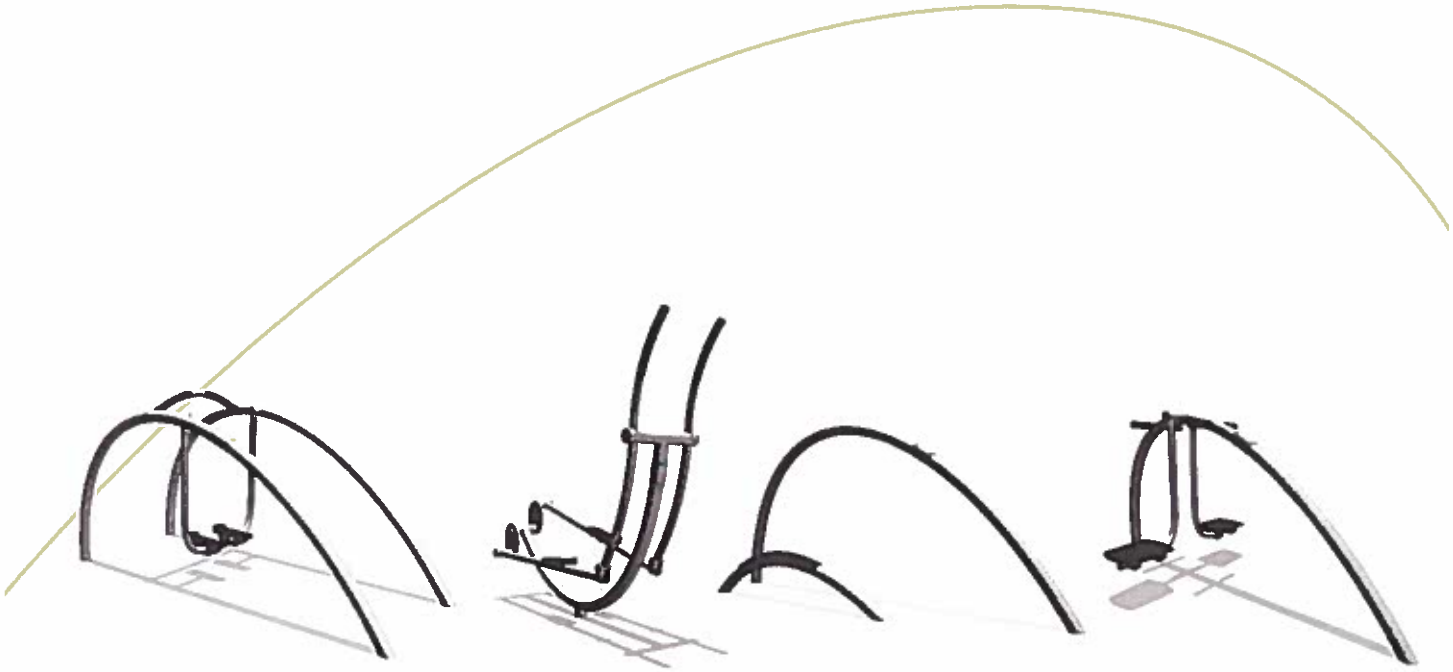
NW105, BAR

Develop chest, shoulders and triceps with **Bar** – a simple product with lots of possibilities.

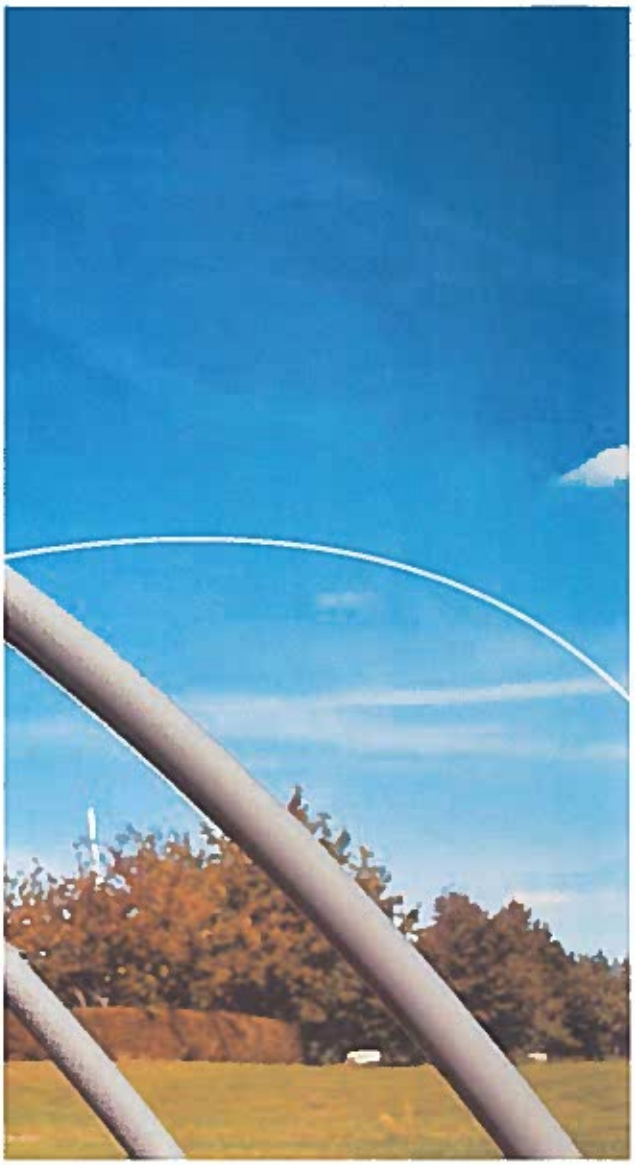
NW106, LEG

NW106, LEG

Build strength in your thighs, legs and calves. With long footplates, **Leg** fits all.



NW201, AIR WALKER NW202, CROSS NW203, STEPPER NW204, HIP



NW201, AIR WALKER

To walk on air is probably the greatest feeling of freedom you can have.

Air Walker is equipped with a support bar for the hands. The foot plates are covered with skid resistant rubber for safe training.

Air Walker enhances the cardiovascular functions of the body and increases flexibility in hip and thigh muscles – even more than traditional running.

Air Walker gives the user the same training as running but without the risk of strain and injury runners can experience in their knees, feet, hips and back.

NW202, CROSS

Cross is a comfortable way of developing leg and hip muscles while improving cardiovascular endurance.

Cross foot plates are covered with skid resistant rubber for safe training.

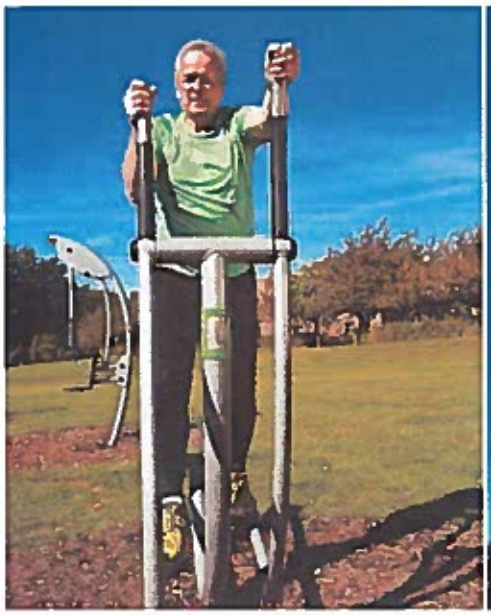
NW203, STEPPER

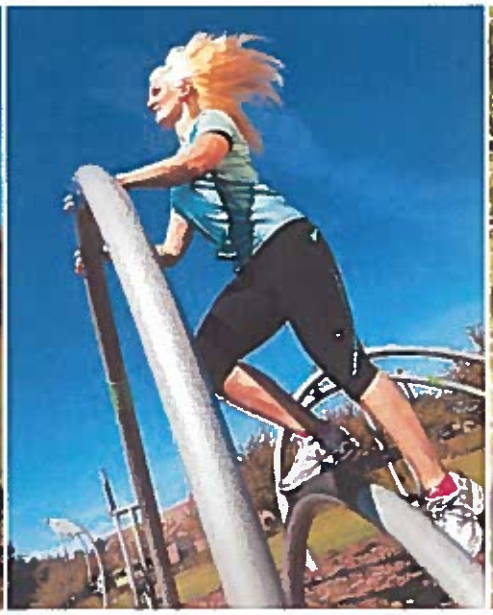
Stepper develops leg muscles and improves cardiovascular endurance.

Stepper has two curves. The big curve serves as support during training – the little curve is wrapped in non-skid rubber.

NW204, HIP

Hip gently trains back, hip and abdominal muscles while you develop your balance and co-ordination.





NW301, TWISTER

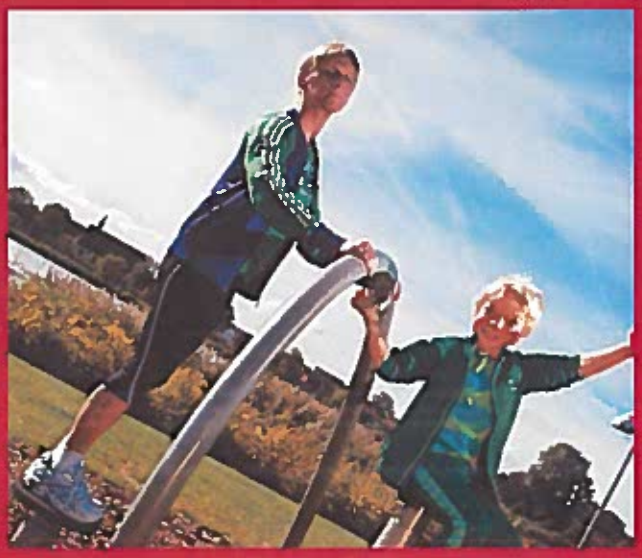
Twister combines muscle development in the back and helps improve flexibility and balance. Body rotation improves flexibility in the back and hip and stimulates abdominal and lower back muscle development.

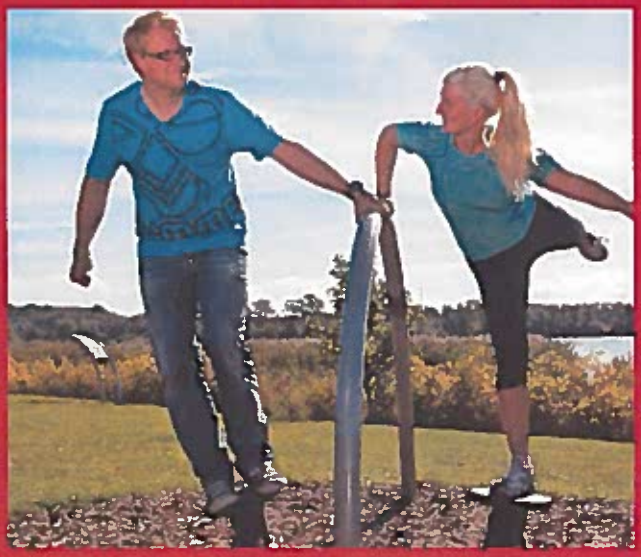
Twister has two individual platforms – one for standing and one for sitting – and a curved bar for support.

