

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

AUGUST 4, 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, AUGUST 4, 2014, AT 6:30 p.m.
2nd FLOOR CONFERENCE ROOM - 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 21, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.
2. Amend the approved minutes of the July 7, 2014 P&Z Regular Meeting held at 6:30 p. m.
3. Excuse the Absence of Ginger McFadden from the July 7, 2014 P&Z Regular meeting; and, Linda Cowles from the July 21, 2014 P&Z Regular meeting.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF AVALON TERRACE SECTION 5

**Decision
Date for ALL
Plats:
08/08/2014**

A request by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a Preliminary Plat of Avalon Terrace Section 5, a 62 lot single-family residential subdivision on approximately 14.75 acres of land on the following described property, to wit:

Legal Description: A subdivision of 14.75 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505 Brazoria County, Texas.

General Location: The northwest corner of Max Rd. and Hughes Ranch Rd.

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 2

A request by Rene Rodrigues of LJA Engineering, applicant; on behalf of Greg Coleman of Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 2, a 24 lot subdivision on 13.2 acres of land on the following described property, to wit:

Legal Description: A subdivision of land containing 13.2 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 Ridge Ln.

D. CONSIDERATION & POSSIBLE ACTION –FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman of Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 3, a 24 lot subdivision on 13.2 acres of land on the following described property, to wit:

Legal Description: A subdivision of land containing 12.4 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 Ridge Ln.

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE FALLS DRIVE STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Meritage Homes of Texas, owner; for approval of a Final Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision on the following described property, to wit

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

General Location: 1900 Block of Riverstone Ranch Dr.

F. CONSIDERATION OF POSSIBLE ACTION – FINAL PLAT OF

RIVERSTONE FALLS AT CLEAR CREEK SECTION 2

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Final Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision on the following described property, to wit:

Legal Description: Being a subdivision of 25.997 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

General Location: Southeast of Riverstone Ranch Drive, south of the City of Houston ETJ border.

G. CONSIDERATION & POSSIBLE ACTION – WAIVER OF DECISION FOR RIVERSTONE FALLS AT CLEAR CREEK SECTION 4

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Waiver of Decision for the Preliminary Plat of Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision on the following described property, to wit:

Legal Description: Being a subdivision of 34.2 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

General Location: Southeast of Riverstone Ranch Drive, south of the City of Houston ETJ border.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. OLD BUSINESS - NONE

V. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF RIVERSTONE FALLS AT CLEAR CREEK SECTION 4

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of

Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision on the following described property, to wit:

Legal Description: Being a subdivision of 34.2 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

General Location: Southeast of Riverstone Ranch Drive, south of the City of Houston ETJ border

B. CONSIDERATION & POSSIBLE ACTION – PLANNING AND ZONING VARIANCE 2014-03

A request by Evelyn Pineda, applicant and owner; for approval of a Planning and Zoning Variance to allow a minimum of 98.49-foot lot width where 100 feet is required and to allow a minimum lot area of 9,447 sq. ft. where 12,500 sq. ft. is required within the requested Office Professional (OP) zoning district on the following described property, to wit:

Legal Description: Being lot 15 of the Darlinda Addition to the Town of Pearland, a subdivision of Tract 9 and part of Tract 8 of the Allison Richey Gulf Coast Homes Co.'s Suburban Garden Subdivision of part of H.T.& B.R.R. Co. Survey, Section 5, Abstract 232, said subdivision of record in Vol. 2, Page 16 of the Plat Records of Brazoria County, Texas.

General Location: Generally located at 4602 Broadway St.

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Zoning Update
4. Postponed Agenda Items – Zone Change 2014-10Z Lake Park PD
5. Next JPH/P&Z Meeting August 18, 2014 – 2nd Floor Conference Room
6. No P&Z Meeting on September 1, 2014 – Labor Day Holiday

VI. ADJOURNMENT

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

I, Jennifer Tatum, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 31st of July, 2014, A.D., at 5:30 p.m.

Jennifer Tatum, Office Assistance

Agenda removed _____ day of August, 2014.

CONSENT AGENDA

**AGENDA
ITEM
A**

**APPROVAL
OF
MINUTES**



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

I. CALL TO ORDER

Chairperson Henry Fuertes opened the P&Z Regular meeting at 9:01 p.m.

In attendance were:

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

Also in attendance were Director of Community Development Lata Krishnarao, City Planner Johnna Matthews, Senior Planner Ian Clowes, Interim City Engineer Richard Mancilla, City Attorney Darrin Coker and Office Supervisor Judy Brown.

II. CONSENT AGENDA

Vice Chairperson Daniel Tunstall requested to remove Items B, C and G from the Consent Agenda.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES FOR P&Z REGULAR MEETING OF JULY 7, 2014.

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.

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.

P&Z Commissioner Mary Starr made the motion to approve items on the Consent Agenda – Items A, D, E, F, H, I, J, K, L, M, N, O, and P&Z Commissioner Elizabeth McLane seconded.

The vote was 6-0. Consent Agenda Items - A, D, E, F, H, I, J, K, L, M, N, O were approved.

III. MATTERS REMOVED FROM CONSENT AGENDA

B. CONSIDERATION & POSSIBLE ACTION – 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.

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

Discussion ensued pertaining to why the Preliminary Plats appear on the Consent Agenda. City Attorney Darrin Coker clarified by stating the Consent Agenda is ministerial. If all requirements for a plat have been met, then the Commission must approve. Senior Planner Ian Clowes stated that all Preliminary Plats will have a plat provided within the packet to preview. There was brief discussion confirming that the sidewalks will be in place before the final plats are approved. Senior Planner Ian Clowes confirmed yes, unless the applicant has a subdivision improvement agreement.

The vote was 6-0. The Preliminary Plat of Canterbury Park Section 3 was approved.

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

P&Z Vice-Chairperson Daniel Tunstall made the motion to approve, and P&Z Commissioner Mary Starr seconded.

Vice Chairperson Tunstall inquired if the Gazebo structure was the same as in the Cluster Plan. Senior Planner Ian Clowes stated that documents are not as detailed as staff wanted, but they meet all the requirements. In the future, if P&Z wants, they can

state the scale of which they want a structure to be built and give more specific details. Mr. Tunstall asked the applicant why the Gazebo did not look the same as the example in the site plan. Mr. Chad Thumann stated he felt it was nicer. The gazebo area had stone, a grill and was larger with cedar instead of Hardiplank siding.

Mr. Tunstall inquired if the Final Plat had to be in place in order to get electricity. Senior Planner Clowes stated yes, and that there was not anything on the staff level that would hold up the plat. This would be a CenterPoint issue. Director Krishnarao stated CenterPoint needs addresses and won't bring power to a site until addresses are in place, and addressing is done after Final Plat approval. Director Krishnarao stated the UDC explains a bond or surety can be put in place.

The vote was 5-1. The Final Plat of Covington Estates was approved. Vice-Chairperson Daniel Tunstall voted in opposition.

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.

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

Senior Planner Ian Clowes stated all requirements were met. There were no comments from the Commission.

The vote was 6-0. The Preliminary Plat of Highland Crossing Section 4 was approved.

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

P&Z Commissioner Derrick Reed made the motion to approve, and P&Z Commissioner Mary Starr seconded.

There was discussion with regards to the fence between the development and the residents. City Planner Johnna Matthews stated the UDC requires either a 25-foot unobstructed buffer and a maximum 8-foot screening wall or a 30-foot vegetative screen, dense enough to be completely opaque year round. Commissioner Tunstall stated his concerns were the fencing and screening and would prefer to see an eight (8') foot tall masonry fence.

There was also discussion with regards to the detention pond and if it would be wet or dry, and with what type of features. The Commission stated a preference to dry detention with landscaping.

Commissioner McLane discussed the need for noise reduction barriers. City Attorney Darrin Coker stated the city had a noise ordinance, and the Commission could put in place restriction on hours of operation.

Commissioner Derrick Reed amended the original motion to include conditions of approval, and P&Z Commissioner Mary Starr seconded, with the following:

1. A 25-foot buffer including an 8-foot masonry wall where the development abuts the existing single family subdivision, Banbury Cross; and
2. A landscape plan to illustrate enhanced landscaping and amenities for the proposed dry detention pond.

The vote was 6-0. Zone Change Application No. 2014-11Z was approved with the above conditions.

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

P&Z Commissioner Mary Starr made the motion to approve, and P&Z Chairperson Henry Fuertes seconded.

There was much discussion with regards to phasing, pipelines, Parkland dedication being met or fees being paid, and numerous outstanding items needing to be addressed.

Commissioner Derrick Reed stated if he was to vote now, he would have to deny the zone change. Vice-Chairperson Daniel Tunstall stated he would like to see packets submitted without any staff comments or minimal comments.

P&Z Vice-Chairperson Daniel Tunstall made the motion to postpone indefinitely until outstanding items have been addressed, and P&Z Commissioner Ginger McFadden seconded.

The vote was 6-0. Zone Change Application No. 2014-10Z was postponed.

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.

Senior Planner Ian Clowes briefed the Commission on the staff report recommending one condition of approval: 1) the site be developed in accordance with the attached site plan provided by the applicant.

Vice Chairperson Daniel Tunstall made the motion to approve with staff's comment, and Commissioner Derrick Reek seconded.

There was no discussion among the Commission or staff.

The vote was 6-0. The Conditional Use Permit Application No. 2014-05 was approved with the following condition:

-

- 1) The site be developed in accordance with the attached site plan provided by the applicant

V. DISCUSSION ITEMS

1. Commissioners Activity Report – there was nothing reported.
2. Comprehensive Plan Update - Director Krishnarao stated the last CPAC meeting, #6, would be on July 22, 2014, and the P&Z would have a workshop on August 4, 2014.
3. Zoning Update – City Planner Johnna Matthews gave a brief Zoning update.
4. Next P&Z Meeting would be on August 4, 2014 – Meeting will take place in the 2nd Floor Conference Room due to Budget Workshops beginning in August through September.

VI. ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 10:43 p.m.

These minutes were respectfully submitted by:

Judy Brown, Office Supervisor

Minutes approved as submitted on this 4th day of August, 2014 A.D.

Henry Fuertes, P&Z Chairperson

AMENDED 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 Fuentes 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 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 eighteen (18) conditions:

1. Parkland Dedication – City Council and P & Z specifically did not approve any variance to the Parkland Dedication, since this can be a payment in lieu of. Please indicate how the balance (based on \$900/unit) will be addressed. Currently a standard of \$700 sf/unit has been used in the PD.
2. Page 21 – F. Minor Deviations – line 9- “Design” misspelt.

3. Page 27 – Marquee Sign – Flashing lights not permitted by UDC. Please remove the sentence that refers to flashing lights.
4. Page 43 – Residential Uses –The table indicates that townhomes are permitted in Public Square. Other areas of the PD indicate that townhomes will be restricted to Parkside Neighborhood. Please clarify.
5. Page 46 – as previously discussed add phasing to the Program Density to plan to indicate what can be expected in terms of land use breakdown at the end of each phase.
6. Page 48 – Please add the block numbers in Table 7.1 for better clarity.
7. Pages 50, 51 – Under Utilities and Block Standards please refer to sections of the PD that address this, and replace the note– “There are no specific...)
8. Page 51 – e. (10) Building Height conflicts with Table 7.2 –Building Height Standards.
9. Page 51 – C.1.c, d , and g– Refer to Chapter 8 on Building Design Standards and replace the note “There are no specific ...”.
10. Page 52, Building Materials - As indicated in previous discussions, staff recommends percentage breakdown of various materials to avoid a monotonous 100% stucco/brick building.
11. Page 53 – f. (5) “windows and doors ~~or~~ and visually...” Replace.
12. Page 55 – 2.c and d – refer to sections in the PD that address this, replace “None”.
13. Page 56 – C. 2 – Public Square Sub-District Guidelines – Refer to regulatory plans and chapters in the PD.
14. Page 56, Building Materials - As indicated in previous discussions, staff recommends percentage breakdown of various materials to avoid a monotonous 100% stucco/brick building.
15. Page 57 – B. 5. – Fruge Road – Connection is shown to a section of Fruge Road that does not exist. Improvement of the road needs to be shown.
16. Page 62 – C.1.2 – Island width shown is less than 5 feet for certain streets. How will this requirement of tree being 4 feet from the curb be met?
17. Page 61 – C.2. – Guidelines – Refer to Master Streetscape Plan and Public Open Space Plan – Page 23.

18.2. Guidelines – Need to refer to Page 23.3. Master Plans - to be provided prior to Platting.

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

Amended minutes approved as submitted on this 4th day of August, 2014 A.D.

Henry Fuertes, Chairperson

EXCUSE ABSENCES

July 7, 2014 Excused absence of Commissioner Ginger McFadden

July 21, 2014 Excused absence of Commissioner Linda Cowles

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Avalon Terrace Section 5

Old Business **New Business** Discussion Item Workshop

Summary: A request by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a Preliminary Plat of Avalon Terrace Section 5, a 62 lot single-family residential subdivision on approximately 14.75 acres of land, generally located at the northwest corner of Max Rd. and Hughes Ranch Rd.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

PRELIMINARY PLAT OF AVALON TERRACE SECTION 5

A request by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a Preliminary Plat of Avalon Terrace Section 5, a 62 lot single-family residential subdivision on approximately 14.75 acres of land, to wit:

Legal Description: A subdivision of 14.75 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505 Brazoria County, Texas.

General Location: The northwest corner of Max Rd. and Hughes Ranch Rd.

ZONING: On behalf of MHI Partnership, Brent Lindelhof of Jones and Carter has submitted a Preliminary Plat for Avalon Terrace Section 5, a 62 lot single-family subdivision on 14.75 acres of land west of Max Rd between Hughes Ranch Road and Cliffstone Road. This plat is dedicating a 40' of right-of-way which allowed for the completion of the full width of the Hughes Ranch Rd. extension.

PREVIOUS PLATS: This is the first plat for this section of Avalon Terrace. Section 4, directly to the east of this section, has a final plat in place.

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply to the subject development as it is located within the Extra Territorial Jurisdiction (ETJ) of the City of Pearland and not within the official city limits.

CONFORMANCE TO THE MASTER PLAT: The submitted plat is in conformance with the approved Master Plat of Avalon Terrace.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Cliffstone a local street with minimum right-of-way of 60'; Max Rd. a major thoroughfare with minimum right-of-way of 120'; and Hughes Ranch Rd. a major collector with minimum right-of-way of 80'. The proposed subdivision also dedicates 30' for future Max Rd. expansion, and 40' for future Hughes Ranch Rd. construction.

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

AVAILABILITY OF UTILITIES: The subject parcel is served by water and sewer lines provided through Municipal Utility District (MUD) 16.

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

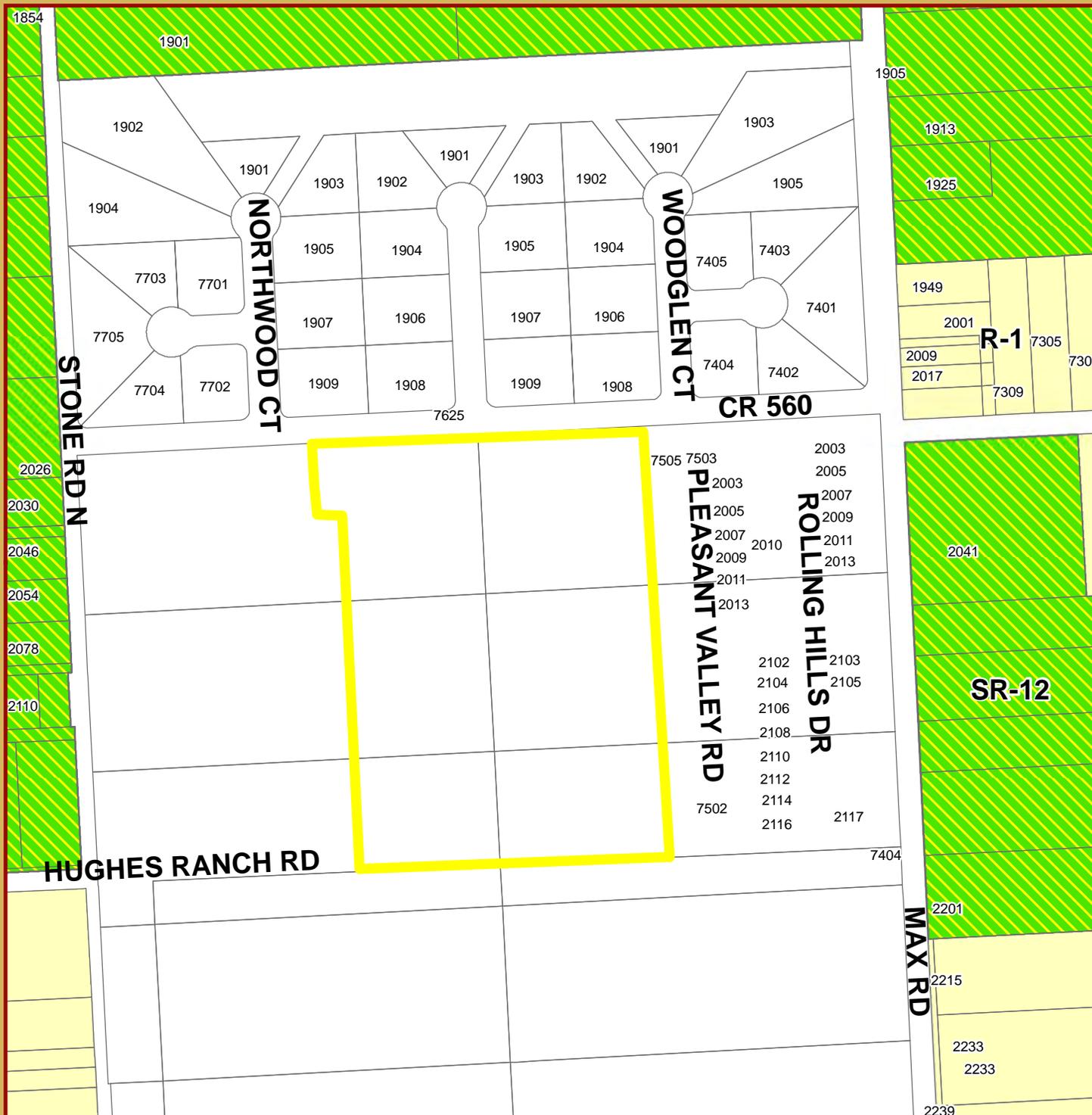
ADDITIONAL COMMENTS: This request has been reviewed by the city's Development Review Committee and there were no additional comments.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Avalon Terrace Section 5 as proposed by the applicant, for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This plat is in conformance with the approved development agreement.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Avalon Terrace Section 5



VICINITY MAP

Preliminary Plat of Avalon Terrace Section 5

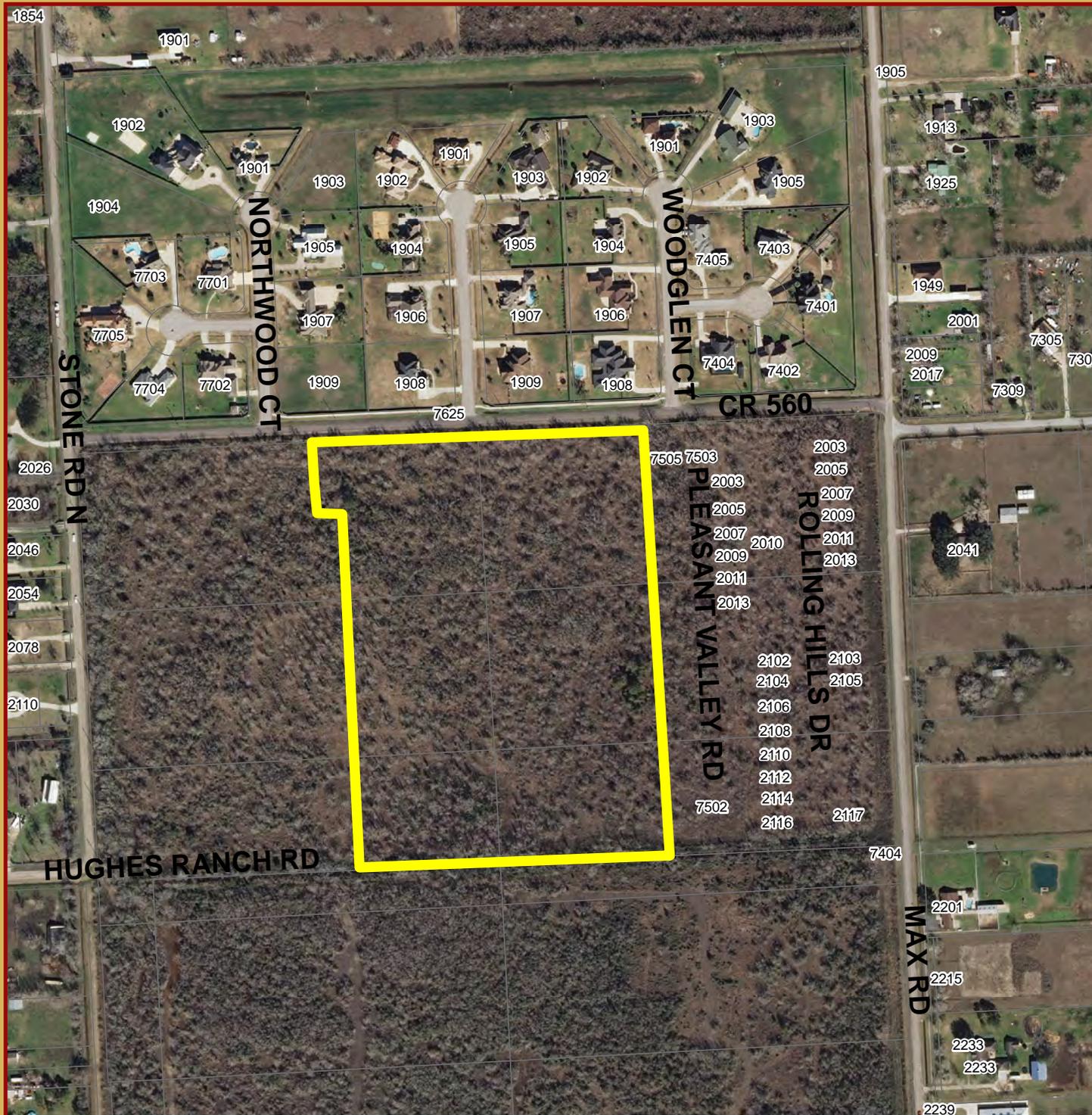


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 377 feet

MAY 2014
PLANNING DEPARTMENT





AERIAL MAP

Preliminary Plat of Avalon Terrace Section 5



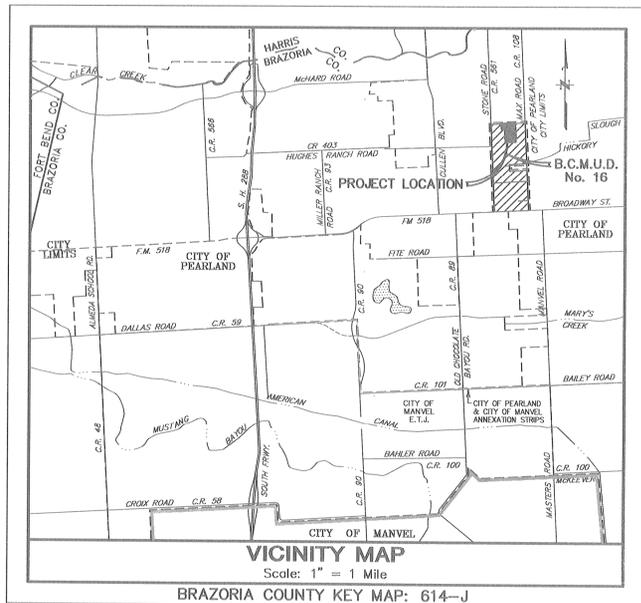
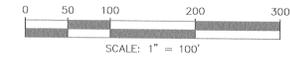
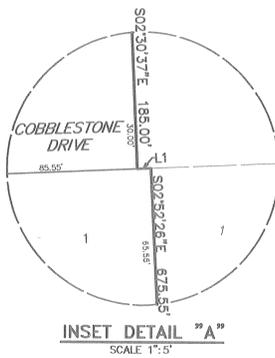
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1 inch = 377 feet

MAY 2014
PLANNING DEPARTMENT



CALLED 44.0735 ACRES
FINAL PLAT OF
LAKESIDE ESTATES
SECTION ONE
VOLUME 21, PAGES 323 & 324
B.C.M.R.



BENCH MARK
City of Pearland No. N-693" Brass disk on a concrete post near the intersection of the south right of way line of FM 518 and east right of way line of the G.C. & S.F.R.R.
Elevation = 49.29' NGVD 1929 (1979 Adjustment)
Elevation = 47.77' (PROVIDED BY CITY OF PEARLAND) (2001 Adjustment)

TBM
Brass Cap set on Northwest corner of the sidewalk along the West right of way line of Avalon Cove Lane North of the intersection of Waterlily Lane.
Elevation = 54.55' NGVD 1929 (1979 Adjustment)

100-YEAR WATER SURFACE ELEVATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4803900030 I AND 4803900040 I, EFFECTIVE DATE APRIL 21, 2009, THE SUBJECT TRACT LIES WITHIN AREAS ZONE "AE" (AREA DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATION DETERMINED). THE SUBJECT TRACT WILL BE FILLED ABOVE THE 100-YEAR FLOOD ELEVATION, THE BASE FLOOD ELEVATION SHOWN ON SAID FIRM IS 53.7 FEET 1979 DATUM. A SCOPE OF THE CLOMR HAS BEEN PREPARED FOR THIS TRACT. A LOMR WILL BE PREPARED FOR THIS DEVELOPMENT UPON CONSTRUCTION.

FLOODPLAIN CERTIFICATION

Structures built on lots in the designated Flood Plain must be elevated to 18" above the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's office for specific information. The B.F.E. is 53.7' based on a NGVD 1929 adjustment.
Bearings shown hereon are based upon the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83). All coordinates are surface and may be converted to grid by multiplying by the combined scale factor of 0.99986897.

CERTIFICATE OF SURVEY

I, W.R. Wolfram III, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted. This tract is within two (2) miles of the City Limits of Pearland.

Preliminary. This Document shall not be recorded for any purpose.

W.R. Wolfram III
Registered Professional Land Surveyor
Texas No. 6244

- LEGEND**
- AE - AERIAL EASEMENT
 - BCDR - BRAZORIA COUNTY DEED RECORDS
 - BCDR/PP - BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - BCPR - BRAZORIA COUNTY PLAT RECORDS
 - BL - BUILDING SETBACK LINE
 - C.F. No - CLERK'S FILE NUMBER
 - CLOMR - CONDITIONAL LETTER OF MAP REVISION
 - DE - DRAINAGE EASEMENT
 - EE - ELECTRICAL EASEMENT (CENTERPOINT ENERGY ONLY)
 - LOMR - LETTER OF MAP REVISION
 - POB - POINT OF BEGINNING
 - ROW - RIGHT-OF-WAY
 - SSE - SANITARY SEWER EASEMENT
 - SSSE - STORM SEWER EASEMENT
 - TBM - TEMPORARY BENCH MARK
 - UE - UTILITY EASEMENT
 - WSE - WATER LINE EASEMENT
 - WSE & SSE - WATER & SEWER EASEMENT
 - (L) - PROPOSED STREET LIGHT LOCATION
 - (L) - EXISTING STREET LIGHT LOCATION
 - (S) - STREET NAME CHANGE
 - (S) - SET 5/8" IRON ROD
 - FND - FOUND

REMAINDER OF A
CALLED 238.414 ACRES
PEYTON MARTIN, TRUSTEE
TO
MHI PARTNERSHIP, LTD.
03-046549
BCMR

FUTURE
AVALON TERRACE
SECTION 6

AVALON TERRACE
SEC. 4
Plat No. 2014004766
BCPR

SHADED
ZONE X
(300-YEAR)

SPECIAL WARRANTY DEED
CALLED 63.710 ACRES
MHI PARTNERSHIP, LTD.
TO THE
CITY OF PEARLAND
EXECUTED JANUARY 22, 2004
CLERK'S FILE NUMBER 2004006629 B.C.D.R.

Minor Plat of City of Pearland
Sports Complex Called 66.9054 Ac.
Plat No. _____
BCMR

[A] RESTRICTED RESERVE "A"
Restricted to Open Space/ Landscape
Purposes Only
0.1478 AC
6,436 Sq Ft

[D] RESTRICTED RESERVE "D"
Restricted to Open Space/ Landscape
Purposes Only
0.2200 AC
9,582 Sq Ft

[B] RESTRICTED RESERVE "B"
Restricted to Open Space/ Landscape
Purposes Only
0.1664 AC
7,247 Sq Ft

[E] RESTRICTED RESERVE "E"
Restricted to Open Space/ Landscape
Purposes Only
0.0891 AC
3,879 Sq Ft

[C] RESTRICTED RESERVE "C"
Restricted to Open Space/ Landscape
Purposes Only
0.1342 AC
5,847 Sq Ft

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|--------|-------------|------------|---------------|--------------|---------|
| C1 | 25.00' | 90°00'00" | 39.27' | N42°29'23"E | 35.36' | 25.00' |
| C2 | 25.00' | 90°00'00" | 39.27' | N47°30'37"W | 35.36' | 25.00' |
| C3 | 55.00' | 89°38'12" | 86.04' | N47°41'31"W | 77.53' | 54.65' |
| C4 | 55.00' | 90°21'48" | 86.74' | N42°19'29"E | 78.03' | 55.35' |
| C5 | 25.00' | 90°00'00" | 39.27' | N42°29'23"E | 35.36' | 25.00' |
| C6 | 25.00' | 90°00'00" | 39.27' | N47°30'37"W | 35.36' | 25.00' |
| C7 | 25.00' | 42°50'00" | 18.69' | N24°17'26"W | 18.26' | 9.81' |
| C8 | 50.00' | 265°40'01" | 231.84' | N87°07'34"E | 73.33' | 53.93' |
| C9 | 25.00' | 42°50'00" | 18.69' | N18°32'34"E | 18.26' | 9.81' |
| C10 | 25.00' | 29°00'15" | 12.66' | N78°00'30"W | 12.52' | 6.47' |
| C11 | 50.00' | 148°22'19" | 129.48' | N42°18'29"E | 96.22' | 176.53' |
| C12 | 25.00' | 29°00'15" | 12.66' | N17°22'33"W | 12.52' | 6.47' |
| C13 | 25.00' | 90°00'00" | 39.27' | N42°07'34"E | 35.36' | 25.00' |
| C14 | 25.00' | 90°00'00" | 39.27' | N47°52'26"W | 35.36' | 25.00' |
| C15 | 25.00' | 90°16'06" | 39.39' | N42°15'37"E | 35.44' | 25.12' |
| C16 | 25.00' | 89°43'54" | 39.15' | N47°44'23"W | 35.27' | 24.88' |
| C17 | 25.00' | 90°00'00" | 39.27' | N42°07'34"E | 35.36' | 25.00' |
| C18 | 25.00' | 90°00'00" | 39.27' | N47°52'26"W | 35.36' | 25.00' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N87°29'23"E | 0.80' |
| L2 | S87°07'34"W | 19.00' |
| L3 | S87°07'34"W | 15.50' |
| L4 | N87°29'23"E | 9.07' |
| L5 | N02°30'37"W | 75.00' |
| L6 | N47°41'31"W | 8.00' |
| L7 | N02°52'26"W | 27.53' |

PRELIMINARY PLAT
AVALON TERRACE
SEC. 5

A SUBDIVISION OF 14.7468 ACRES OF LAND
OUT OF THE

H.T. & B.R.R. CO. SURVEY, ABSTRACT-505
BRAZORIA COUNTY, TEXAS

62 LOTS 5 RESERVES 5 BLOCKS

JULY 9 2014

OWNER / DEVELOPER:
MHI Partnership, Ltd.
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
(713) 952-6767
ATTN: KEITH FASELER, P.E.