NW302, SPRINGER

Springer strengthens ankles and knees as well as developing balance.

Springer comes with a soft and hard spring for various levels of training.

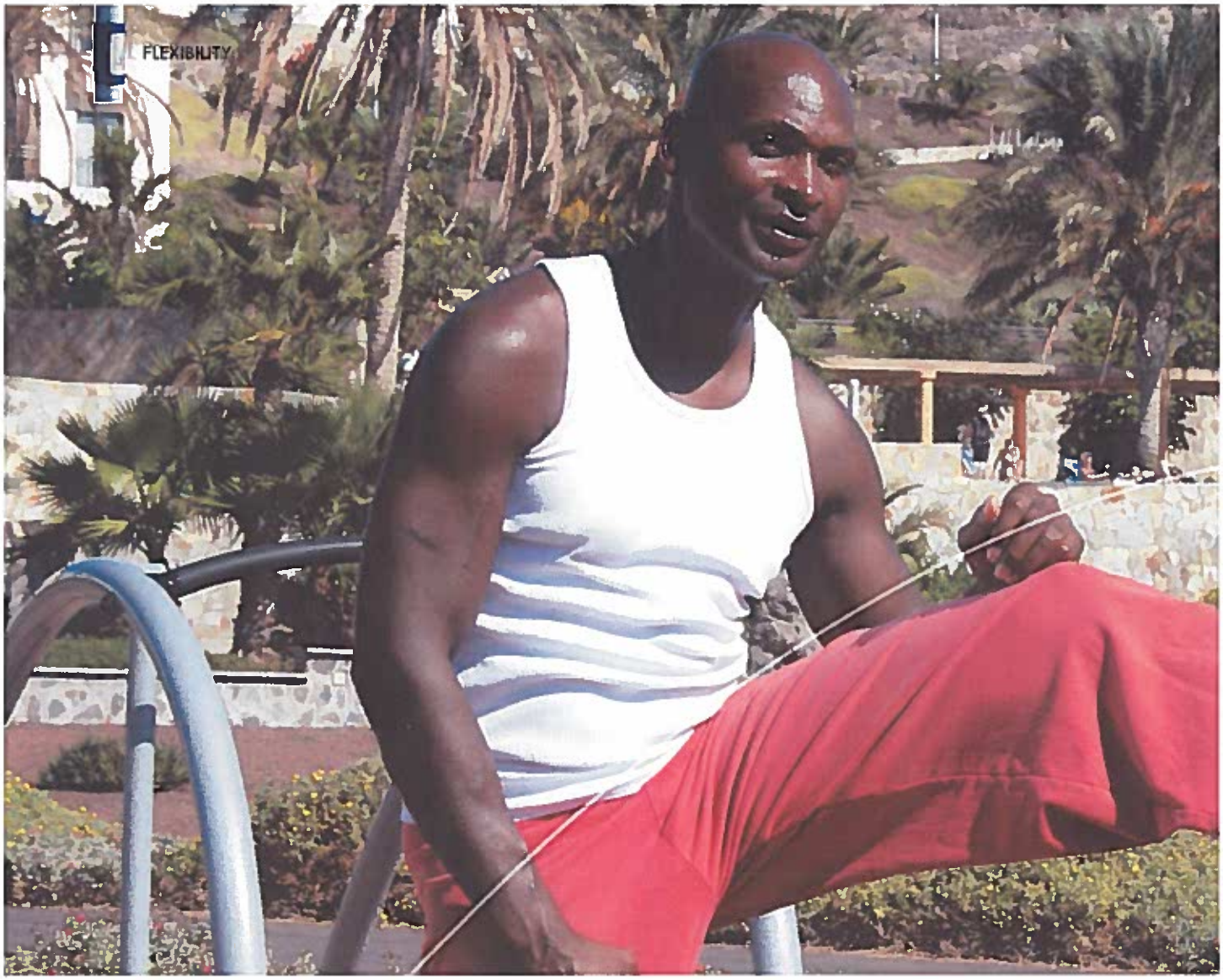


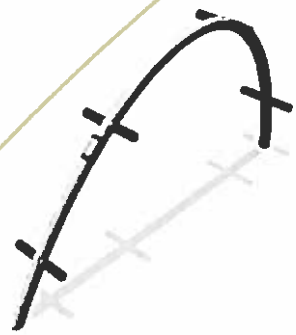


NW301, TWISTER

NW302, SPRINGER

Pat Vidal, Physiotherapist, Spain:
"All exercises can be performed without risk of injury and as the equipment is so versatile it provides a complete workout. You can train alone any time during the day, whatever the weather."



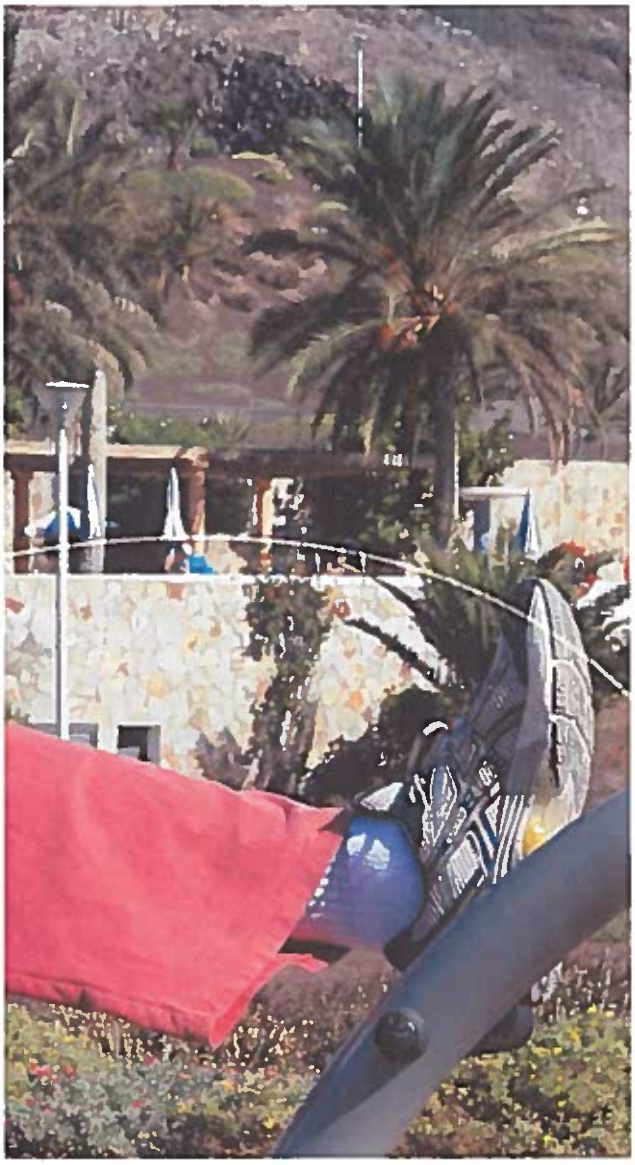


NW401, STRETCH

NW501, BENCH

NW502, PINGPONG

NW503, SIGN



Charles Longdon-Hughes, Fitness/Aerobics Guru, UK.
Former Karate world champion
"Fantastic concept, I love it! Beautiful to look at and it's also safe with excellent functions that really work as they should."

NW401, STRETCH

Stretch is a simple, efficient piece of equipment for flexibility training, using the shape of the curve.

Stretch also provides an essential finishing activity – stretching out calf muscles, thigh muscles and the hollow of the knee.

NW501, BENCH

Bench is shaped for both rest and function.

Equipped with sturdy bolts and rubber connectors to prevent metal against metal contact, **Bench** can be used for training the upper and lower back and is wide enough to be used simultaneously by two people.

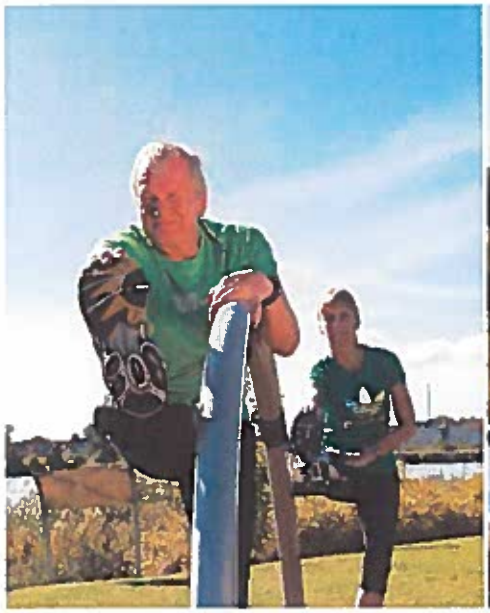
NW502, PINGPONG

Pingpong is a fun variation from our traditional fitness equipment but no less beneficial as it combines movement, reaction speed and coordination between eye, ball and hand.

Pingpong is manufactured in sturdy, maintenance free materials.

NW503, SIGN

Sign explains the philosophy and concepts behind training and how the park should be used.



Norwell's Outdoor fitness equipment is environmentally friendly because you create the energy yourself

H.J. Hansen is a family owned group with roots that go back six generations. The company was founded in 1829 as a merchant's house in Vestergade in Odense. Through expansion and acquisition, H.J. Hansen has grown to become one large, modern international business. Its three main activities are recycling, plumbing and engineering but it also has major interests in wine and delicatessen shops. H.J. Hansen has companies in Germany and abroad, and has 380 employees.

THE OPPORTUNITY OF EXERCISE

"Employee health is important to us here at H.J. Hansen, and as a part of our health policy we wanted to make exercise easily available to our staff. We chose a solution from Norwell, which has been a great benefit to both our employees and their families, providing exercise, fresh air, rehabilitation and teambuilding when they want it – they can exercise during breaks, before or after work. We hold informal meetings there, and the company running club which has grown in strength and size begins and ends its sessions at the fitness park.

Since we did not have outdoor space available, we teamed up with Development Forum Odense to create a full fitness facility in a nearby park, where Odense municipality had land available. The fitness park is used by a great deal of Odense's citizens.

We are very pleased with the impact the fitness park has had for our employees and will certainly create another Norwell Park at our other site in the Port of Odense."