SURVEYOR:
GOTTON SURVEYING
COMPANY
6335 GULFON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
ATTN: W.R. WOLFRAM III, R.P.L.S.

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
6335 GULFON DR., SUITE 100
HOUSTON, TEXAS 77081
(713) 777-5337

FILE COPY - PLANNING
SUBMITTAL DATE: 7/19/14
DRC DATE: 7/15/14
PLEASE REVIEW PLAT AND RETURN TO
PLANNING DEPT BY: 7/17/14

I, Gary R. Tesch, President of the MHI Partnership, Ltd. being the owner of the property subdivided in this plat of Avalon Terrace Section 5, I do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, 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.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby state that it fully realizes that it is applying for a permit from the City of Pearland to build within 100 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, MHI Partnership, Ltd. does 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.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Avalon Terrace Section 4 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 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.

WITNESS my hand in Pearland, Brazoria County, Texas, this _____ day of _____, 2014.

By: MHI Partnership, Ltd.

By: _____
Name Printed: GARY R. TESCH
Title: PRESIDENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President of MHI Partnership, Ltd. known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

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

Notary Public
In and for Harris County, Texas.

GENERAL NOTES:

- The subject tract lies within Extra-Territorial Jurisdiction of the City of Pearland and is therefore not zoned.
- This tract of land is within two (2) miles of the city limits of the City of Pearland, Texas. (within the city of Pearland's ETJ)
- Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Brazoria County, Texas and Incorporated Areas, Community Panel No. 48039C0030 I and 48039C0040 I, effective date April 21, 2009, the subject tract lies within areas Zone "AE" (area determined to be Special Flood Hazard Areas Inundated By 100-Year Flood with Base Flood Elevation Determined). The subject tract will be filled above the 100-Year Flood Elevation. A (LOMR) will be prepared for this development upon construction.
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.
- Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District No. 4.
- Storm sewer easements shall be kept free from fill or any other structures which inhibit the flow of surface water.
- No side entry to lots are allowed.
- No apparent pipeline or pipeline easement exist within the boundaries of this plat, except as shown.
- Four foot sidewalks are required to be constructed along both sides of street rights-of-way within this subdivision, and Six foot Sidewalks are Required to be constructed along Hughes Ranch Road and Stone Road.
- Development of this property shall be in accordance with a Strategic Partnership Agreement between the City of Pearland and Brazoria County M.U.D. No. 16 dated October 27, 2003. All structures constructed shall obtain City of Pearland Building Permits.
- This property is located wholly within Brazoria County Municipal Utility District No. 16.
- This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
- This plat was prepared from information provided by Stewart Title Company, G.F. No. 1303903028, effective date May 23, 2013.
- All bearing references are to the Texas State Plane Coordinate System, South Central Zone.
- All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
- Three-quarter inch (3/4") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted.
- 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 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.
- Access rights to driveways are hereby granted to all adjoining residential properties.
- The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of 12-inches above the top of curb, or 12-inches above the 100-year floodplain water surface elevation for structures to be located within the 100-year floodplain.
- All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO sight distance requirements for motorists.
- Driveway requirements for the location, widths and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.
- Bench Mark "City of Pearland No. N-693" Brass disk in the concrete post near the intersection of the South Right-of-way line of FM 518 and the East right of way line of the G.C. & S.F.R.R. Elevation = 49.29' NGVD 29 (1979 Adjustment)
- Temporary Bench Mark is a Brass cap set on Northwest corner of the sidewalk along the West Right of way line of Avalon Cove Lane, North of the intersection of Avalon Cove Lane and Waterlily Lane Elevation = 54.55' NGVD 29 (1979 Adjustment)

DRAINAGE PLAN NOTES

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Avalon Terrace Detention Basin Phase II plans were approved by the DISTRICT on March 8, 2006, and the Master Plan was approved on March 10, 2004.

APPROVED BY: BRAZORIA DRAINAGE DISTRICT No. 4

Mike Yost _____ Date _____
District Superintendent

Jarrod Aden, P.E. _____ Date _____
District Engineer

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown. The above signatures do not constitute authorization for any construction.

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder _____
Volume _____, Page _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.75 acre tract of land situated in the H.T. & B.R.R. Co. Survey, Abstract No. 505 in Brazoria County, Texas, being out of the remainder of a called 238.414 acre tract of land conveyed to MHI Partnership, Ltd. recorded in Clark's File No. 03-046549 of the Brazoria County Official Records (BCOR); said 14.75 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83,

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") being in the south right-of-way line of Cliff Stone Road West (70 feet wide) for the northwest corner of Avalon Terrace Sec 4, plat of which is recorded in Plat No. 2014004766 of the Brazoria County Plat Records (BCPR) and northeast corner of the remainder of said 238.414 acre tract and the herein described tract;

THENCE, along the west line of said Avalon Terrace Sec 4 the following five (5) courses and distances:

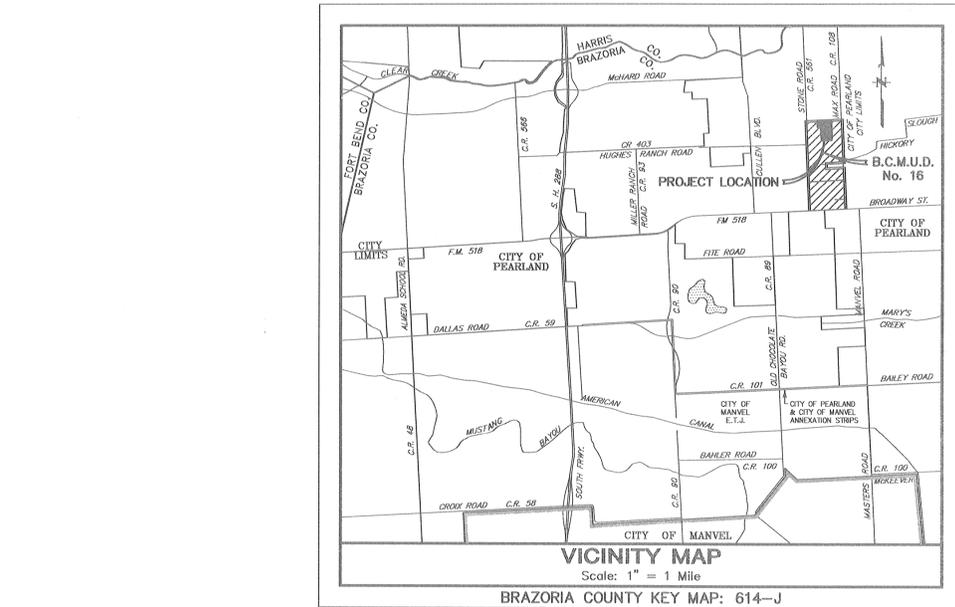
- South 02°30'37" East, 185.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 87°29'23" East, 0.80 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°52'26" East, 675.55 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 87°07'34" West, 19.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°52'26" East, 199.55 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at a point in the north line of Hughes Ranch Road (80' wide), dedicated in Plat No.2014004766 of the BCPR for the southeast corner of the remainder of said 238.414 acre tract;

THENCE, South 87°23'40" West, 530.01 feet along the north right-of-way line of said Hughes Ranch Road to a point for corner;

THENCE, over and across the remainder of said 238.414 acre tract the following nine (9) courses and distances:

- North 02°52'26" West, 197.07 feet to a point for corner;
- South 87°07'34" West, 15.50 feet to a point for corner;
- North 02°52'26" West, 569.12 feet to a point for corner;
- South 87°29'23" West, 185.69 feet to a point for corner;
- North 02°30'37" West, 170.00 feet to a point for corner;
- North 87°29'23" East, 9.07 feet to a point for corner;
- Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°30'37" West, 35.36 feet to a point for corner, being in the south right-of-way line of said Cliff Stone Road West and the south line of the remainder of said 238.414 acre tract;
- North 02°30'37" West, 75.00 feet to a point for corner;
- Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°30'37" West, 35.36 feet to a point for corner, being in the south right-of-way line of said Cliff Stone Road West and the south line of the remainder of said 238.414 acre tract;

THENCE, North 87°29'23" East, 739.64 feet along the south right-of-way line of said Cliff Stone Road West and the north line of the remainder of said 238.414 acre tract to the POINT OF BEGINNING, CONTAINING 14.75 acres of land in Brazoria County, Texas.



This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat of Avalon Terrace Section 5, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this _____ day of _____, 2014.

APPROVED by the City of Pearland, Texas, this _____ day of _____, 2014.

Darrin Coker
City Attorney
City of Pearland, Texas

Andrea Broughton, P.E.
City Engineer
City of Pearland, Texas

PRELIMINARY PLAT
AVALON TERRACE
SEC. 5
A SUBDIVISION OF 14.75 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505
BRAZORIA COUNTY, TEXAS

62 LOTS 5 RESERVES 5 BLOCKS
JULY 9 2014

OWNER / DEVELOPER:
MHI Partnership, Ltd.
7676 WOODWAY, SUITE 104
HOUSTON, TX 77061
(713) 952-6767
ATTN: KEITH FASELER, P.E.

SURVEYOR:
COTTON SURVEYING COMPANY
6335 GULFON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
ATTN: MARTIN HICKS, R.P.L.S.

ENGINEER:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
6335 GULFON DR., SUITE 100
HOUSTON, TEXAS 77081
(713) 777-5337

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Final Plat of Enclave at Highland Glen Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman of Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 2, a 24 lot subdivision on 13.2 acres of land, generally located at the intersection of Hughes Rd. and Alexander Ridge Ln.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 2

A request by Rene Rodrigues of LJA Engineering, applicant; on behalf of Greg Coleman of Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 2, a 24 lot subdivision on 13.2 acres of land, to wit:

Legal Description: A subdivision of land containing 13.2 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 Ridge Ln.

ZONING: This is a request for a Final Plat of Enclave at Highland Glen Section 2. The property contains a total of 13.2 acres with 24 proposed lots. The proposed final plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned Single Family Residential-1 (R-1). The proposed lot size for this section is 65' x 120' which equals 7,800 square feet. The minimum required lot size in the R-1 zone is 8,800 square feet with minimum dimensions of 80' x 90'. The approved Cluster Development Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which could not normally be achieved through the application of minimum lot standards.

PREVIOUS PLATS: The preliminary plat for Section 2 was approved on May 19, 2014.

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

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Hughes Road, a secondary thoroughfare with a right-of-way of 100 feet. The subdivision will be served internally by local roads with rights-of-way of 60 feet.

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 by the Engineering Department.

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

PARKLAND FEES: Parkland dedication fees will be required prior to recordation of the final plat.

ADDITIONAL 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 2 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 Reserve at Highland Glen Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Enclave at Highland Glen Section 2

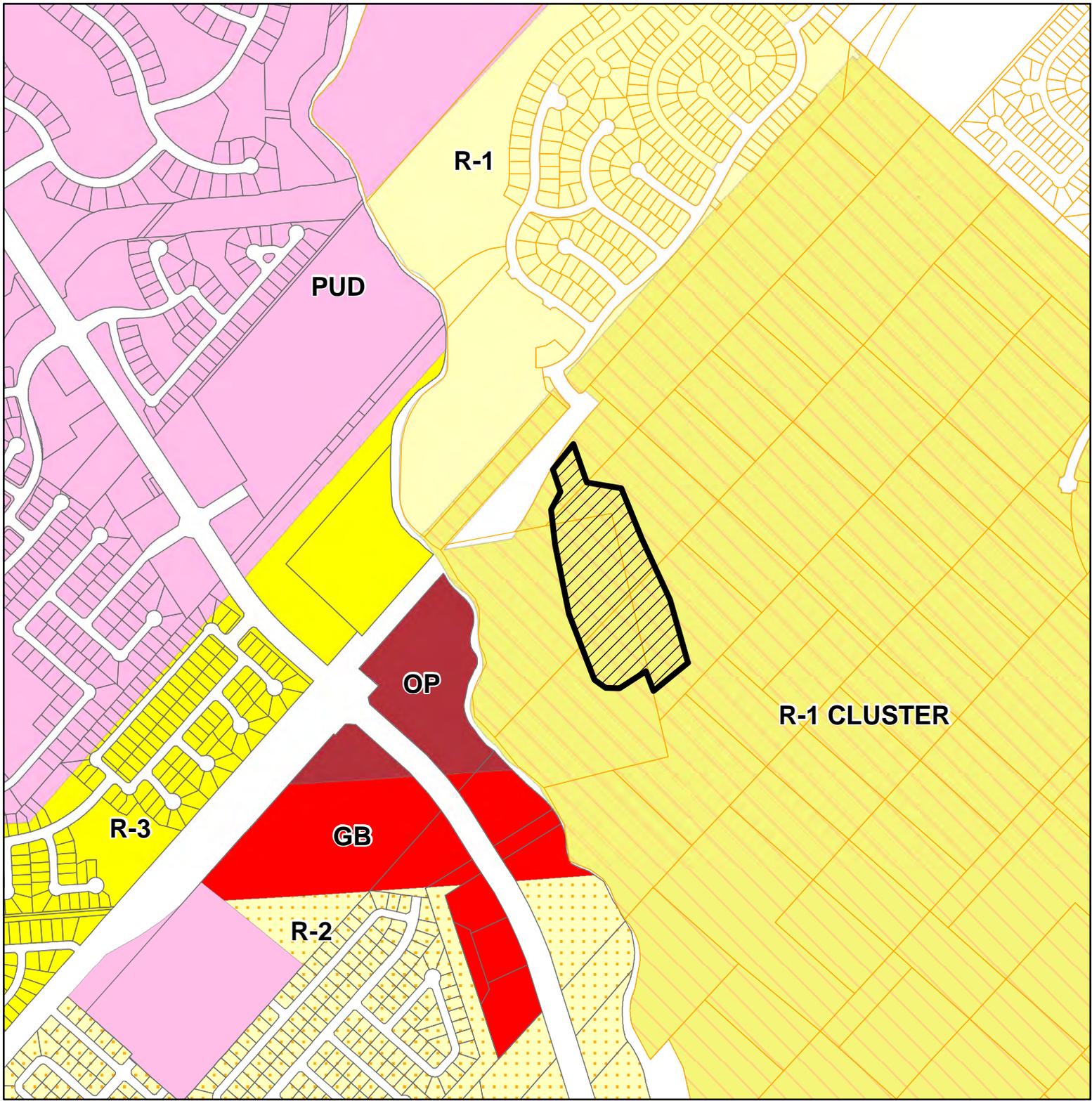


Zoning and Vicinity Map

Final Plat of Enclave at Highland Glen Section 2

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.

0 230 460 920 Feet





Aerial Map

Final Plat of Enclave at Highland Glen Section 2

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.

0 230 460 920 Feet



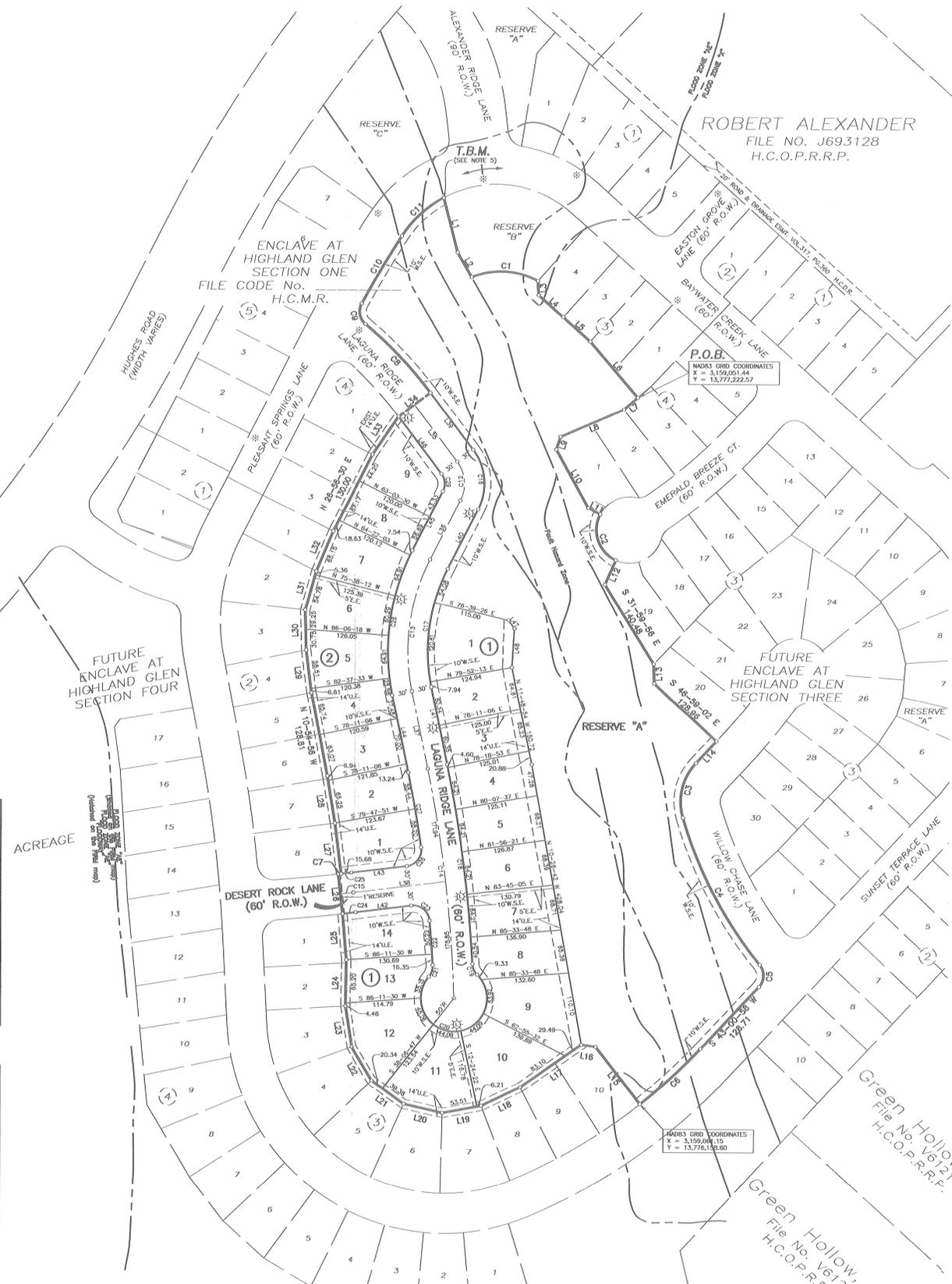
N



| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 1 | | |
| LOT 1 | 12,010 | 119.61 |
| LOT 2 | 8,305 | 68.28 |
| LOT 3 | 8,136 | 64.94 |
| LOT 4 | 8,276 | 64.20 |
| LOT 5 | 8,328 | 64.19 |
| LOT 6 | 8,522 | 64.20 |
| LOT 7 | 8,865 | 64.19 |
| LOT 8 | 9,037 | 65.97 |
| LOT 9 | 12,565 | 51.35 |
| LOT 10 | 11,738 | 42.67 |
| LOT 11 | 11,906 | 42.67 |
| LOT 12 | 11,413 | 43.73 |
| LOT 13 | 8,109 | 68.33 |
| LOT 14 | 9,333 | 52.85 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 2 | | |
| LOT 1 | 9,900 | 55.60 |
| LOT 2 | 8,231 | 68.68 |
| LOT 3 | 8,480 | 70.00 |
| LOT 4 | 8,136 | 63.00 |
| LOT 5 | 9,445 | 64.80 |
| LOT 6 | 9,159 | 60.21 |
| LOT 7 | 9,393 | 64.80 |
| LOT 8 | 7,896 | 64.43 |
| LOT 9 | 10,210 | 45.97 |

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|---------|-------------------------|
| A | 6.697 | 291,739 | RESTRICTED TO DETENTION |
| TOTAL | 6.697 | 291,739 | |



ROBERT ALEXANDER
FILE NO. J693128
H.C.O.P.R.R.P.

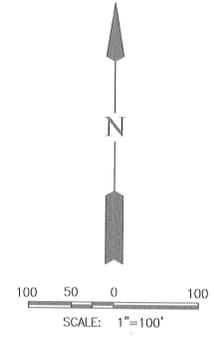
ENCLAVE AT
HIGHLAND GLEN
SECTION ONE
FILE CODE No.
H.C.M.R.

FUTURE
ENCLAVE AT
HIGHLAND GLEN
SECTION FOUR

FUTURE
ENCLAVE AT
HIGHLAND GLEN
SECTION THREE

NAD83 GRID COORDINATES
X = 3,159,008.15
Y = 13,777,136.60

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 142018334, EFFECTIVE DATED JUNE 24, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, 2011 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.
 - 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.
 - 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.
 - 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 SOUTH-WESTERLY FROM THE WEST SIDE OF BROADWAY BACK OF CURB AND 8.7 FEET NORTH-WESTERLY FROM METAL POLE.
X = 3158802.368 Y = 13767483.585
ELEVATION = 42.45, NVGD 29 1987 ADJUSTMENT
SUBTRACT 0.48 FEET FOR NAVD 88, 2011 ADJUSTMENT
 - 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).
 - 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 HOLDERS(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.
 - ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAY CONTAINED WITHIN THE PLAT.
 - THERE ARE 6 PROPOSED STREET LIGHTS ON THIS PLAT.



| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S 14-30-33 E | 85.35 |
| L2 | S 29-58-35 E | 42.98 |
| L3 | S 03-19-04 E | 21.21 |
| L4 | S 48-19-04 E | 50.00 |
| L5 | S 48-19-04 E | 55.00 |
| L6 | S 40-50-33 E | 110.90 |
| L7 | S 40-09-27 W | 27.61 |
| L8 | S 66-17-33 W | 104.37 |
| L9 | S 18-32-40 W | 20.17 |
| L10 | S 29-12-13 E | 100.99 |
| L11 | S 62-31-15 E | 20.00 |
| L12 | S 24-04-09 W | 39.82 |
| L13 | S 01-54-50 E | 29.22 |
| L14 | S 43-00-58 W | 44.87 |
| L15 | N 38-21-08 W | 109.07 |
| L16 | N 81-38-33 W | 21.84 |
| L17 | S 55-04-02 W | 112.59 |
| L18 | S 64-48-49 W | 65.22 |
| L19 | S 79-39-08 W | 59.72 |
| L20 | N 77-23-02 W | 59.72 |
| L21 | N 54-25-11 W | 59.72 |
| L22 | N 31-27-21 W | 59.72 |
| L23 | N 09-00-41 W | 62.42 |
| L24 | N 00-43-48 E | 69.86 |
| L25 | N 04-46-12 W | 69.00 |
| L26 | N 06-18-55 W | 60.00 |
| L27 | N 07-20-43 W | 76.63 |
| L28 | N 09-34-13 W | 72.11 |
| L29 | N 07-15-03 W | 65.12 |
| L30 | N 01-47-24 W | 60.00 |
| L31 | N 15-37-39 E | 60.14 |
| L32 | N 22-59-41 E | 65.15 |
| L33 | N 34-09-40 E | 69.30 |
| L34 | N 52-48-18 E | 80.00 |
| L35 | N 37-11-42 W | 108.02 |
| L36 | N 26-56-30 E | 100.22 |
| L37 | N 11-48-54 W | 120.69 |
| L38 | N 83-06-39 E | 140.46 |
| L39 | S 37-11-42 E | 108.02 |
| L40 | S 26-56-30 W | 100.22 |
| L41 | S 11-48-54 E | 120.69 |
| L42 | S 83-06-39 W | 84.68 |
| L43 | N 83-06-39 E | 84.68 |
| L44 | N 11-48-54 W | 120.69 |
| L45 | N 26-56-30 E | 100.22 |
| L46 | N 37-11-42 W | 108.02 |
| L47 | N 36-34-37 W | 15.30 |
| L48 | N 03-30-11 E | 58.79 |

| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|---------|-----------|--------|---------|--------|---------------|
| C1 | 119.21 | 49-51-17 | 103.73 | 55.40 | 100.49 | S 86-50-07 E |
| C2 | 50.00 | 93-24-36 | 81.52 | 53.07 | 72.78 | S 19-13-33 E |
| C3 | 85.00 | 59-41-47 | 88.56 | 48.78 | 84.61 | S 13-10-04 W |
| C4 | 630.00 | 22-50-51 | 251.22 | 127.30 | 249.56 | S 28-06-15 E |
| C5 | 25.00 | 82-32-38 | 36.02 | 21.94 | 32.98 | S 01-44-39 W |
| C6 | 820.00 | 8-37-54 | 123.53 | 61.88 | 123.42 | S 47-19-55 W |
| C7 | 1970.00 | 0-07-04 | 4.05 | 2.02 | 4.05 | N 83-37-33 E |
| C8 | 630.00 | 13-00-13 | 142.98 | 71.80 | 142.68 | N 43-41-49 W |
| C9 | 25.00 | 78-56-18 | 34.44 | 20.59 | 31.78 | N 10-43-46 W |
| C10 | 1730.00 | 3-54-35 | 118.05 | 59.05 | 118.03 | N 30-41-41 E |
| C11 | 170.00 | 29-08-14 | 86.45 | 44.18 | 85.52 | N 47-13-05 E |
| C12 | 55.00 | 64-08-13 | 61.57 | 34.46 | 58.40 | N 05-07-36 W |
| C13 | 300.00 | 38-45-24 | 202.93 | 105.52 | 199.08 | S 07-33-48 W |
| C14 | 2000.00 | 9-57-49 | 347.80 | 174.34 | 347.36 | N 06-49-59 W |
| C15 | 2000.00 | 0-34-26 | 20.03 | 10.02 | 20.03 | N 83-23-52 E |
| C16 | 85.00 | 64-08-13 | 95.15 | 53.26 | 90.26 | S 05-07-36 E |
| C17 | 270.00 | 38-45-24 | 182.84 | 94.97 | 179.17 | S 07-33-48 W |
| C18 | 2030.00 | 8-31-21 | 301.95 | 151.26 | 301.68 | S 07-33-13 E |
| C19 | 25.00 | 42-07-04 | 18.38 | 9.63 | 17.97 | S 24-21-05 E |
| C20 | 50.00 | 265-39-25 | 231.83 | 53.94 | 73.34 | S 87-25-06 W |
| C21 | 25.00 | 43-34-45 | 19.02 | 9.99 | 18.56 | N 18-27-25 E |
| C22 | 1970.00 | 1-56-10 | 66.57 | 33.29 | 66.57 | N 04-18-02 W |
| C23 | 25.00 | 91-37-13 | 39.98 | 25.72 | 35.85 | N 51-04-44 W |
| C24 | 2030.00 | 0-34-26 | 20.33 | 10.17 | 20.33 | S 83-23-52 W |
| C25 | 1970.00 | 0-34-26 | 19.73 | 9.87 | 19.73 | N 83-23-52 E |
| C26 | 25.00 | 91-37-13 | 39.98 | 25.72 | 35.85 | N 37-18-02 E |
| C27 | 1970.00 | 3-18-19 | 113.65 | 56.84 | 113.63 | N 10-09-44 W |
| C28 | 330.00 | 38-45-24 | 223.22 | 116.07 | 218.99 | N 07-33-48 E |
| C29 | 25.00 | 64-08-13 | 27.98 | 15.66 | 26.55 | N 05-07-36 W |

FINAL PLAT OF
ENCLAVE AT HIGHLAND GLEN
SECTION 2

A SUBDIVISION OF 13.238 ACRES OF LAND SITUATED IN THE
THOMAS J. GREEN SURVEY, ABSTRACT 290,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

23 LOTS 1 RESERVE (6.648 ACRES) 2 BLOCKS
JULY 28, 2014 JOB NO. 1406-3320C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, 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

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Final Plat of Enclave at Highland Glen Section 3

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman of Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 3, a 50 lot subdivision on 12.4 acres of land, generally located at the intersection of Hughes Rd. and Alexander Ridge Ln.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Greg Coleman of Beazer Homes, owner; for approval of a Final Plat of Enclave at Highland Glen Section 3, a 24 lot subdivision on 13.2 acres of land, to wit:

Legal Description: A subdivision of land containing 12.4 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 Ridge Ln.

ZONING: This is a request for a Final Plat of Enclave at Highland Glen Section 3. The property contains a total of 12.4 acres with 50 proposed lots. The proposed final plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned Single Family Residential-1 (R-1). The proposed lot size for this section is 55' x 120' which equals 6,600 square feet. The minimum required lot size in the R-1 zone is 8,800 square feet with minimum dimensions of 80' x 90'. The approved Cluster Development Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which could not normally be achieved through the application of minimum lot standards.

PREVIOUS PLATS: The preliminary plat for this subdivision was approved on May 19, 2014.

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

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Hughes Road, a secondary thoroughfare with a right-of-way of 100 feet. The subdivision will be served internally by local roads with rights-of-way of 60 feet.

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 by the Engineering Department.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the

P&Z 08/04/2014

Final Plat of Enclave at Highland Glen Section 3

Page 1

Engineering Department.

PARKLAND FEES: Parkland dedication fees will be required prior to recordation of the final plat.