Marlene Lübeck
Management Assistant
H.J. Hansen Holding A/S

FOR ALL PEOPLE AND ALL SEASONS

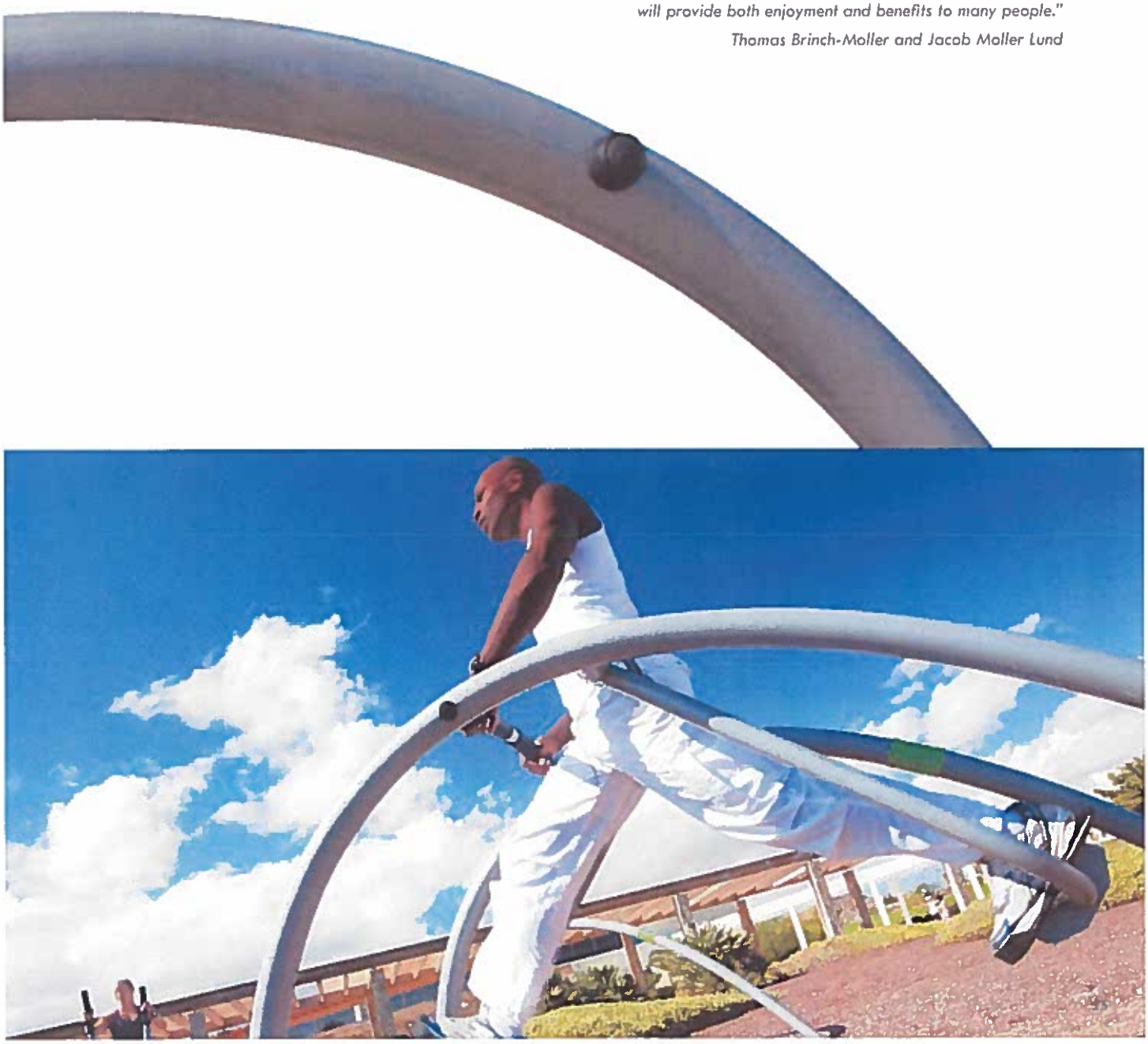
SCANDINAVIAN DESIGN – WITH FUNCTIONALITY

DOK 54 has developed Norwell Form Function's outdoor fitness lines on the basis of traditional Scandinavian design. The equipment is designed to be simple and functional and intuitively usable.

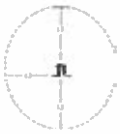
The main element – the curve – creates a lightness and simplicity of construction resulting in equipment which is elegant and understated. The choice of material, the form and the overall uncomplicated appearance combine to provide aesthetics unique to Scandinavian design.

"At Dok 54 we always give due consideration to all aspects of the product, including the production process, method of handling, choice of material and design. We have set out to create equipment that is tasteful in appearance and will visually enhance the landscape. We are very proud of the result and believe that we have designed aesthetic, functional products that will provide both enjoyment and benefits to many people."

Thomas Brinch-Moller and Jacob Moller Lund



PRODUCT DIMENSIONS

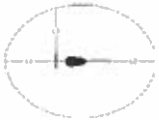


NW101: Chest

Height:	7' 9"
Length:	3' 7"
Width:	2' 9"
Footing:	0' 10"
Weight:	172 lbs
Zone:	129 ft²

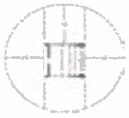
NW102: Back

Height:	7' 9"
Length:	3' 7"
Width:	2' 4"
Footing:	0' 10"
Weight:	161 lbs
Zone:	129 ft²



NW103: Sit Up

Height:	1' 8"
Length:	5' 11"
Width:	2' 9"
Footing:	1' 6"
Weight:	90 lbs
Zone:	161 ft²



NW104: Pull Up

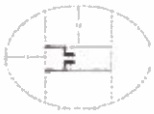
Height:	7' 9"
Length:	4' 3"
Width:	3' 3"
Footing:	1' 4"
Weight:	181 lbs
Zone:	151 ft²

NW105: Bar

Height:	2' 10"
Length:	3' 7"
Width:	1' 8"
Footing:	0' 10"
Weight:	66 lbs
Zone:	135 ft²

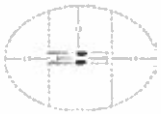
NW106: Leg

Height:	7' 9"
Length:	3' 7"
Width:	1' 6"
Footing:	0' 10"
Weight:	176 lbs
Zone:	118 ft²



NW201: Air Walker

Height:	4' 0"
Length:	7' 7"
Width:	2' 7"
Footing:	0' 10"
Weight:	165 lbs
Zone:	178 ft²



NW202: Cross

Height:	5' 9"
Length:	5' 11"
Width:	1' 6"
Footing:	1' 4"
Weight:	192 lbs
Zone:	151 ft²

Material specifications
You can find detailed material specifications on our homepage: www.norwell-usa.com

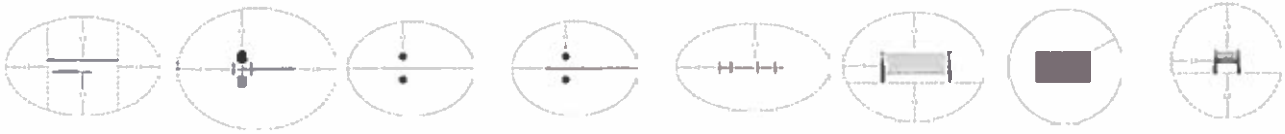
Certification
Norwell equipment is approved according to TÜV Product Service's new testing protocol 55012 (specially designed for testing of outdoor fitness equipment).

3 YEARS WARRANTY

On all moving parts, plastic and rubber.

15 YEARS WARRANTY

On all pipes, foundation and welds. The guarantee covers manufacturing defects, but excludes ordinary wear and tear, lack of maintenance or vandalism.



NW203: Stepper
Height: 4' 0"
Length: 7' 7"
Width: 1' 4"
Footing: 0' 10"
Weight: 117 lbs
Zone: 161 ft²

NW204: Hip
Height: 4' 0"
Length: 7' 7"
Width: 3' 8"
Footing: 0' 10"
Weight: 143 lbs
Zone: 205 ft²

NW301: Twister
Height: 4' 0"
Length: 7' 7"
Width: 3' 3"
Footing: 0' 10"
Weight: 161 lbs
Zone: 205 ft²

NW302: Springer
Height: 4' 0"
Length: 7' 7"
Width: 3' 3"
Footing: 0' 10"
Weight: 128 lbs
Zone: 199 ft²

NW401: Stretch
Height: 4' 0"
Length: 7' 7"
Width: 1' 6"
Footing: 0' 10"
Weight: 82 lbs
Zone: 140 ft²

NW501: Bench
Height: 2' 4"
Length: 5' 11"
Width: 2' 11"
Footing: 0' 10"
Weight: 159 lbs
Zone: 178 ft²

NW502: Pingpong
Height: 2' 6"
Length: 9' 0"
Width: 5' 0"
Footing: 0' 10"
Weight: 838 lbs
Zone: 323 ft²

NW503: Sign
Height: 3' 6"
Length: 2' 4"
Width: 1' 6"
Footing: 0' 10"
Weight: 53 lbs
Zone: 118 ft²

norwell
FORM FUNCTION

NORWELL OUTDOOR GYMS
Norwell USA, Inc.
6820 Northill Drive SW
Olympia, WA 98512
info@norwell-usa.com
360-539-7679

P&Z AGENDA ITEM

C

JOINT PUBLIC HEARING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 21, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. 2014-05

A request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Single Family Residential (R-1) Zoning District, on the following described property, to wit:

Legal Description: Being 5.00 acres out of the G.T. & B.R.R. Company Survey, A-304 in Brazoria County, Texas. Being the same land described as 5.00 acres in a warranty deed from Steven C. Muth to Houston Chinese Church, dated July 5, 2007 and recorded as document No. 2007039242, official records of Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Rd.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 21, 2014

Re: Conditional Use Permit Application Number 2014-05

A request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church on approximately 5.00 acres of land generally at the 2500 Block of Miller Ranch Rd. Pearland, TX.

Proposal

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a church campus on 5.00 acres of land. The applicant has plans to construct the church campus in 3 phases. Phase 1 will consist of roughly 7,500 square feet dedicated to worship and classroom space. Per the site plan, the site will be heavily landscaped and include approximately 277 parking spaces. The applicant has an existing CUP for the same use that was approved on August 26, 2013. Due to unforeseen issues, the applicant has yet to proceed with the proposed project. The Unified Development Code (UDC) states that if an approved CUP is unable to be acted on within a year, the CUP may be extended for up to one year or it shall become void. The applicant is seeking a one (1) year extension of the originally approved CUP.

Background

The property is currently undeveloped and is not platted. Platting of the property will be required prior to development. The property was annexed into the City of Pearland in 1997. The site is located within the Single Family Residential -1 (R-1) zoning district. Surrounding uses include single family to the north, east, west and south. The property directly to the north and west is developed as a single family subdivision. The property directly to the south and east is undeveloped but is currently in the platting stages for a single family subdivision with the proposed detention area being located adjacent to the southern property line of the subject property.

A Conditional Use Permit (CUP) for a Church was approved for the site on August 26, 2013; and is about to expire, as the permit was not acted upon. The applicant is requesting an extension of the existing CUP.

Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the CUP. Additionally, a legal notice of public hearing was published in the local newspaper and notification signs were placed on the property by the applicant.

Recommendation

Staff recommends approval of the CUP 2014-05 to allow for the construction of a church on the approximately 5.00 acres of land for the following reasons:

1. The proposed church should not negatively impact surrounding properties or developments. A Traffic Impact Analysis is required as part of the platting process in order to determine if any improvements would be required to mitigate any adverse impacts as it relates to traffic.

2. The subject property is adjacent to single family on the north, east, south, and west. The building setback requirements in addition to the residential adjacency requirements will ensure minimal impacts to the existing and future residential developments. Pursuant to Section 4.2.4.1, because the applicant proposes a vegetative screen, a 30-foot buffer area is required dense enough to be completely opaque year round, which is at least four feet (4') tall at the time of planting and at least eight feet (8') tall within twelve (12) months. The applicant proposes to use new and existing trees.