ADDITIONAL 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 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 Reserve at Highland Glen Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Enclave at Highland Glen Section 3



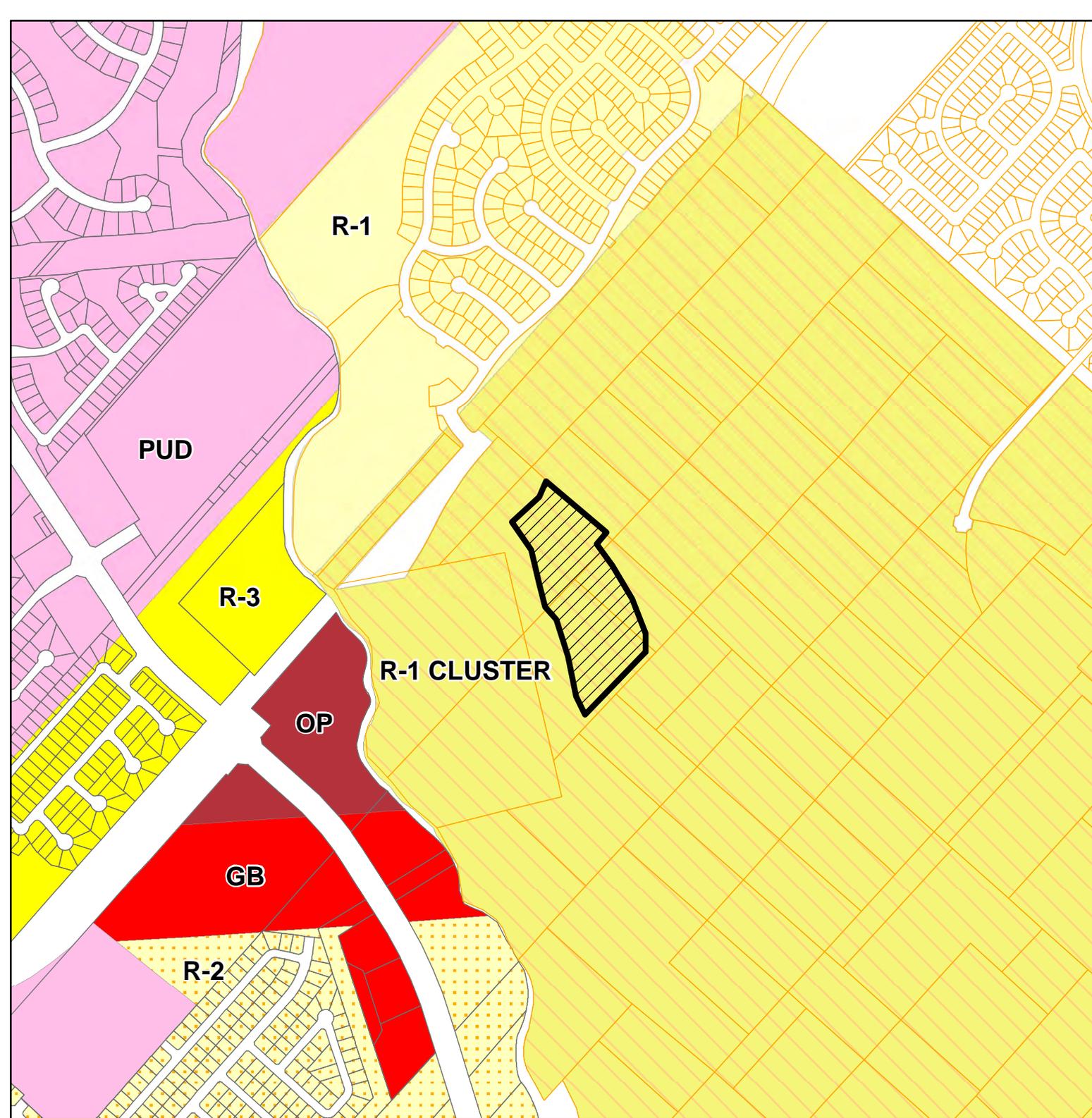
Zoning and Vicinity Map

Final Plat of Enclave at Highland Glen Section 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

0 230 460 920 Feet





Aerial Map

Final Plat of Enclave at Highland Glen Section 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.

0 230 460 920 Feet



N



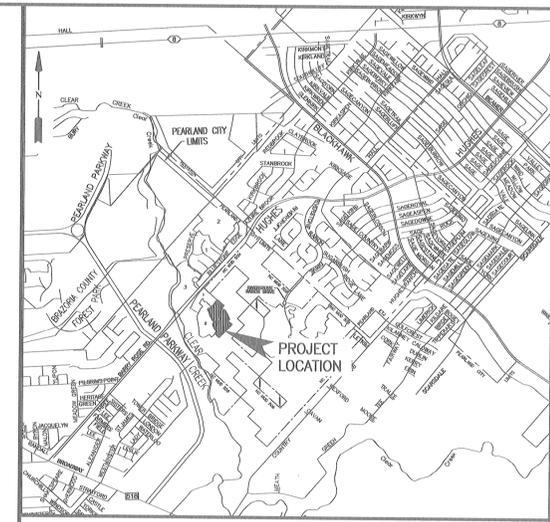
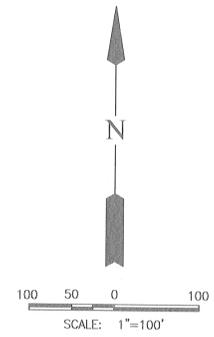


| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 1 | | |
| LOT 1 | 6,875 | 55.00 |
| LOT 2 | 6,875 | 55.00 |
| LOT 3 | 6,875 | 55.00 |
| LOT 4 | 6,875 | 55.00 |
| LOT 5 | 7,364 | 57.42 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 2 | | |
| LOT 1 | 6,504 | 35.72 |
| LOT 2 | 7,479 | 51.97 |
| LOT 3 | 6,875 | 55.00 |
| LOT 4 | 6,875 | 55.00 |
| LOT 5 | 6,875 | 55.00 |
| LOT 6 | 6,875 | 55.00 |
| LOT 7 | 6,875 | 55.00 |
| LOT 8 | 6,875 | 55.00 |
| LOT 9 | 6,875 | 55.00 |
| LOT 10 | 6,875 | 55.00 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 3 | | |
| LOT 1 | 8,943 | 59.96 |
| LOT 2 | 6,600 | 55.00 |
| LOT 3 | 6,600 | 55.00 |
| LOT 4 | 6,600 | 55.00 |
| LOT 5 | 6,728 | 57.34 |
| LOT 6 | 8,478 | 88.42 |
| LOT 7 | 8,485 | 88.49 |
| LOT 8 | 8,485 | 88.51 |
| LOT 9 | 8,485 | 88.33 |
| LOT 10 | 7,501 | 70.76 |
| LOT 11 | 6,841 | 55.00 |
| LOT 12 | 7,738 | 58.00 |
| LOT 13 | 7,084 | 37.53 |
| LOT 14 | 6,916 | 53.36 |
| LOT 15 | 6,998 | 53.36 |
| LOT 16 | 6,865 | 53.36 |
| LOT 17 | 6,809 | 54.96 |
| LOT 18 | 6,516 | 48.59 |
| LOT 19 | 8,628 | 34.78 |
| LOT 20 | 9,135 | 68.75 |
| LOT 21 | 7,900 | 54.26 |
| LOT 22 | 7,569 | 49.75 |
| LOT 23 | 11,744 | 37.00 |
| LOT 24 | 9,993 | 37.00 |
| LOT 25 | 9,204 | 37.00 |
| LOT 26 | 8,563 | 41.45 |
| LOT 27 | 6,940 | 57.72 |
| LOT 28 | 7,041 | 52.20 |
| LOT 29 | 6,789 | 53.93 |
| LOT 30 | 9,183 | 35.34 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 4 | | |
| LOT 1 | 8,515 | 64.30 |
| LOT 2 | 7,894 | 64.06 |
| LOT 3 | 7,386 | 64.10 |
| LOT 4 | 7,412 | 64.10 |
| LOT 5 | 7,407 | 38.25 |



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP No. 615G&H

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 43-00-58 E | 66.92 |
| L2 | N 43-00-58 E | 44.87 |
| L3 | N 01-54-50 W | 29.22 |
| L4 | N 24-04-09 E | 39.82 |
| L5 | N 62-31-15 W | 20.00 |
| L6 | N 29-12-13 W | 100.99 |
| L7 | N 18-32-40 E | 20.17 |
| L8 | N 66-17-33 E | 104.37 |
| L9 | N 49-09-27 E | 53.70 |
| L10 | N 48-19-04 W | 13.97 |
| L11 | S 48-19-04 E | 100.63 |
| L12 | S 48-24-46 E | 60.02 |
| L13 | S 13-40-43 E | 60.00 |
| L14 | S 48-19-04 E | 9.81 |
| L15 | S 43-00-58 W | 51.46 |
| L16 | S 66-16-25 E | 46.65 |
| L17 | S 48-19-04 E | 9.12 |
| L18 | N 43-03-19 E | 54.47 |
| L19 | S 41-40-56 W | 86.34 |
| L20 | N 48-19-04 W | 8.42 |
| L21 | N 43-00-58 E | 51.45 |
| L22 | S 43-00-58 W | 51.45 |
| L23 | S 41-40-56 W | 31.34 |
| L24 | N 41-40-56 E | 31.34 |
| L25 | N 48-19-04 W | 99.28 |
| L26 | S 16-38-09 E | 20.00 |
| L27 | S 32-47-16 W | 51.20 |
| L28 | S 18-41-20 W | 30.02 |
| L29 | N 04-32-20 E | 51.23 |
| L30 | S 13-19-20 E | 51.23 |
| L31 | N 31-11-00 W | 51.23 |
| L32 | N 46-30-45 W | 53.60 |
| L33 | S 46-49-38 W | 58.64 |

| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|--------|-----------|--------|---------|--------|---------------|
| C1 | 25.00 | 82-32-38 | 36.02 | 21.94 | 32.98 | N 01-44-39 E |
| C2 | 630.00 | 22-50-51 | 251.22 | 127.30 | 249.56 | N 28-06-15 W |
| C3 | 85.00 | 59-41-47 | 88.56 | 48.78 | 84.61 | N 13-10-04 E |
| C4 | 50.00 | 93-24-36 | 81.52 | 53.07 | 72.78 | N 19-13-33 W |
| C5 | 25.00 | 88-37-37 | 36.67 | 24.41 | 34.83 | N 87-22-07 E |
| C6 | 25.00 | 86-57-24 | 37.94 | 23.71 | 34.40 | S 00-25-23 E |
| C7 | 345.00 | 33-21-18 | 200.84 | 103.36 | 198.02 | S 27-13-26 E |
| C8 | 25.00 | 93-07-56 | 40.64 | 26.41 | 36.31 | S 57-06-45 E |
| C9 | 330.00 | 3-41-22 | 21.25 | 10.63 | 21.25 | S 78-09-58 W |
| C10 | 25.00 | 73-12-18 | 31.94 | 18.57 | 29.81 | S 43-24-30 W |
| C11 | 345.00 | 6-52-37 | 41.41 | 20.73 | 41.38 | S 10-14-39 W |
| C12 | 25.00 | 79-36-03 | 34.73 | 20.83 | 32.01 | S 26-07-04 E |
| C13 | 430.00 | 17-36-01 | 132.09 | 66.57 | 131.57 | S 57-07-05 E |
| C14 | 600.00 | 27-26-16 | 287.33 | 146.47 | 284.59 | S 30-23-58 E |
| C15 | 55.00 | 59-41-47 | 57.30 | 31.56 | 54.75 | S 13-10-04 W |
| C16 | 800.00 | 11-06-46 | 155.16 | 77.83 | 154.92 | N 37-27-35 E |
| C17 | 400.00 | 17-57-21 | 125.36 | 63.20 | 124.84 | N 57-17-45 W |
| C18 | 300.00 | 11-56-04 | 62.49 | 31.36 | 62.38 | N 82-17-19 E |
| C19 | 315.00 | 91-20-02 | 502.13 | 322.42 | 450.83 | N 02-39-03 W |
| C20 | 800.00 | 17-26-32 | 243.54 | 122.72 | 242.60 | N 50-24-12 E |
| C21 | 370.00 | 17-00-42 | 109.86 | 55.34 | 109.45 | N 56-49-25 W |
| C22 | 25.00 | 83-52-44 | 36.60 | 22.46 | 33.42 | S 72-43-52 W |
| C23 | 345.00 | 12-13-28 | 73.61 | 36.94 | 73.47 | S 36-54-14 W |
| C24 | 770.00 | 7-19-40 | 98.48 | 49.31 | 98.41 | N 39-21-08 E |
| C25 | 25.00 | 44-45-35 | 19.53 | 10.29 | 19.04 | N 13-18-31 E |
| C26 | 50.00 | 265-36-14 | 231.78 | 53.99 | 73.37 | S 56-16-09 E |
| C27 | 25.00 | 41-05-47 | 17.93 | 9.37 | 17.55 | S 55-59-05 W |
| C28 | 830.00 | 7-34-46 | 109.80 | 54.98 | 109.72 | S 39-13-34 W |
| C29 | 25.00 | 59-41-47 | 26.05 | 14.35 | 24.89 | S 13-10-04 W |
| C30 | 570.00 | 21-19-52 | 212.21 | 107.35 | 210.99 | S 27-20-46 E |
| C31 | 25.00 | 98-58-20 | 43.18 | 29.26 | 38.01 | S 87-29-52 E |
| C32 | 285.00 | 91-20-02 | 454.31 | 291.71 | 407.72 | N 02-39-03 W |
| C33 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | S 86-40-56 W |
| C34 | 830.00 | 13-54-33 | 201.49 | 101.24 | 201.00 | S 48-38-12 W |
| C35 | 25.00 | 41-05-47 | 17.93 | 9.37 | 17.55 | S 35-02-35 W |
| C36 | 50.00 | 265-36-14 | 231.78 | 53.99 | 73.37 | N 32-42-11 W |
| C37 | 25.00 | 44-45-35 | 19.53 | 10.29 | 19.04 | N 77-43-09 E |
| C38 | 770.00 | 13-39-26 | 183.54 | 92.21 | 183.10 | N 48-30-39 E |
| C39 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 03-19-04 W |

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|--------|------------------------------------|
| A | 0.113 | 4,933 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL | 0.113 | 4,933 | |

- LEGEND**
- U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER AND SEWER 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
 - A.E. INDICATES AERIAL EASEMENT
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - RES. INDICATES RESERVE
 - INDICATES STREET NAME CHANGE
 - E.E. INDICATES ELECTRICAL EASEMENT
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES EXISTING STREET LIGHT

**FINAL PLAT OF
ENCLAVE AT HIGHLAND GLEN
SECTION 3**

A SUBDIVISION OF 12.436 ACRES OF LAND SITUATED IN THE
THOMAS J. GREEN SURVEY, ABSTRACT 290,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

50 LOTS 1 RESERVE (0.113 ACRES) 4 BLOCKS
JULY 28, 2014 JOB NO. 1406-3330C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, 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

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 142013346, EFFECTIVE DATED JUNE 24, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS 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 0.999899913.
- 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.
- FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 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, NVDG 29 1987 ADJUSTMENT
SUBTRACT 0.48 FEET FOR NAVD 88, 2011 ADJUSTMENT
- 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).
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC 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.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- A FOUR (4) FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL INTERNALLY PUBLIC STREET RIGHT-OF-WAY CONTAINED WITHIN THE PLAT.
- THERE ARE 11 PROPOSED STREET LIGHTS ON THIS PLAT.
- ONE-FOOT RESERVES.
- 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.
- CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.

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 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., C.F.M., ASSISTANT 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 12.436 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 20190226029 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 10 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 12.436 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;

COMMENCING FOR REFERENCE AT THE MOST NORTHERLY CORNER OF SAID 74.286 ACRES ON THE COMMON LINE OF LOTS 5 AND 6 OF SAID SECTION 10; FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 36° 53' 02" WEST, 0.13 FEET, SAME BEING THE MOST EASTERLY CORNER OF THAT CERTAIN CALLED 4.8383 ACRE TRACT OF LAND CONVEYED TO THE CITY OF PEARLAND BY AN INSTRUMENT OF RECORD IN FILE NUMBER 20080117318, 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 10, 654.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 48° 19' 04" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE AND SAID COMMON LINE OF LOTS 14 AND 15, 280.41 FEET TO AN ANGLE POINT OF SAID 74.286 ACRES AND A COMMON CORNER OF LOTS 14, 15, 23 AND 24 OF SAID SECTION 10 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, FROM WHICH A PREVIOUSLY FOUND 1/2-INCH IRON ROD BEARS SOUTH 39° 16' 57" WEST, 0.47 FEET ;

THENCE, SOUTH 43° 03' 19" WEST, ALONG THE COMMON LINE OF SAID LOT 15 AND LOT 24, 125.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 19' 04" EAST, DEPARTING SAID COMMON LINE, 100.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 37' 37", AND A CHORD WHICH BEARS NORTH 87° 22' 07" EAST, 34.93 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 24' 46" EAST, 60.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06° 57' 24", AND A CHORD WHICH BEARS SOUTH 00° 25' 23" EAST, 34.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 208.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 33° 21' 18", AND A CHORD WHICH BEARS SOUTH 27° 13' 26" EAST, 198.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 40.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93° 07' 56", AND A CHORD WHICH BEARS SOUTH 57° 06' 45" EAST, 36.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 13° 40' 43" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 21.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 03° 41' 22", AND A CHORD WHICH BEARS SOUTH 78° 09' 58" WEST, 21.25 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 31.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73° 12' 18", AND A CHORD WHICH BEARS SOUTH 43° 24' 30" WEST, 29.81 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 41.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 06° 52' 37", AND A CHORD WHICH BEARS SOUTH 10° 14' 39" WEST, 41.38 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 34.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70° 36' 03", AND A CHORD WHICH BEARS SOUTH 26° 07' 04" EAST, 32.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 132.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 17° 36' 01", AND A CHORD WHICH BEARS SOUTH 57° 07' 05" EAST, 131.57 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 19' 04" EAST, 9.81 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHEASTERLY LINE OF AFOREMENTIONED 74.286 ACRES AND ON THE SOUTHEASTERLY LINE OF AFOREMENTIONED LOT 24;

THENCE, SOUTH 43° 00' 58" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 74.286 ACRES AND ALONG THE SOUTHEASTERLY LINES OF SAID LOT 24 AND AFOREMENTIONED LOT 25, 632.48 FEET TO A POINT FOR CORNER;

THENCE, NORTH 46° 59' 02" WEST, 185.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 00' 58" EAST, 66.92 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 38.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82° 32' 38", AND A CHORD WHICH BEARS NORTH 01° 44' 39" EAST, 32.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 251.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 22° 50' 51", AND A CHORD WHICH BEARS NORTH 28° 06' 15" WEST, 249.56 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 88.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 59° 41' 47", AND A CHORD WHICH BEARS NORTH 13° 10' 04" EAST, 84.81 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 00' 58" EAST, 44.87 FEET TO A POINT FOR CORNER;

THENCE, NORTH 46° 59' 02" WEST, 128.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 54' 50" WEST, 29.22 FEET TO A POINT FOR CORNER;

THENCE, NORTH 31° 59' 56" WEST, 140.48 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24° 04' 09" EAST, 39.82 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 81.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 93° 24' 36", AND A CHORD WHICH BEARS NORTH 19° 13' 33" WEST, 72.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 62° 31' 15" WEST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 29° 12' 13" WEST, 100.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 18° 32' 40" EAST, 20.17 FEET TO A POINT FOR CORNER;

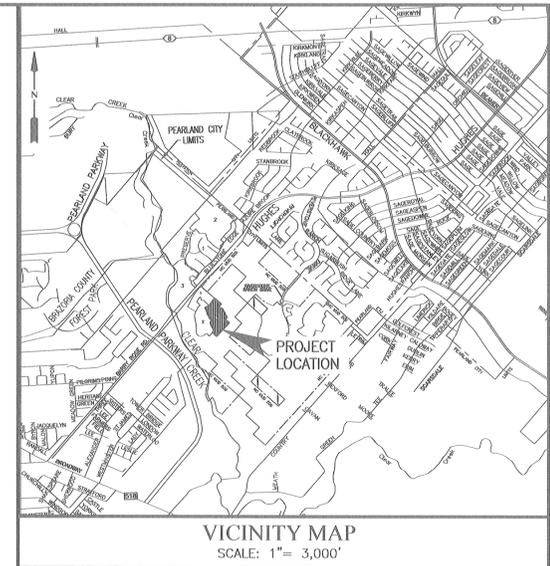
THENCE, NORTH 66° 17' 33" EAST, 104.37 FEET TO A POINT FOR CORNER;

THENCE, NORTH 49° 09' 27" EAST, 53.70 FEET TO A POINT FOR CORNER;

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

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

THENCE NORTH 41° 40' 58" EAST, 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.436 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 3,000'

KEY MAP No. 615G&H

STATE OF TEXAS
COUNTY OF HARRIS

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, BEAZER HOMES TEXAS HOLDING, INC., ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, LD MANAGER-HOUSTON, BEING OFFICERS OF BEAZER HOMES TEXAS HOLDING, INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 3, 12.436 ACRES OUT OF THE THOMAS J. GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, 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, UNOBSERVED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (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, UNOBSERVED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (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 TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDING, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, ITS DIVISION PRESIDENT, ATTESTED HEREUNTO, BY IT 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 HOLDING, 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 HOLDING, 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, LP MANAGER-HOUSTON, OF BEAZER HOMES TEXAS HOLDING, 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

FINAL PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 3

A SUBDIVISION OF 12.436 ACRES OF LAND SITUATED IN THE
THOMAS J. GREEN SURVEY, ABSTRACT 290,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

50 LOTS 1 RESERVE (0.113 ACRES) 4 BLOCKS
JULY 28, 2014 JOB NO. 1406-3330C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, 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**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Final Plat of Riverstone Falls Drive Street Dedication

Old Business **New Business** Discussion Item Workshop

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

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

FINAL PLAT OF RIVERSTONE FALLS DRIVE STREET DEDICATION

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

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

General Location: 1900 Block of Riverstone Ranch Dr.

ZONING: This is a request for a Final Plat of Riverstone Falls Drive, an 11.165 acre street dedication located within the Riverstone Ranch Subdivision. The proposed street is located within the Riverstone Ranch Cluster Development Plan approved in 2006. This Final Plat is for a portion of the road in Phase 1 of this Development. This road dedication will connect the previously approved Section 1 of Riverstone Ranch, to the newly constructed Hughes Road to the northwest. Currently, Section 1 is only served by Riverstone Ranch Dr. from the north. This road will allow for future continued expansion of Riverstone Ranch and is in conformance with the approved Cluster Development Plan.

PREVIOUS PLATS: The preliminary plat for this section was approved on March 3, 2014.

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Riverstone Falls Drive 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 as well as the Unified Development Code.
3. The request is in conformance with the Riverstone Ranch Cluster Development Plan.
4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Riverstone Falls Drive.



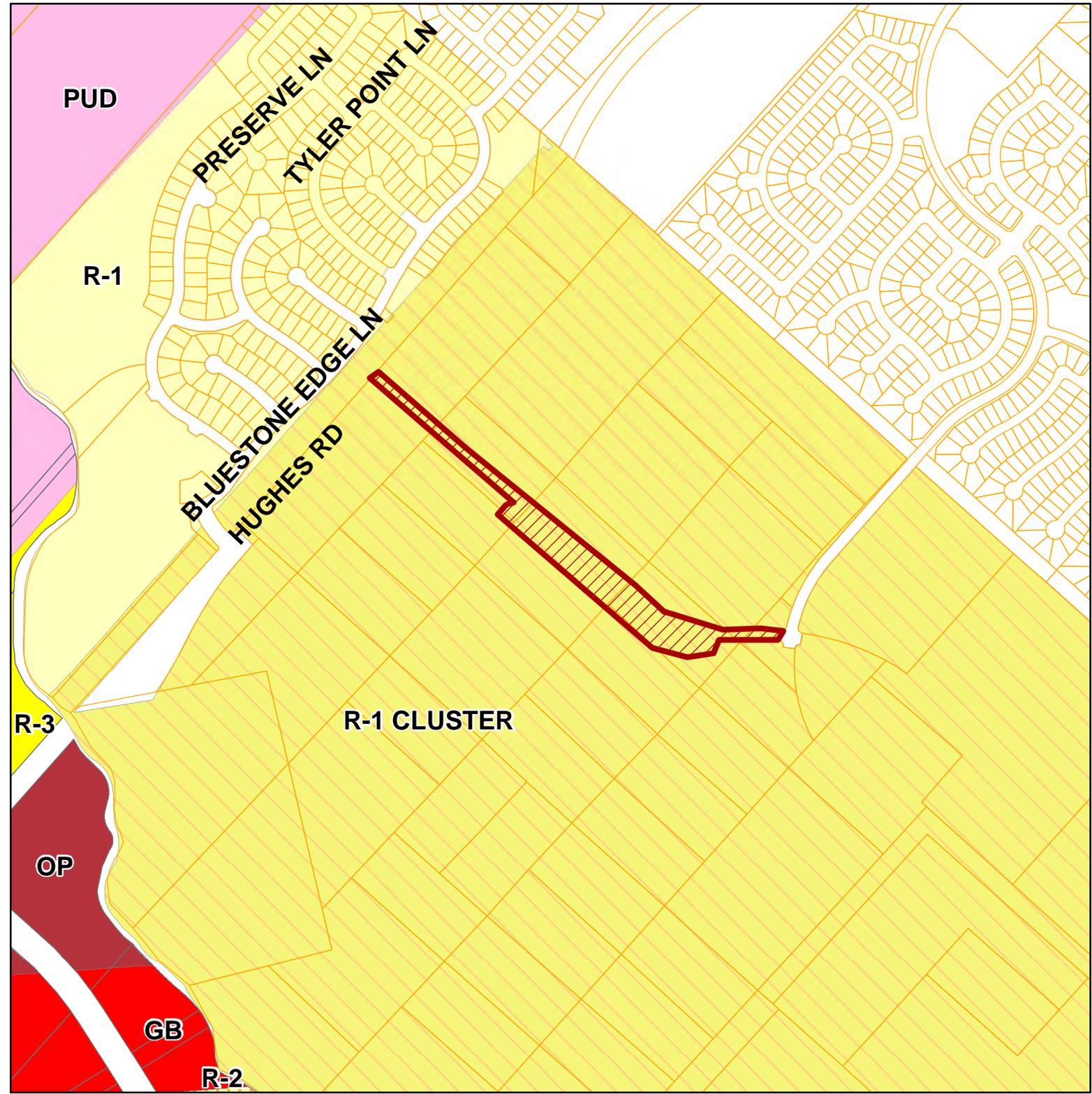
Zoning and Vicinity Map

Final Plat Riverstone Falls Drive 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.



0 200 400 800 Feet
[Scale bar with tick marks]





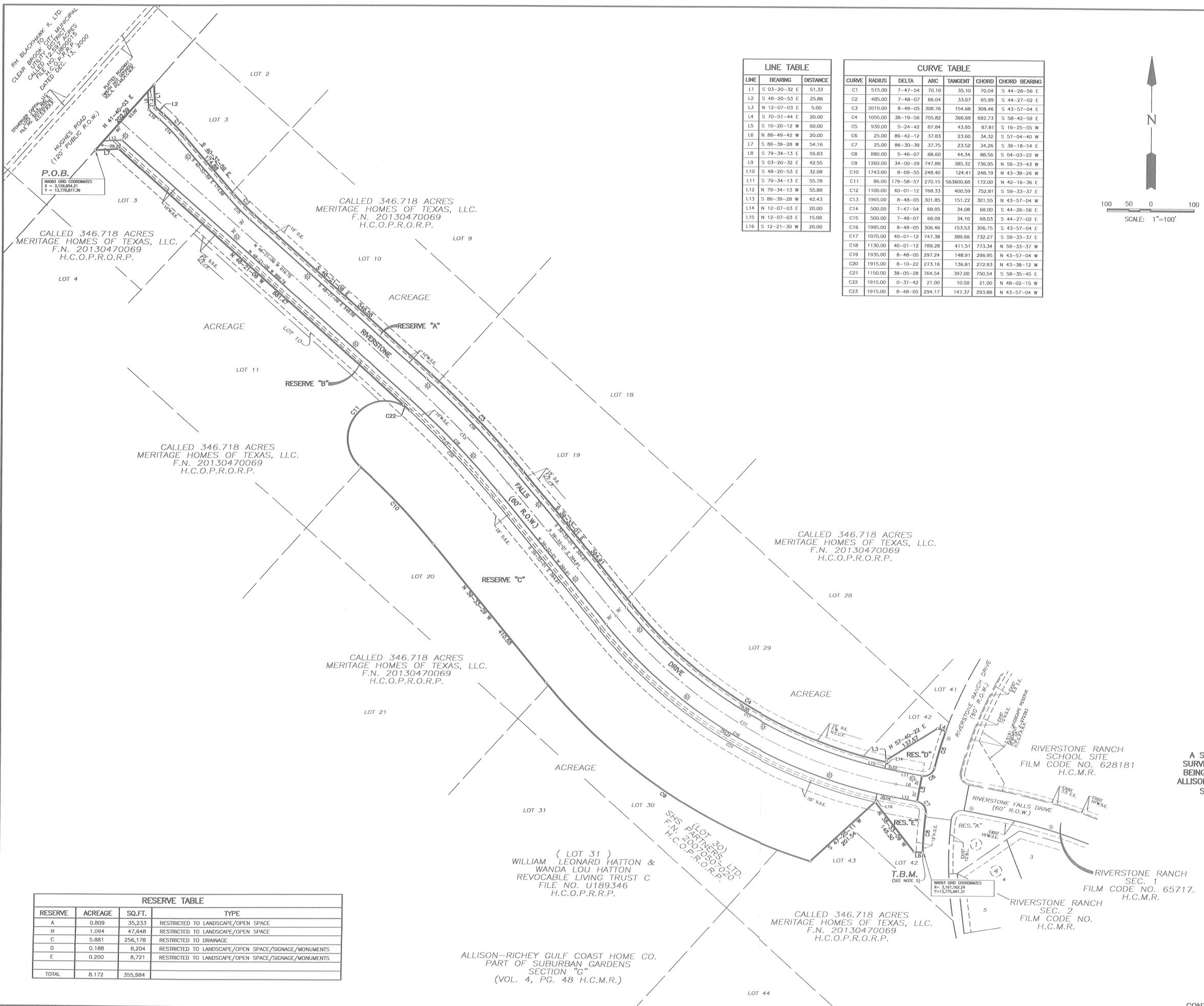
Aerial Map

**Final Plat
Riverstone Falls Drive
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.

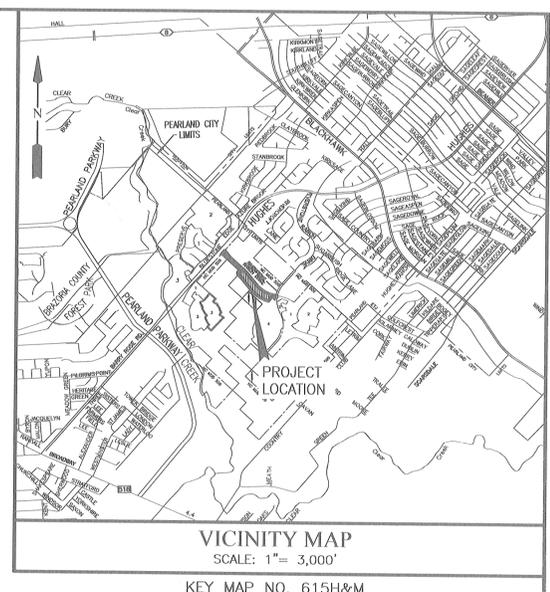
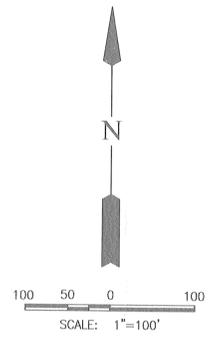
0 200 400 800 Feet
|-----|-----|-----|-----|





| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S 03-20-32 E | 51.33 |
| L2 | S 48-20-53 E | 25.86 |
| L3 | N 12-07-03 E | 5.00 |
| L4 | S 70-51-44 E | 20.00 |
| L5 | S 10-20-12 W | 60.00 |
| L6 | N 88-49-42 W | 20.00 |
| L7 | S 86-39-28 W | 54.16 |
| L8 | S 79-34-13 E | 55.83 |
| L9 | S 03-20-32 E | 42.55 |
| L10 | S 48-20-53 E | 32.08 |
| L11 | S 79-34-13 E | 55.78 |
| L12 | N 79-34-13 W | 55.88 |
| L13 | S 86-39-28 W | 42.43 |
| L14 | N 12-07-03 E | 20.00 |
| L15 | N 12-07-03 E | 15.00 |
| L16 | S 12-21-30 W | 20.00 |

| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|---------|-----------|--------|-----------|--------|---------------|
| C1 | 515.00 | 7-47-54 | 70.10 | 35.10 | 70.04 | S 44-26-56 E |
| C2 | 485.00 | 7-48-07 | 66.04 | 33.07 | 65.99 | S 44-27-02 E |
| C3 | 2010.00 | 8-48-05 | 308.76 | 154.68 | 308.46 | S 43-57-04 E |
| C4 | 1055.00 | 38-19-56 | 705.82 | 366.69 | 692.73 | S 58-42-59 E |
| C5 | 930.00 | 5-24-42 | 87.84 | 43.95 | 87.81 | S 16-25-55 W |
| C6 | 25.00 | 86-42-12 | 37.83 | 23.60 | 34.32 | S 57-04-40 W |
| C7 | 25.00 | 86-30-39 | 37.75 | 23.52 | 34.26 | S 36-18-54 E |
| C8 | 880.00 | 5-46-07 | 88.60 | 44.34 | 88.56 | S 04-03-22 W |
| C9 | 1260.00 | 34-00-29 | 747.88 | 385.32 | 736.95 | N 56-33-43 W |
| C10 | 1743.00 | 8-09-55 | 248.40 | 124.41 | 248.19 | N 43-38-26 W |
| C11 | 86.00 | 179-58-57 | 270.15 | 563600.68 | 172.00 | N 42-16-36 E |
| C12 | 1100.00 | 40-01-12 | 768.33 | 400.59 | 752.81 | S 59-33-37 E |
| C13 | 1965.00 | 8-48-05 | 301.85 | 151.22 | 301.55 | N 43-57-04 W |
| C14 | 500.00 | 7-47-54 | 68.05 | 34.08 | 68.00 | S 44-26-56 E |
| C15 | 500.00 | 7-48-07 | 68.09 | 34.10 | 68.03 | S 44-27-02 E |
| C16 | 1995.00 | 8-48-05 | 306.46 | 153.53 | 306.15 | S 43-57-04 E |
| C17 | 1070.00 | 40-01-12 | 747.38 | 389.66 | 732.27 | S 59-33-37 E |
| C18 | 1130.00 | 40-01-12 | 789.28 | 411.51 | 773.34 | N 59-33-37 W |
| C19 | 1935.00 | 8-48-05 | 297.24 | 148.91 | 296.95 | N 43-57-04 W |
| C20 | 1915.00 | 8-10-22 | 273.16 | 136.81 | 272.93 | N 43-38-12 W |
| C21 | 1150.00 | 38-05-28 | 764.54 | 397.00 | 750.54 | S 58-35-45 E |
| C22 | 1915.00 | 0-37-42 | 21.00 | 10.50 | 21.00 | N 48-02-15 W |
| C23 | 1915.00 | 8-48-05 | 294.17 | 147.57 | 293.88 | N 43-57-04 W |



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

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|---------|--|
| A | 0.809 | 35,233 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B | 1.094 | 47,648 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| C | 5.881 | 256,178 | RESTRICTED TO DRAINAGE |
| D | 0.188 | 8,204 | RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE/MONUMENTS |
| E | 0.200 | 8,721 | RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE/MONUMENTS |
| TOTAL | 8.172 | 355,984 | |

1800 BLOCK OF RIVERSTONE RANCH DRIVE
**FINAL PLAT OF
 RIVERSTONE FALLS DRIVE
 STREET DEDICATION**

A SUBDIVISION OF 11,719 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 3, 10, 11, 19, 20, 29, 30, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS. CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

5 RESERVES (8.172 ACRES)
 JULY 9, 2014 JOB NO. 2040-5135-310

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

STEVE HARDING, DIVISION PRESIDENT
 2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
 PH. (713) 621-6111

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

CONTACT: WARREN ESCOVO

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVE HARDING, DIVISION PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF RIVERSTONE FALLS DRIVE STREET DEDICATION, 11.719 ACRES OUT OF THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'07") FOR TEN FEET (10'07") 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 (16'07") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'07") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'07") FOR TEN FEET (10'07") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'07") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'07") FOR SIXTEEN FEET (16'07") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'07") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'07") IN WIDTH.

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

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

BY: _____
STEVE HARDING, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HARDING, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION OF RIVERSTONE FALLS DRIVE STREET DEDICATION AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

HENRY 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
RICHARD MANCILLA, P.E., C.F.M.
ASSISTANT 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

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 11.719 ACRES OF LAND LOCATED IN THE T. J. GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS, BEING PART OF LOTS 3, 10, 11, 19, 20, 29, 30, 42 AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48 OF THE MAP RECORDS OF SAID HARRIS COUNTY (H.C.M.R.), MORE PARTICULARLY BEING PART OF THAT CERTAIN CALLED 346.718 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 20130470069 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF SAID HARRIS COUNTY (H.C.O.P.R.R.P.), SAID 11.719 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83);

COMMENCING FOR REFERENCE AT THE MOST WESTERLY CORNER OF SAID 346.718 ACRE TRACT, SAME BEING THE SOUTHERLY CORNER OF THAT CERTAIN CALLED 5.941 ACRE TRACT (HUGHES ROAD) CONVEYED TO THE CITY OF PEARLAND BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013040432, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.) AND FILE NUMBER 20130475237, H.C.O.P.R.R.P., AND BEING THE MOST WESTERLY NORTHWEST CORNER OF THAT CERTAIN CALLED 74.286 ACRE TRACT CONVEYED TO BEAZER HOMES TEXAS, L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 20130236030, H.C.O.P.R.R.P.);

THENCE, WITH THE COMMON LINE OF SAID 346.718 AND 5.941 ACRE TRACTS, THE FOLLOWING FOUR (4) COURSES:

- 92.66 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 02° 44' 12", AND A CHORD WHICH BEARS NORTH 43° 09' 53" EAST, 92.65 FEET TO A POINT FOR CORNER;

- NORTH 44° 31' 58" EAST, 100.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 103.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 02° 51' 55", AND A CHORD WHICH BEARS NORTH 43° 06' 01" EAST, 103.01 FEET TO A POINT FOR CORNER;

- NORTH 41° 40' 03" EAST, 1,016.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 41° 40' 03" EAST, CONTINUING WITH SAID COMMON LINE, 202.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 20' 32" EAST, DEPARTING SAID COMMON LINE, 51.33 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 20' 53" EAST, 25.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 70.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 07° 47' 54", AND A CHORD WHICH BEARS SOUTH 44° 26' 56" EAST, 70.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 40° 32' 59" EAST, 174.88 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 66.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 07° 48' 07", AND A CHORD WHICH BEARS SOUTH 44° 27' 02" EAST, 65.99 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 21' 06" EAST, 548.58 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 308.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,010.00 FEET, A CENTRAL ANGLE OF 08° 48' 05", AND A CHORD WHICH BEARS SOUTH 43° 57' 04" EAST, 308.46 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 39° 33' 01" EAST, 394.91 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 705.82 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,055.00 FEET, A CENTRAL ANGLE OF 38° 19' 56", AND A CHORD WHICH BEARS SOUTH 58° 42' 59" EAST, 692.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 12° 07' 03" EAST, 5.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 57° 40' 22" EAST, 137.67 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 70° 51' 44" EAST, 20.00 FEET TO A POINT FOR CORNER ON THE NORTHEASTERLY LINE OF THE AFOREMENTIONED 346.718 ACRE TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSTONE RANCH DRIVE (60-FOOT WIDE) AS SHOWN ON RIVERSTONE RANCH SCHOOL SITE, A SUBDIVISION OF RECORD AT FILM CODE NUMBER 628181, MAP RECORDS OF SAID HARRIS COUNTY (H.C.M.R.), THE BEGINNING OF A CURVE;

THENCE, WITH THE COMMON LINE OF SAID 346.718 ACRE TRACT AND RIVERSTONE RANCH DRIVE, THE FOLLOWING FIVE (5) COURSES:

- 87.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 05° 24' 42", AND A CHORD WHICH BEARS SOUTH 16° 25' 55" WEST, 87.81 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

- 37.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 42' 12", AND A CHORD WHICH BEARS SOUTH 57° 04' 40" WEST, 34.32 FEET TO A POINT FOR CORNER;

- SOUTH 10° 20' 12" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

- 37.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 30' 39", AND A CHORD WHICH BEARS SOUTH 36° 18' 54" EAST, 34.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

- ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 880.00 FEET, PASSING AT A DISTANCE OF 7.43 FEET THE SOUTHWESTERLY CORNER OF SAID RIVERSTONE RANCH DRIVE, AN ANGLE POINT IN THE EASTERLY LINE OF SAID 346.71 ACRE TRACT, AND CONTINUING FOR A TOTAL ARC LENGTH OF 88.60 FEET, HAVING A CENTRAL ANGLE OF 05° 46' 07", AND A CHORD WHICH BEARS SOUTH 04° 03' 22" WEST, 88.56 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 49' 42" WEST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 38° 33' 09" WEST, 145.30 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47° 25' 11" WEST, 201.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 747.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET, A CENTRAL ANGLE OF 34° 00' 29", AND A CHORD WHICH BEARS NORTH 56° 33' 43" WEST, 736.95 FEET TO A POINT FOR CORNER;

THENCE, NORTH 39° 33' 29" WEST, 410.55 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 248.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,743.00 FEET, A CENTRAL ANGLE OF 08° 09' 55", AND A CHORD WHICH BEARS NORTH 43° 38' 26" WEST, 248.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 270.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 86.00 FEET, A CENTRAL ANGLE OF 179° 58' 57", AND A CHORD WHICH BEARS NORTH 42° 16' 37" EAST, 172.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 21.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,915.00 FEET, A CENTRAL ANGLE OF 00° 37' 42", AND A CHORD WHICH BEARS NORTH 48° 02' 15" WEST, 11.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 21' 06" WEST, 881.47 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 39' 28" WEST, 54.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.719 ACRES OF LAND.

NOTES:

- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, CITY PLANNING LETTER FILE NO. 1420183647, DATED JUNE 24, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

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

- ALL BEARINGS REFERENCED TO THE TEXAS 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 0.999869913.

- BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (E.M. 518) AND LIBERTY DRIVE. THE MONUMENT IS APPROXIMATELY 4.00 FEET SOUTHWESTERLY FROM THE SOUTH SIDE OF LIBERTY DRIVE BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM THE METAL POLE. ELEVATION = 42.48, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD 29, 1973 ADJUSTMENT.

- T.B.M. = FND, 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"

- THIS PLAT LIES WITHIN HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509, AT THE TIME OF PLATTING.

- THIS LAND IS LOCATED IN THE RIVERSTONE RANCH CLUSTER PLAN AT THE TIME OF PLATTING.

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C 1055L, REVISED JUNE 18, 2007, THE EXISTING 100-YEAR FLOOD PLAIN IS NOT WITHIN THE LIMITS OF THIS 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 IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- A 6-FOOT SIDEWALK SHALL BE BUILT ALONG RIVERSTONE FALLS DRIVE AND RIVERSTONE RANCH DRIVE AT THE TIME OF DEVELOPMENT.

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

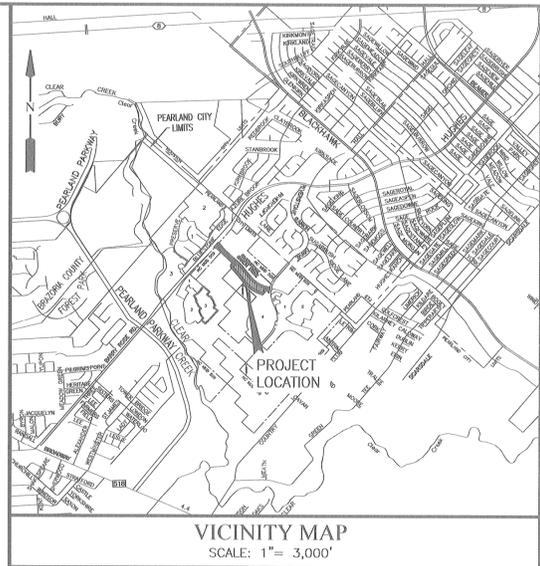
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR HARRIS COUNTY.

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

- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.

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

- THERE ARE 14 PROPOSED STREET LIGHTS ON THIS PLAT.



1800 BLOCK OF RIVERSTONE RANCH DRIVE

FINAL PLAT OF RIVERSTONE FALLS DRIVE STREET DEDICATION

A SUBDIVISION OF 11.719 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 3, 10, 11, 19, 20, 29, 30, 42, AND 43 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS. CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

5 RESERVES (8.172 ACRES)

JULY 9, 2014 JOB NO. 2040-5135-310

OWNERS:

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

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

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

CONTACT: WARREN ESCOVY

SHEET 2 OF 2

**P&Z AGENDA
ITEM**

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Final Plat of Riverstone Ranch at Clear Creek Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Final Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision, generally located southeast of Riverstone Ranch Drive, south of the City of Houston.

Staff Recommendation: Approval.



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 2

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Final Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision, to wit:

Legal Description: Being a subdivision of 25.997 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

General Location: Southeast of Riverstone Ranch Drive, south of the City of Houston ETJ border, Pearland, TX.

ZONING: This is a request for a Final Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision on 25.997 acres of land. This proposed subdivision is the second phase of the residential section of the Riverstone Ranch Cluster Plan. The Cluster Plan was approved in December of 2006. This is section 2 of Phase 1, which has a total of 3 sections and an overall area of 63 acres with a total build out of 236 single-family lots. The entire cluster equals approximately 229.75 acres with a total of 3 phases and a final build out of 869 lots. The Cluster Plan is intended to allow flexibility with lot sizes for the developer and in return a larger amount of green space including pocket parks, trails, and amenitized detention areas, are provided.

UNIFIED DEVELOPMENT CODE: The subject property is in conformance with all requirements of the Unified Development Code.

PREVIOUS PLATS: The Preliminary Plat for Riverstone Ranch Section 2 was approved on August 19, 2013

CONFORMANCE WITH THE THOROUGHFARE PLAN: The proposed plat is in conformance with the approved thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel is served by Harris County Municipal Utility District (MUD) 509. Utility connections will come from the adjoining residential subdivision located within the City of Houston ETJ.