3. As illustrated by the site plan, the applicant proposes to exceed the required 15% landscaped area.

Conditions

1. The site is developed in accordance with the attached site plan provided by the applicant.

Exhibits

1. Staff Report
2. Site Plan (Revised)
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Notification Map
7. Notification List
8. Applicant Packet

Exhibit 1
Staff Report

Summary of Analysis

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a church campus on 5.00 acres of land. The applicant has plans to construct the church campus in 3 phases. Phase 1 will consist of roughly 7,500 square feet dedicated to worship and classroom space. Per the site plan, the site will be heavily landscaped and include approximately 277 parking spaces. The applicant has an existing CUP for the same use that was approved on August 26, 2013. Due to unforeseen issues, the applicant has yet to proceed with the proposed project. The Unified Development Code (UDC) states that if an approved CUP is unable to be acted on within a year, the CUP may be extended for up to one year or it shall become void. The applicant is seeking a one (1) year extension of the originally approved CUP.

Trees will be planted along Miller Ranch Road to satisfy the street tree requirement and a vegetative screen with a 30 foot landscaped buffer along the north, east and south property lines as required to meet residential adjacency requirements. At least fifteen percent (15%) of the gross site area is required to be maintained in landscaped area. As illustrated by the site plan, the applicant proposes to exceed the requirement. Access will be provided from Miller Ranch Road and 6 foot sidewalks will be constructed.

Surrounding Zoning and Land Uses

Surrounding uses include single family to the north, east, south and west. The property directly to the north and west is developed as a single family subdivision. The property directly to the south and east is undeveloped but is currently in the platting stages for a single family subdivision with the proposed detention area being located adjacent to the southern property line of the subject property.

	Zoning	Land Use
North	Suburban Residential – 12 (SR-12)	Single Family
South	Single Family Residential 3 (R-3)	Detention Pond (Future)
East	Single Family Residential 1 and 3 (R-1, R-3)	Undeveloped Land
West	Single Family Residential 3 (R-3)	Single Family

Conformance with the Unified Development Code

The subject property is located within the Single Family Residential 1 (R-1) zoning district. The proposed use is permitted with approval of a Conditional Use Permit. A non-residential use located within a residential zone is required to meet the regulations of the Neighborhood Services (NS) zone. The NS zone requires a 25’ setback in the front, 15’ on the side’ and 15’ in the rear. The nonresidential use of a church or place of worship will be subject to all

commercial screening requirements. This includes a 25' buffer with a masonry wall or a 30' buffer with a vegetative wall for all areas that abut residential property. The landscape buffer shall remain open and unobstructed (i.e., no parking, driveways or other use of the buffer area.) The applicant is proposing a 30 foot buffer with screening being achieved through vegetation as opposed to fencing.

The below table illustrates the above regulations and how the site will comply:

NS Requirements		Subject Property
Minimum Lot Area	12,500 square feet	217,800 square feet
Minimum Lot Width	100 feet	255 feet
Minimum Lot Depth	100 feet	852 feet
Minimum Front Yard	25 feet	302 feet
Minimum Side Yard	15 feet	90 feet
Minimum Rear Yard	10 feet	410 feet
Minimum Landscaped Area	15%	>15%
30 feet	30 feet	30 feet

All other requirements will be met including façade requirements, dumpster screening, platting, etc.

Site History

The subject property was annexed into the City of Pearland in 1998. When a property is annexed into the City, the default zoning is Suburban Development (SD) district. As a result of the adoption of the Unified Development Code in 2006, the site was rezoned to R-1. The property is undeveloped and is not platted. A Conditional Use Permit (CUP) for a Church was approved for the site on August 26, 2013; however is about to expire, as the permit was not acted upon. The original CUP was approved with the condition that the site be developed in accordance with the submitted Site Plan (as seen in Exhibit 8).

Platting Status

The site is not platted. Platting will be required prior to development and the release of any permits. Platting will trigger right-of-way dedication, the installation of 6-foot sidewalks along the frontage of the property, various easements such as water and sewer easements, fire hydrants, detention facilities and a Traffic Impact Analysis (TIA).

Conformance with the Comprehensive Plan

The site is located within the Low Density Residential future land use designation, and was added to the Comprehensive Plan (The Plan) as a result of the 2004 update. The Plan recommends single family residential within this designation and zoning districts Residential Estate (RE), Suburban Residential 15 (SR-15), Suburban Residential 12 (SR-12), and Single Family Residential 1 (R-1). The existing zoning designation is in compliance with the Future Land Use Plan. The proposed use will is not in compliance with the Future Land Use designation

designation. In these situations, The Plan recommends that these developments should be evaluated on their own merit, on a case-by-case basis.

Conformance with the Thoroughfare Plan

The subject property has frontage on Miller Ranch Road; a local street, which requires a minimum of 60 feet of right-of-way. Miller Ranch Road is not in conformance with the thoroughfare plan, as the width of the roadway in this location is 40 feet. Additional right-of-way will be dedicated at the time of platting.

Availability of Utilities

The subject property has access to public water and public sewer. The applicant is responsible for extending lines onto the subject property, if necessary.

Impact on Existing and Future Development

The subject property is surrounded by single family zoning on all four sides. There are residential subdivisions to the west, which is separated by Miller Ranch Road, and to the north. The property to the south and east is zoned for single family dwellings and is in currently being platted as a single family subdivision. The property adjacent to the south will be utilized solely as detention and park space for the new subdivision. Residential adjacency standards apply to the north, east, and south of the subject property, which will help to mitigate any negative impacts on the existing and future single family developments. The applicant proposes a 30 foot vegetative screen along the northern and southern property lines, using existing and new trees.

Additionally, a traffic impact analysis is required prior to development. This process will determine if improvements may be required to mitigate any traffic issues.

Additional Comments

A Pre-Development Meeting was held with the applicant on April 17, 2013. Additionally, the request has been reviewed by the Development Review Committee (DRC) and there were no additional comments from the DRC at the time of this report.

Public Notification

Public notices, comment forms, and a vicinity map were mailed to the applicant as well as property owners within 200 feet of the subject property under consideration for the CUP. Additionally a legal notice of public hearing was published in the local newspaper and notification signs were placed on the property by the applicant.

Opposition to or Support of Proposed Request

Staff has not received any comments either in opposition or in support of the CUP at the time of this report.

Staff recommends approval of the CUP 2014-05 to allow for the construction of a church on the approximately 5.00 acres of land for the following reasons:

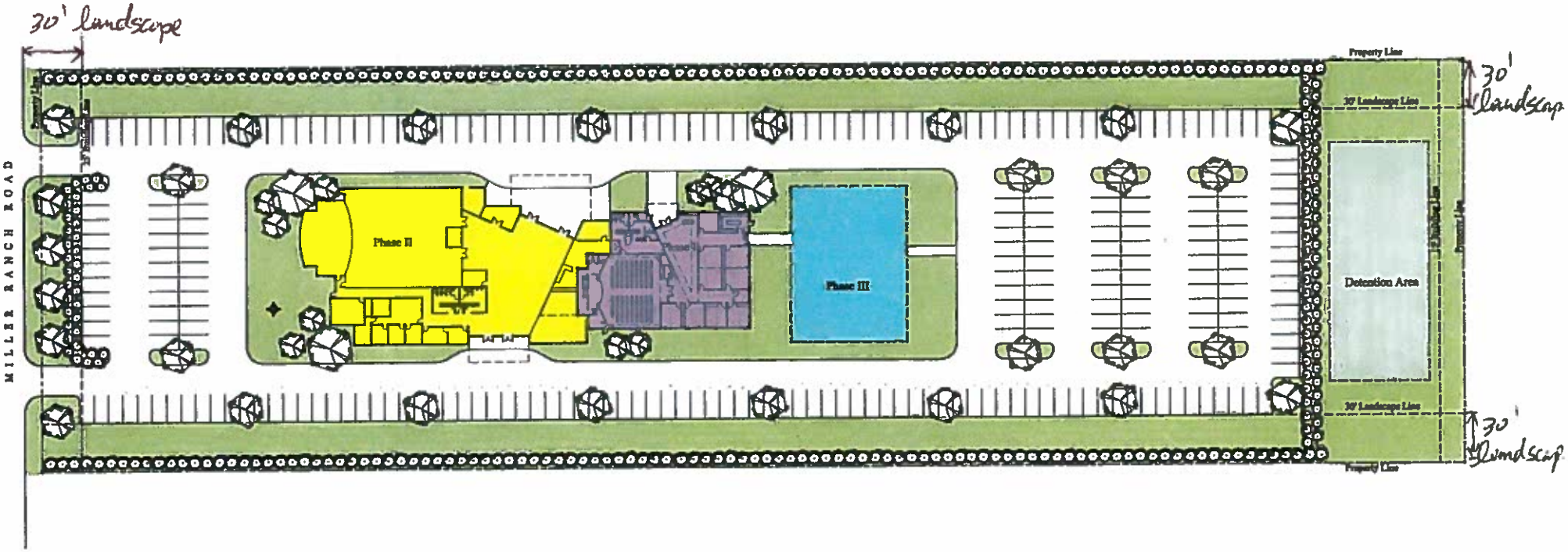
1. The proposed church should not negatively impact surrounding properties or developments. However increased traffic may be an issue. A Traffic Impact Analysis is required as part of the platting process in order to determine if any improvements would be required to mitigate any adverse impacts as it relates to traffic.

2. The subject property is adjacent to single family on the north, east, south, and west. The building setback requirements in addition to the residential adjacency requirements will ensure minimal impacts to the existing and future residential developments. Pursuant to Section 4.2.4.1, because the applicant proposes a vegetative screen, a 30-foot buffer area is required dense enough to be completely opaque year round, which is at least four feet (4') tall at the time of planting and at least eight feet (8') tall within twelve (12) months. The applicant proposes to use new and existing trees.

3. As illustrated by the site plan, the applicant proposes to exceed the required 15% landscaped area.

Conditions

1. The site is developed in accordance with the attached site plan provided by the applicant.



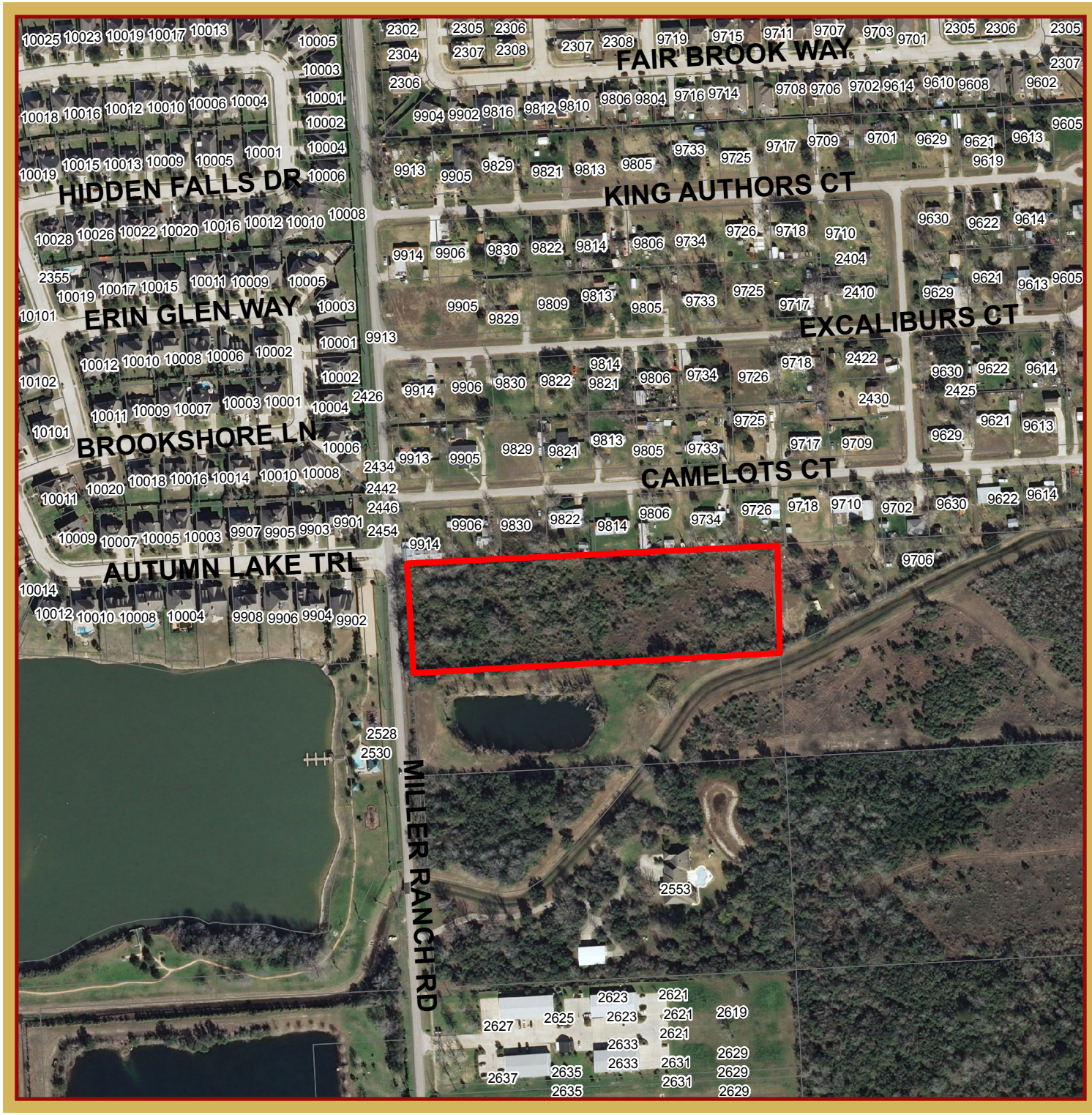
HCC PEARLAND CAMPUS

LAND USE PLAN

Phase I

Phase II

Phase III



AERIAL MAP

CUP 2014-05

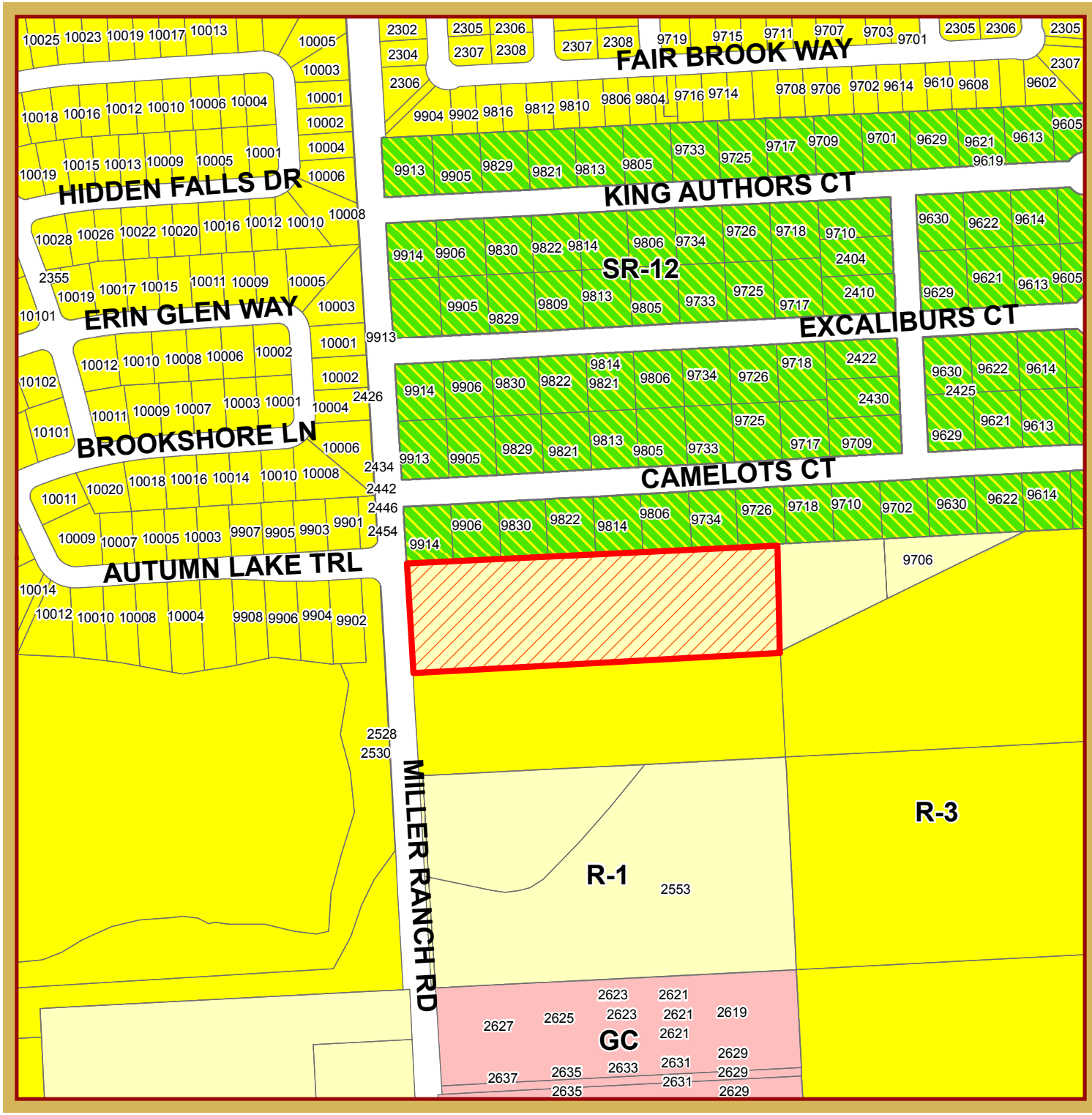
2500 BLOCK OF MILLER RANCH

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

1 inch = 327 feet

MAY 2014
PLANNING DEPARTMENT

N



ZONING MAP

CUP 2014-05

2500 BLOCK OF MILLER RANCH

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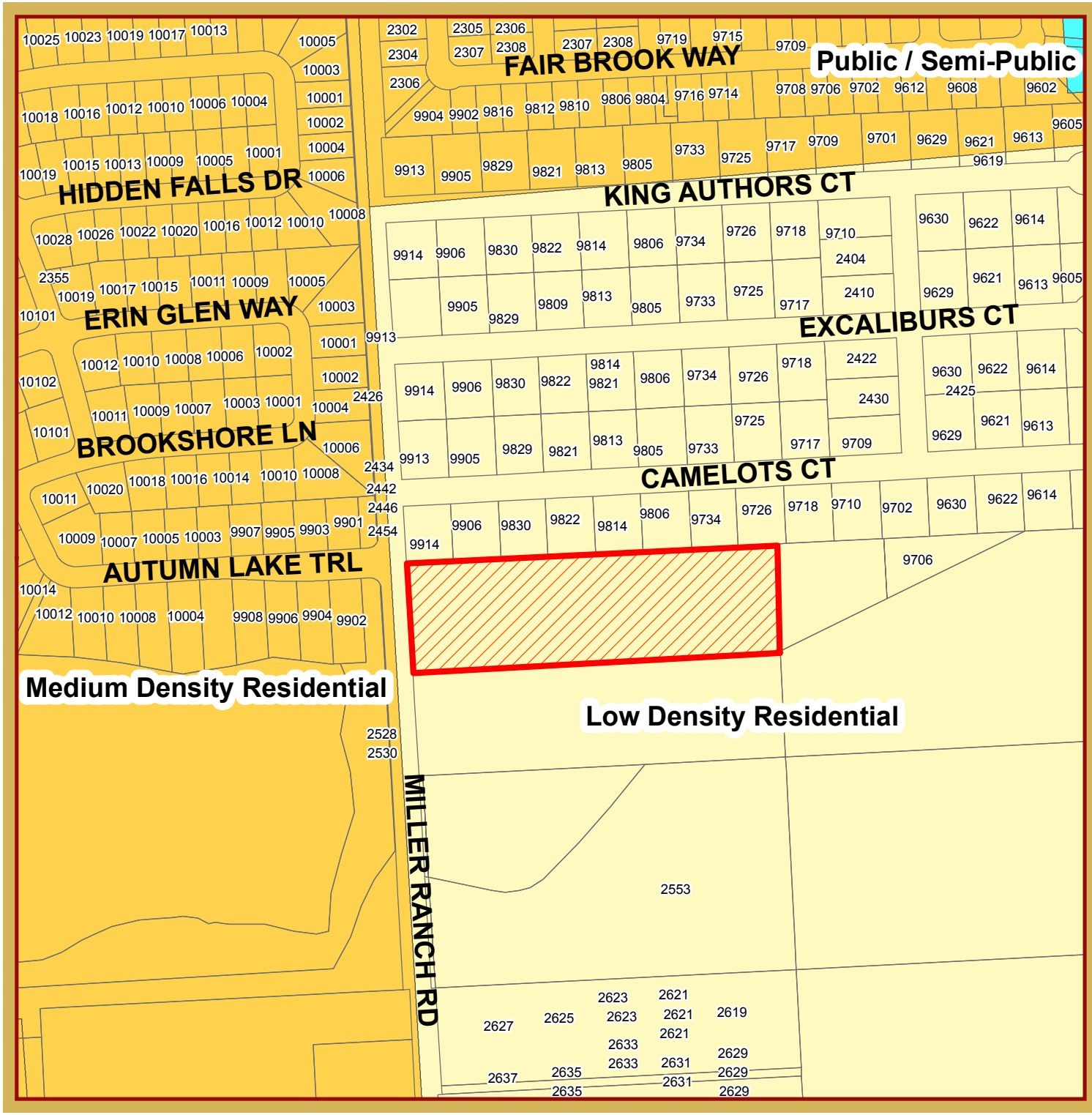
1 inch = 327 feet

MAY 2014
PLANNING DEPARTMENT

N



FLUP MAP

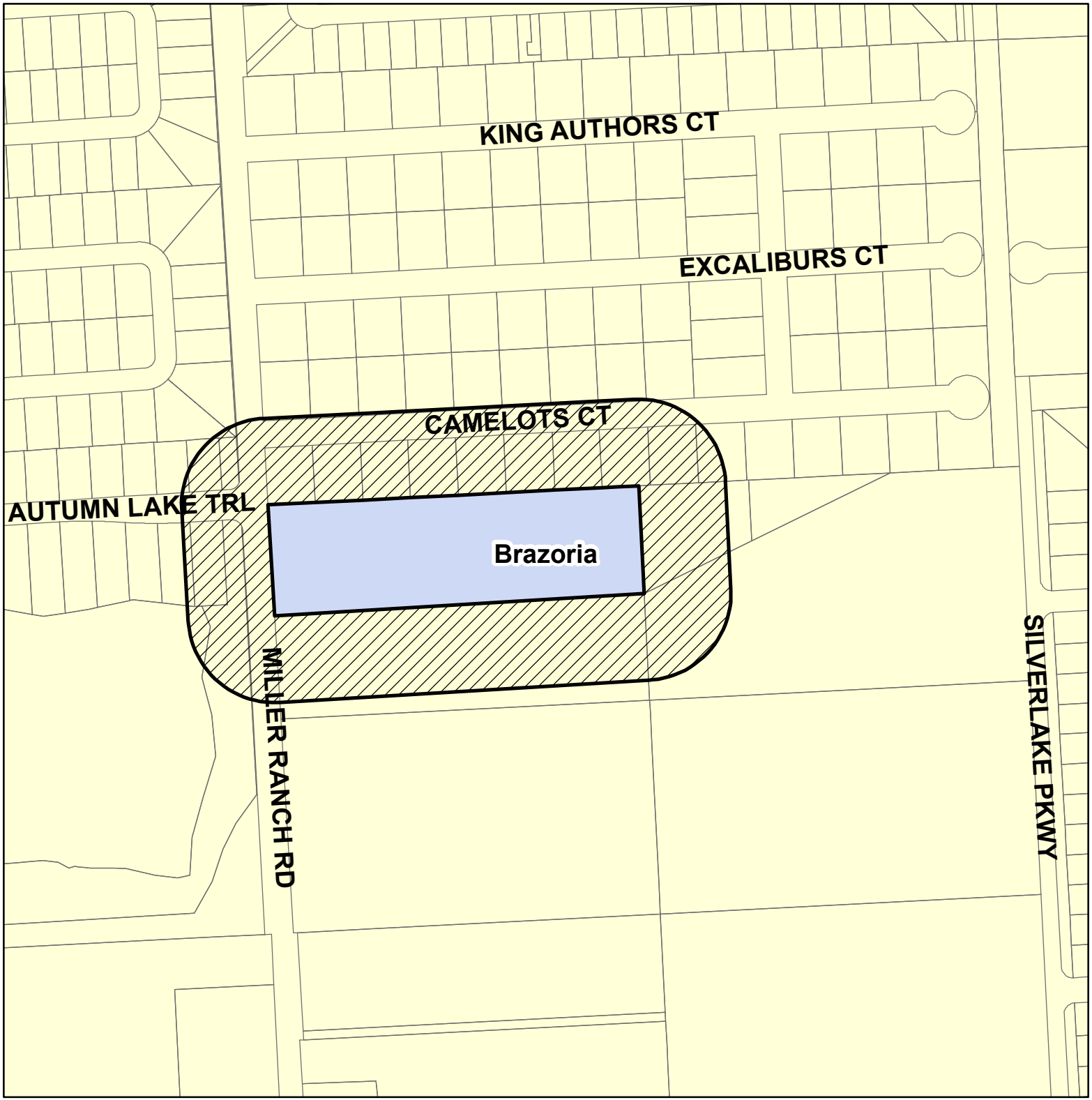
CUP 2014-05

2500 BLOCK OF MILLER RANCH

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

1 inch = 327 feet

MAY 2014
PLANNING DEPARTMENT



Abutter Map

CUP 2014-05

2500 Block of Miller Ranch

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 75 150 300 Feet

CUP 2014-05

2500 Block of Miller Ranch Rd. - Church Temple, Place of Worship

NAME	ADDRESS	CITY	STATE	ZIP
CRUZ GERARDO	9726 CAMELOTS CT	PEARLAND	TX	77584-8521
GOLDEN RICHARD SYLVAN II	9904 AUTUMN LAKE TRL	PEARLAND	TX	77584-3053
RITCHEY KAREN	3110 BRUNO WAY	PEARLAND	TX	77581
BRAZORIA COUNTY MUD NO 19	3200 SOUTHWEST FWY STE 260	HOUSTON	TX	77027-7537
PEREZ GUADULUPE & BETZAIDA	9734 CAMELOTS CT	PEARLAND	TX	77584-8521
GRIFFITH BILL D	7235 PALMETTO ST	MANVEL	TX	77578-4753
TABORA REINA XIOMARA	9814 CAMELOTS CT	PEARLAND	TX	77584
AUTUMN LAKE PROPERTY	17049 EL CAMINO REAL STE 100	HOUSTON	TX	77058-2611
CARRANZA JESUS & GUADALUPE	3702 GRASSMERE ST	HOUSTON	TX	77051-3261
BROWN CHARLES D JR & MYRIS M	9901 AUTUMN LAKE TRL	PEARLAND	TX	77584-3054
GONZALEZ JOSE JR	1018 COUNTY ROAD 712B	ALVIN	TX	77511
ELUMIR ARTEMIO	9903 AUTUMN LAKE TRL	PEARLAND	TX	77584-3054
WHITWORTH KENNETH M	9906 CAMELOTS CT	PEARLAND	TX	77584-8525
MACKINNON ALEXANDER	275 SHIN OAK WAY	KERRVILLE	TX	78028-2084
RITCHEY KAREN	3110 BRUNO WAY	PEARLAND	TX	77581
TREADWAY GEORGANNE & J C	2302 ANTHONY LN	PEARLAND	TX	77581-3711
HOUSTON CHINESE CHURCH	10305 MAIN ST	HOUSTON	TX	77025-5509
WILLIAMS DAVID & CONSTANCE	9902 AUTUMN LAKE TRL	PEARLAND	TX	77584-3053
RAMIREZ OLGA V	9701 BERKSHIRE TRCE	PEARLAND	TX	77584-3058
FERNANDEZ EDWARD	16503 NIGHTENGALE FALLS CT	CYPRESS	TX	77429
GARCIA GUADALUPE	9733 CAMELOTS CT	PEARLAND	TX	77584
MARTINEZ BEATRIZ	9805 CAMELOTS CT	PEARLAND	TX	77584-8524
CLARK JEFFREY	9813 CAMELOTS CT	PEARLAND	TX	77584-8524
BISHOP JEFFERY A & ELIZABETH C	9821 CAMELOTS CT	PEARLAND	TX	77584-8524
OKORO EMMANUEL & ANNETTE	9905 CAMELOTS CT	PEARLAND	TX	77584-8526
HAYES BOBBY D & STEPHANIE SAU HAYES	4706 PECAN GROVE DR	PEARLAND	TX	77584-8602
MCGAHEE JAMES & JENNIFER	10006 BROOKSHORE LN	PEARLAND	TX	77584-3059
MCCLURE JASON R & CYNTHIA FREDRICK	10008 BROOKSHORE LN	PEARLAND	TX	77584-3059
GOSSETT KENNETH	9718 CAMELOTS CT	PEARLAND	TX	77584-8521

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

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

RECEIVED JUN 19 2014

Conditional Use Permit Request for: church
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: R-1

Property Information:

Address or General Location of Property: Miller Ranch RD. CR93 5.00 Acres.
A0304 HT & BRR, Tract 45, Acres 5.00

Tax Account No. 0304-0051-000

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Houston Chinese church
ADDRESS 10305 Main st.
CITY Houston STATE Tx ZIP 77584
PHONE (713) 663-7550
FAX ( )
E-MAIL ADDRESS

APPLICANT/AGENT INFORMATION:

NAME Raymond Zhuo
ADDRESS 10002 Autumn Lake Trl
CITY Pearland STATE Tx ZIP 77584
PHONE (713) 503-8884
FAX ( )
E-MAIL ADDRESS raymond_zhuo@yahoo.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Andy Chang Date: 6/16/2014

Agent's/
Applicant's Signature: Raymond Date: 6/18/2014

OFFICE USE ONLY:

FEES PAID: $250.00	DATE PAID: 19 June 14	RECEIVED BY:	RECEIPT NUMBER: 2634463

Application No. CUP2014-05

May 15, 2014
City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Letter of Intent – CUP Request

Proposed Project: Houston Chinese Church – Pearland Church Building

Subject Property: Property ID 168307

Existing Zoning: Residential

To Whom It May Concern,

On behalf of Houston Chinese Church (thereafter HCC), we hereby apply for a Conditional Use Permit (CUP) for the subject property with the intent to build and establish a church.

HCC has had a vision of Pearland ministry for a long time. Our first small group meeting in Pearland started in 1998, where throughout the years we have witnessed the growth of Chinese populations in this area. Based on an unofficial survey in 2007, there were more than 800 Chinese families in Pearland. As our Church leaders recognized the need of gospel for those Chinese families, HCC purchased a 5 acre lot in 2007 for our future church building. In May 2011, we started the Pearland Campus and held the Sunday service in Pearland area. It is exciting that we have witnessed the Pearland congregation growth in both of number of attendant and faith. We just recruited a full time pastor to minister the Pearland congregation and he will start in June 2013.

God has appealed us to start the next milestone of Pearland ministry, the church building. We have established a multiple-stages plan for the Pearland church. The 1st stage will be a building of around 6,000 square feet and is expected to be finished by the end of 2015. The 1st Stage will include a multi-function fellowship, classrooms, kitchen, office rooms, and sanitary facilities. It will host our future Sunday service, Sunday school, children programs, fellowship activities, and some religious events.

We are grateful if you will take consideration of our needs and approve the application. Please don't hesitate to contact us if you need more information.

Sincerely,

Raymond Zhuo

Raymond

HOUSTON CHINESE CHURCH

10305 S. Main Street, Houston, TX 77025
Tel: (713) 663-7550 (800) 663-6691 Fax: (713) 663-6896
hccoffice@hcchome.org www.hcchome.org

曉士頓中國教會

May 11, 2013

To Whom It May Concern:

Raymond Zhuo and Andy Chang are authorized by the Houston Chinese Church Council to sign documents on behalf of Houston Chinese Church with regards to the Pearland Campus building, land development, and related needs up to the $25,000.00 budget allocated. In the event Mr. Zhuo and Mr. Chang are not available to sign, any Trustee of Houston Chinese Church can sign the necessary documents.

Very Truly Yours,

Karen Ho

Karen Ho, 2013 Deaconess, General Affairs
2013 HCC Council Chair

Texas Star Surveying

15502 Old Galveston Rd Suite# 706 Webster, TX 77598

281-331-8414 Fax 281-486-0642

FIELD NOTE DESCRIPTION
5.000 ACRE TRACT, G. T. AND B. R. R. COMPANY SURVEY,
ABSTRACT NO. 304
BRAZORIA COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. T. AND B. R. R. COMPANY SURVEY, ABSTRACT NO. 304 IN BRAZORIA COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED AS 5.000 ACRES IN A WARRANTY DEED FROM STEVEN C. MUTH TO HOUSTON CHINESE CHURCH, DATED JULY 5, 2007 AND RECORDED AS DOCUMENT NO. 2007039242, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 5.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT. SAID POINT FORMERLY BEING THE NORTHEAST CORNER OF THE NORTH HALF OF LOT 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 85 IN SAID SURVEY, RECORDED BY PLAT, IN VOLUME 2, PAGE 107, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

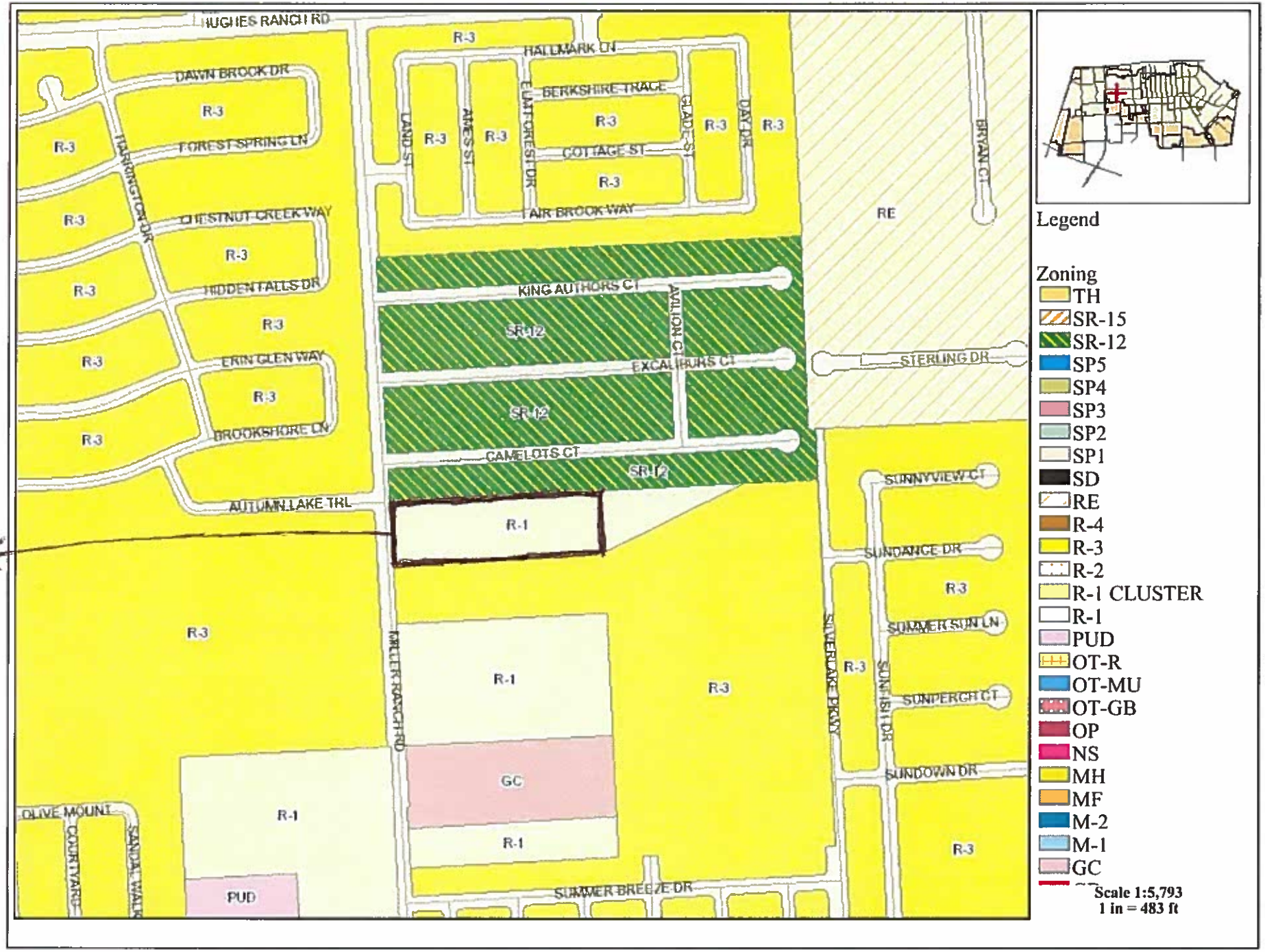
THENCE SOUTH, 247.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE WEST, 880.00 FEET TO A POINT FOR CORNER IN THE CENTER OF MILLER ROAD (60' RIGHT OF WAY). A 5/8" IRON ROD FOUND FOR REFERENCE BEARS EAST 30.00 FEET;

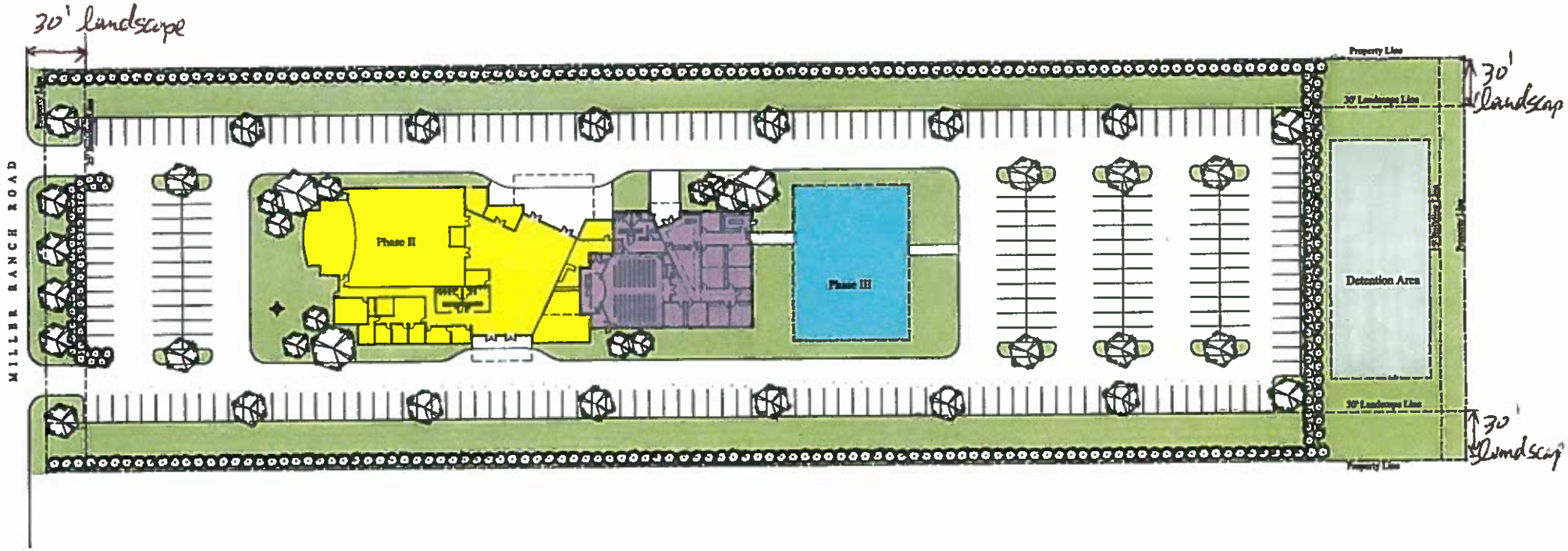
THENCE NORTH, WITH THE CENTER OF MILLER ROAD, SAME BEING THE WEST LINE OF SAID 5.000 ACRE TRACT, 247.50 FEET TO A POINT FOR CORNER IN SAME, AND BEING THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT. A ½" IRON ROD FOUND FOR REFERENCE BEARS EAST 30.00 FEET;

THENCE EAST WITH THE NORTH LINE OF 5.000 ACRE TRACT, 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

STATE OF TEXAS
REGISTERED
ROBERT J. CREEL
4140
PROFESSIONAL
LAND SURVEYOR


HUGHES RANCH RD
DAWN BROOK DR
FOREST SPRING LN
CHESTNUT CREEK WAY
HIDDEN FALLS DR
ERIN GLEN WAY
BROOKSHORE LN
AUTUMN LAKE TRL
HARRINGTON DR
HALLMARK LN
BERKSHIRE TRACE
COTTAGE ST
FAIR BROOK WAY
LAND ST
AMES ST
FLINT CREST DR
GLADE ST
DAY DR
BRYAN CT
KING AUTHORS CT
AVILION CT
EXCALIBURS CT
CAMELOTS CT
STERLING DR
SUNNYVIEW CT
SUNDANCE DR
SUMMER SUN LN
SUNPERCH CT
SUNDOWN DR
SILVERLAKE PKWY
SUNFISH DR
MILLER RANCH RD
SUMMER BREEZE DR
OLIVE MOUNT
COURTYARD
SANDAL WALK
R-3
R-1
SR-12
GC
PUD
RE
Legend
Zoning
TH
SR-15
SR-12
SP5
SP4
SP3
SP2
SP1
SD
RE
R-4
R-3
R-2
R-1 CLUSTER
R-1
PUD
OT-R
OT-MU
OT-GB
OP
NS
MH
MF
M-2
M-1
GC
Scale 1:5,793
1 in = 483 ft

Our land.



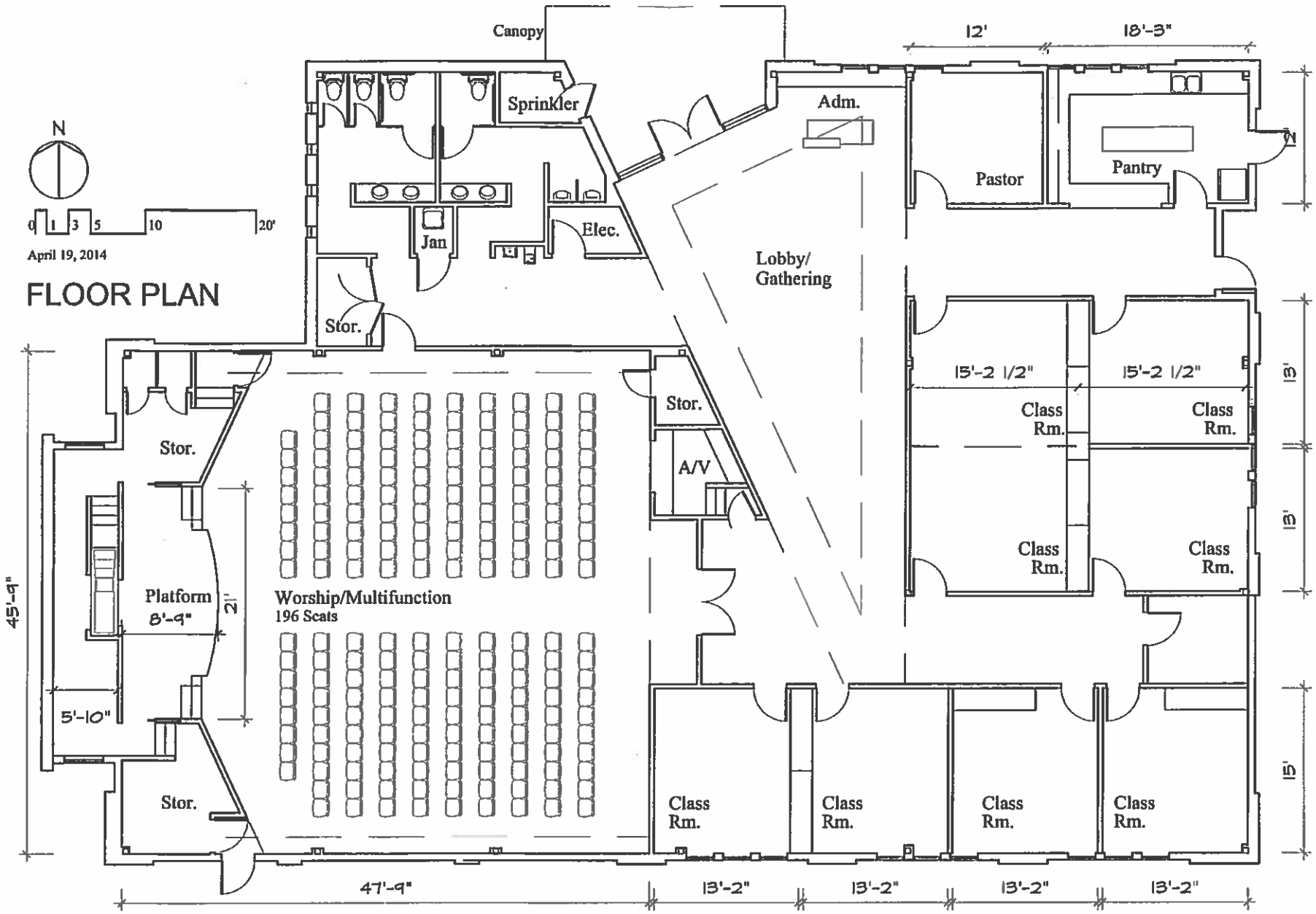
HCC PEARLAND CAMPUS

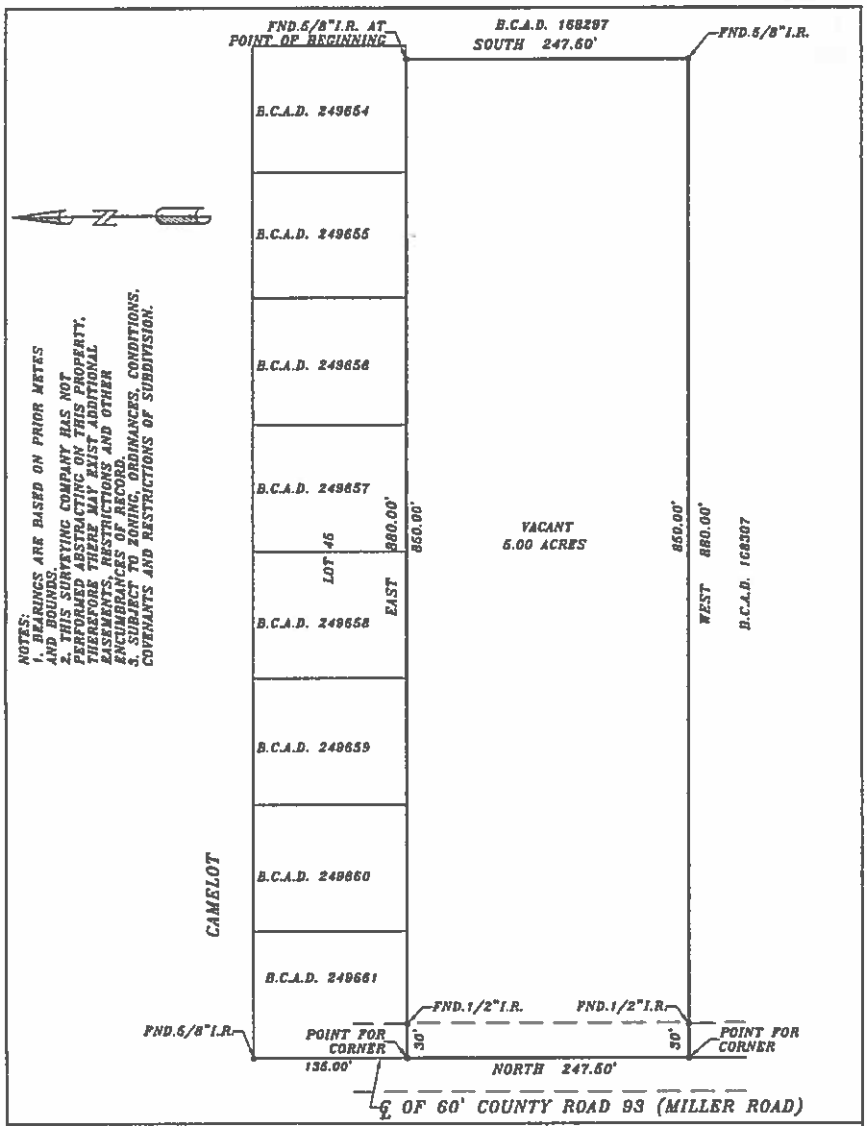
LAND USE PLAN

Phase I

Phase II

Phase III


N
0 1 3 5 10 20'
April 19, 2014
FLOOR PLAN
Canopy
Sprinkler
Jan
Elec.
Stor.
Adm.
Lobby/
Gathering
Pastor
Pantry
12'
18'-3"
15'-2 1/2"
15'-2 1/2"
Class
Rm.
Class
Rm.
Class
Rm.
Class
Rm.
13'
13'
15'
Stor.
A/V
Stor.
Platform
8'-9"
21'
Worship/Multifunction
196 Seats
45'-9"
5'-10"
Stor.
Class
Rm.
Class
Rm.
Class
Rm.
Class
Rm.
47'-9"
13'-2"
13'-2"
13'-2"
13'-2"



BORROWER: HOUSTON CHINESE CHURCH
ADDRESS: 0 MILLER ROAD – PEARLAND, TEXAS 77584

LEGAL DESCRIPTION: 5.000 ACRES OUT OF THE G. T. & B. R. R. COMPANY SURVEY, A-304, BRAZORIA COUNTY, TEXAS, STEVEN C. MUTH TO HOUSTON CHINESE CHURCH DATED JULY 5, 2007, DOCUMENT NO. 2007039243 O. R. BRAZORIA COUNTY, TEXAS.
(N.1/2 OF LOT 45, ALLISON RICHEY GULF COAST HOME COMPANY SUBD.)
(SEE METES AND BOUNDS)

This lot DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 480591 0030F dated 09-27-96
No responsibility assumed for Flood Plain Determination or Floodway.

LENDER:

TITLE COMPANY:

STATE OF TEXAS
REGISTERED
ROBERT J. CREEL
4140
PROFESSIONAL
LAND SURVEYOR

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G. F. No. _____ This survey is certified for this transaction only.

TEXAS STAR SURVEYING
15502 Old Galveston Road, Webster, Texas 77598
PHONE (281) 331-8414 FAX (281) 486-0642

G.F. NO.
SCALE: 1"=100'
DATE: 05-14-13
JOB NO. 051213-57

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

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

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

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

PROPOSED (<u>SPECIFY REQUEST</u>)
Contact City of Pearland
281-652-1768

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

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

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
ZHUO RAYMOND
10002 AUTUMN LAKE TRAIL
PEARLAND , TX 77584

Legal Description:
A0304 H T & B R R, TRACT 45, ACRES 5.000

Fiduciary Number: 23239308

Parcel Address: MILLER RANCH RD CR 93
Legal Acres: 5.0000

>--

Account Number: **0304-0051-000**
Certificate No: 220856302
Certificate Fee: $10.00

Print Date: 06/16/2014
Paid Date: 06/16/2014
Issue Date: 06/16/2014
Operator ID: AMBER

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2013. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON , TX 77025-5509

2013 Value:	78,750
2013 Levy:	$2,180.45
2013 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.74

OFFICIAL TAX RECEIPT

ROVIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

FIRST CLASS
U.S POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

A0304 H T & B R R, TRACT 45, ACRES 5 000

Account No. 0304-0051-000
Certified Owner: HOUSTON CHINESE CHURCH
2012 VALUE: 78,750

Jr	Year	Levy Paid	P&I
1	2012	335.36	0.00
9	2012	47.25	0 00
28	2012	1,117.78	0.00
54	2012	122.85	0.00
96	2012	555.27	0.00

Parcel Address: MILLER RANCH RD CR 93
Legal Acres: 5.0000
Appr No: 168307
Deposit No: 21231104024
Paid Date: 01/23/2013
Total Paid: $2,178.51
Check No: 00017614
Balance Due: $0 00

Exemption(s): NONE

INT

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON , TX 77025-5509

OFFICIAL TAX RECEIPT
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

FIRST CLASS
U.S POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

A0304 H T & B R R, TRACT 45, ACRES 5.000

Account No: 0304-0051-000
Certified Owner: HOUSTON CHINESE CHURCH
2013 VALUE: 78,750

Jr	Year	Levy Paid	P&I
1	2013	340.22	0.00
9	2013	47.25	0.00
28	2013	1,114.86	0.00
54	2013	122.85	0.00
96	2013	555.27	0.00

Parcel Address: MILLER RANCH RD CR 93
Legal Acres: 5.0000
Appr No: 168307
Deposit No: 31221106094
Paid Date: 01/22/2014
Total Paid: $2,180.45
Check No: 00019357
Balance Due: $0.00

Exemption(s): NONE

HOUSTON CHINESE CHURCH
10305 MAIN ST
HOUSTON , TX 77025-5509

P&Z AGENDA

DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. Comprehensive Plan Update
4. Next P&Z Meeting, August 4, 2014

Zoning Update -May - November 2013

Zone Change/Conditional Use Permits Update

Zone Changes

Zone Changes

Appl No	Property Owner, Applicant	Project Number	Address or Location	Current Zoning	Proposed Zoning	JPH Date	PZ Meeting	PZ Action	City Council Action
2013-08Z	Grocers Supply Co. Inc./Collin Tadlock	2014-7Z	Barry Rose Road & Pearland Parkway	OP, GB, R2	GB	6/16/2014	6/16/2014	Postponed	
2013-09Z	Expre Realty, LTD	2014-8Z	4701 Walnut	R2	OP	6/16/2014	6/16/2014	Approved	7/28/14 Final Reading
CUP's		CUPs							
Appl No	**Property Owner, Applicant**	**Project Number**	**Address or Location**	**Current Zoning**	**Proposed Use**	**JPH Date**	**PZ Meeting**	**PZ Action**	**City Council Action**
CUP 2013-04	Amegy Bank/James Elmore	CUP 2014-03	2905 Harkey Road	NS	Church	6/16/2014	6/16/2014	Approved	7/28/14 Final Reading
CUP 2013-05	Houston Chinese Church, Raymond Zhuo	CUP 2014-04	NW Corner of Broadway St. & Hillhouse Rd.	GB	Auto Wash (Self Service)	6/16/2014	6/16/2014 7/7/2014	Approved	8/11/14 Final Reading
CUP 2013-06	James Pace, Renea Sartain								

ADJOURN MEETING