PARKLAND: The approved cluster plan requires land to be dedicated to the city for

P&Z 08/04/2014

Final Plat Riverstone Ranch at Clear Creek Sec. 2

Page 1

parkland. To date, no property has been dedicated to the city as part of this cluster plan. The applicant is in the process of working with city staff to amend the approved cluster plan.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Riverstone Ranch at Clear Creek Section 2 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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Riverstone Ranch at Clear Creek Section 2



Zoning and Vicinity Map

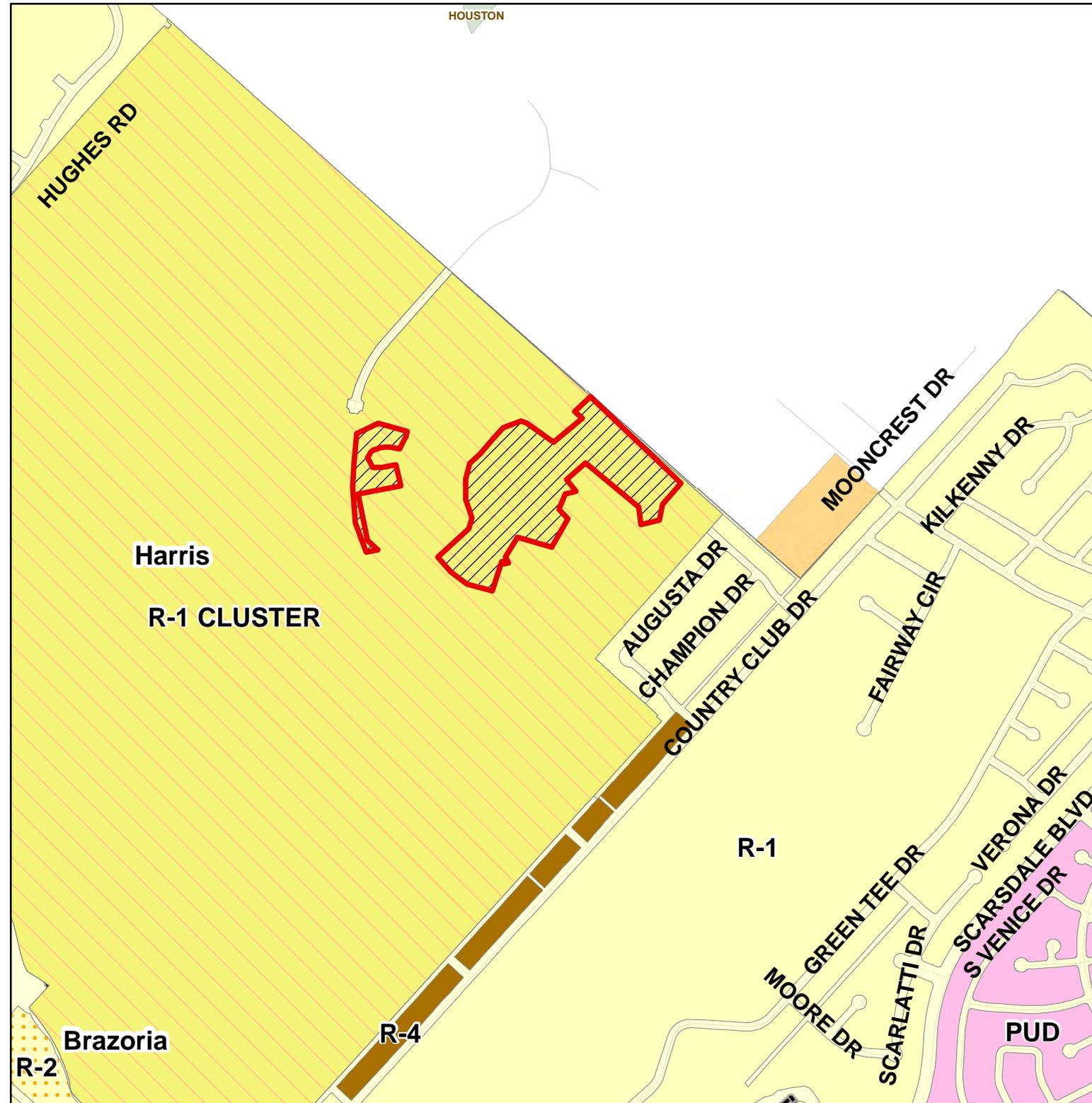
Final Plat Riverstone Ranch Section 2

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 220440 880 Feet



HOUSTON

HUGHES RD

Harris

R-1 CLUSTER

AUGUSTA DR
CHAMPION DR

COUNTRY CLUB DR

MOONCREST DR

KILKENNY DR

FAIRWAY CIR

R-1

GREEN TEE DR
MOORE DR

VERONA DR
SCARSDALE BLVD
S VENICE DR

PUD

Brazoria

R-4

R-2



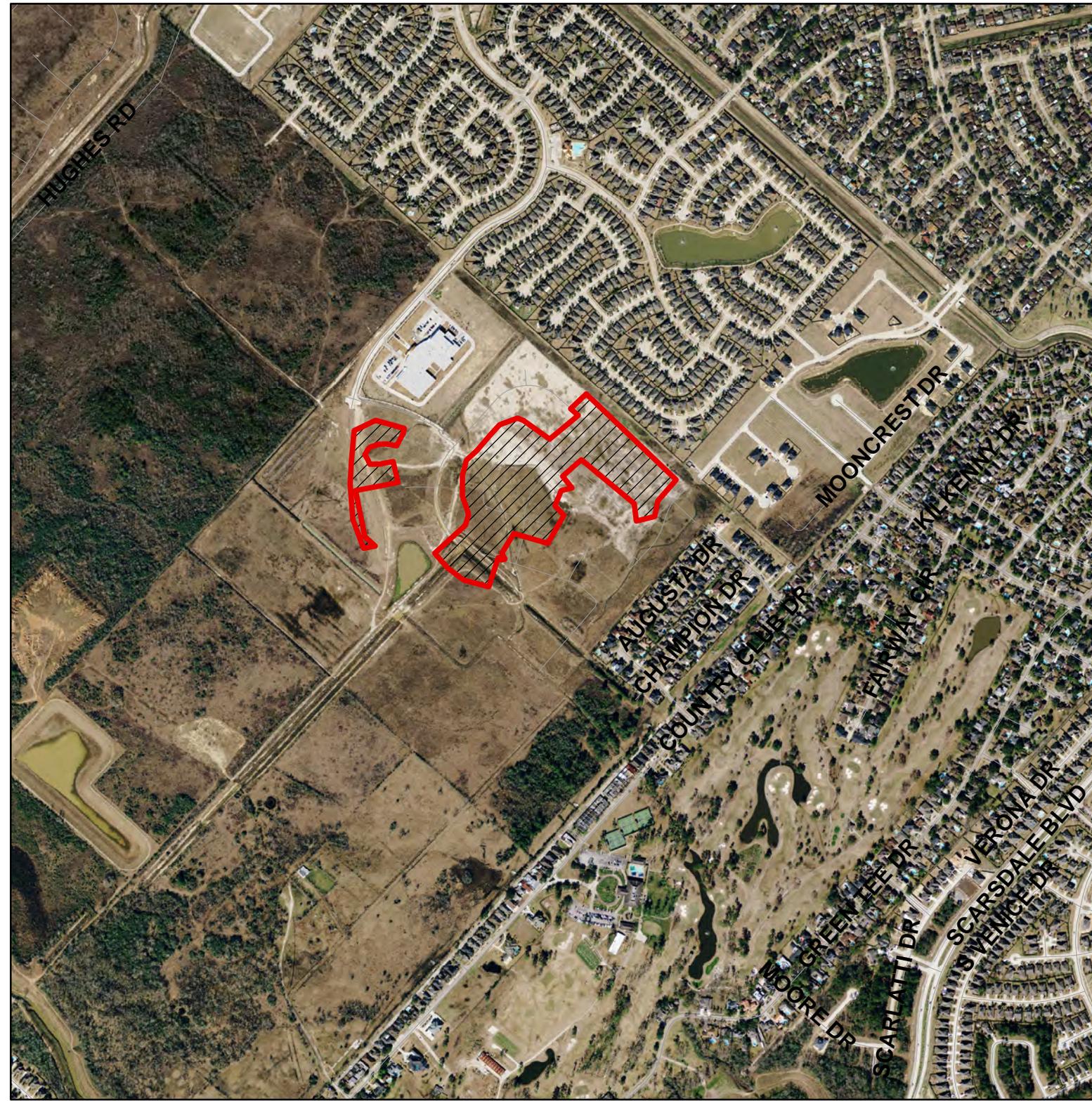
Aerial Map

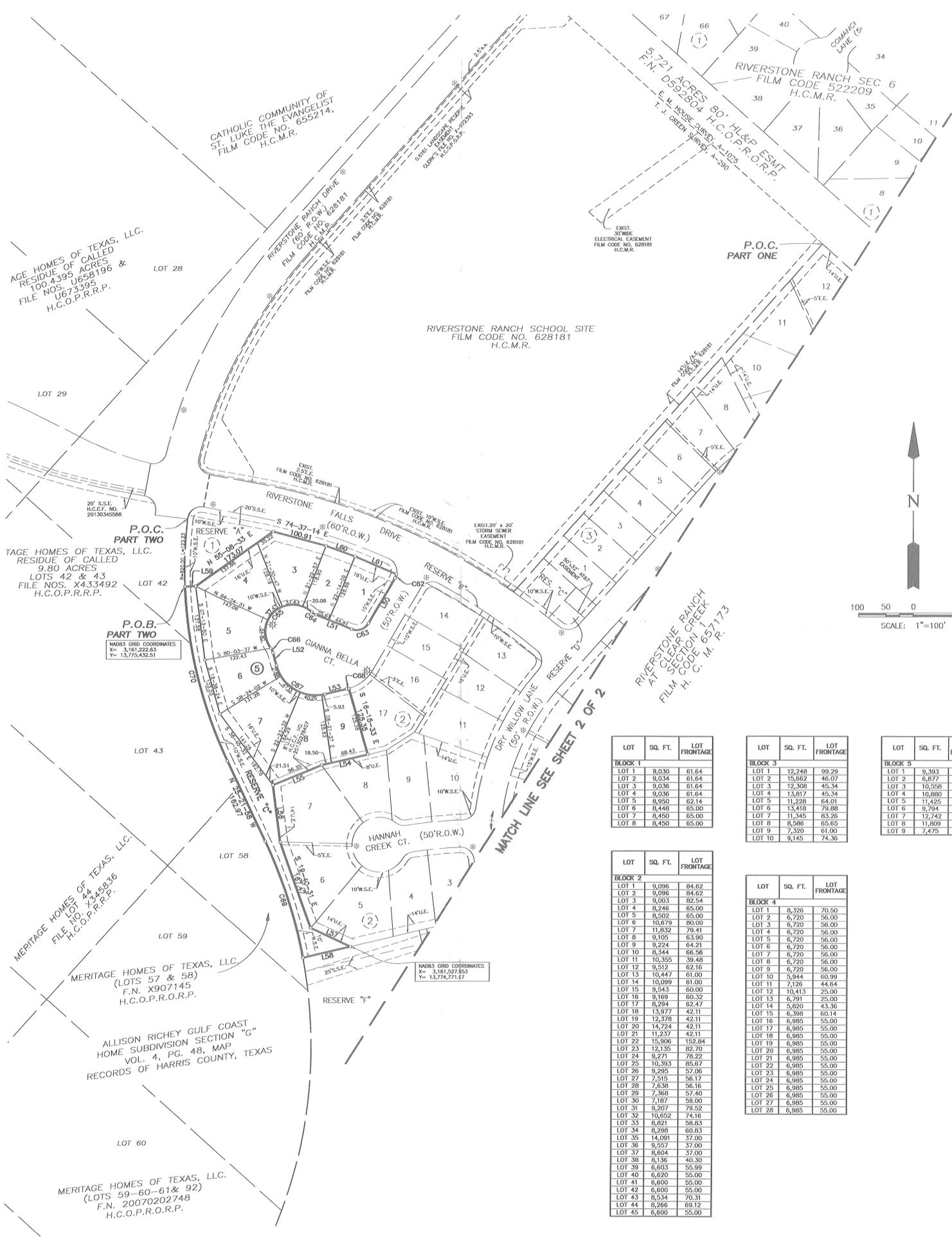
**Final Plat
Riverstone Ranch
Section 2**

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N

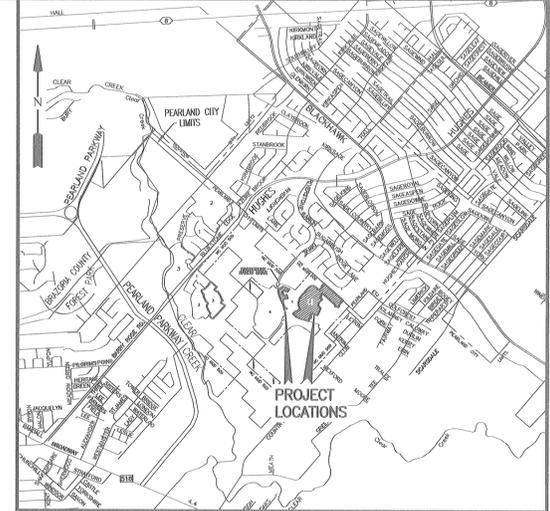
0 220440 880 Feet





| CURVE TABLE | | | | | | |
|-------------|---------|-----------|--------|---------|--------|---------------|
| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
| C1 | 475.00 | 3-04-48 | 25.53 | 12.77 | 25.53 | S 39-12-02 E |
| C2 | 375.00 | 24-13-31 | 158.55 | 80.48 | 157.38 | S 29-59-23 W |
| C3 | 2025.00 | 2-21-17 | 83.22 | 41.62 | 83.22 | N 42-51-49 E |
| C4 | 25.00 | 92-21-17 | 40.30 | 26.05 | 36.07 | S 02-08-11 E |
| C5 | 375.00 | 0-29-24 | 3.21 | 1.60 | 3.21 | N 16-00-15 E |
| C6 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | S 28-45-04 E |
| C7 | 450.00 | 33-00-38 | 259.26 | 133.34 | 255.69 | S 57-14-45 E |
| C8 | 350.00 | 14-33-54 | 88.97 | 44.73 | 88.73 | N 08-57-59 E |
| C9 | 1000.00 | 7-56-02 | 138.47 | 69.35 | 138.36 | S 72-58-20 E |
| C10 | 50.00 | 60-29-07 | 52.78 | 29.15 | 50.37 | S 38-45-45 E |
| C11 | 1000.00 | 8-08-10 | 142.00 | 71.12 | 141.88 | N 72-52-17 W |
| C12 | 450.00 | 46-16-46 | 363.48 | 192.31 | 353.68 | S 24-49-26 W |
| C13 | 2000.00 | 6-16-38 | 219.12 | 109.67 | 219.01 | N 44-49-30 E |
| C14 | 350.00 | 16-50-06 | 102.84 | 51.79 | 102.47 | N 56-43-52 W |
| C15 | 375.00 | 26-46-45 | 375.27 | 89.27 | 173.68 | S 04-52-11 W |
| C16 | 200.00 | 38-59-46 | 136.12 | 70.82 | 133.51 | S 37-45-26 W |
| C17 | 425.00 | 33-00-38 | 244.86 | 125.93 | 241.49 | S 57-14-45 E |
| C18 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 61-14-56 E |
| C19 | 325.00 | 14-33-54 | 82.62 | 41.53 | 82.39 | N 08-57-59 E |
| C20 | 25.00 | 78-37-24 | 34.31 | 20.47 | 31.68 | N 37-37-40 W |
| C21 | 1025.00 | 6-37-06 | 118.40 | 59.27 | 118.34 | S 73-37-48 E |
| C22 | 25.00 | 39-46-18 | 17.35 | 9.04 | 17.01 | S 89-47-36 W |
| C23 | 50.00 | 143-09-51 | 124.93 | 150.15 | 94.88 | S 38-30-38 E |
| C24 | 25.00 | 38-16-22 | 16.70 | 8.67 | 16.39 | N 13-56-06 E |
| C25 | 400.00 | 23-27-38 | 163.79 | 83.06 | 162.64 | S 06-31-44 W |
| C26 | 225.00 | 25-44-04 | 101.06 | 51.40 | 100.21 | S 31-07-36 W |
| C27 | 25.00 | 36-36-52 | 15.98 | 8.27 | 15.71 | N 25-41-12 E |
| C28 | 50.00 | 273-34-01 | 238.73 | 46.98 | 68.48 | N 35-50-14 W |
| C29 | 25.00 | 63-53-46 | 27.88 | 15.59 | 26.46 | S 68-59-53 W |
| C30 | 175.00 | 18-47-27 | 57.39 | 28.96 | 57.14 | S 27-39-17 W |
| C31 | 350.00 | 26-46-45 | 163.58 | 83.31 | 162.10 | S 04-52-11 W |
| C32 | 25.00 | 60-29-07 | 26.39 | 14.58 | 25.18 | S 38-45-45 E |
| C33 | 975.00 | 7-56-02 | 135.01 | 67.61 | 134.90 | S 72-58-20 E |
| C34 | 25.00 | 91-01-52 | 39.72 | 25.45 | 35.67 | N 57-32-42 E |
| C35 | 475.00 | 35-56-02 | 297.90 | 154.03 | 293.05 | S 29-59-48 W |
| C36 | 1975.00 | 0-51-22 | 29.51 | 14.76 | 29.51 | N 47-32-08 E |
| C37 | 25.00 | 95-25-16 | 41.64 | 27.48 | 36.99 | N 00-36-11 W |
| C38 | 325.00 | 6-56-18 | 39.36 | 19.70 | 39.33 | N 51-46-58 W |
| C39 | 25.00 | 53-19-44 | 23.27 | 12.55 | 22.44 | N 81-54-58 W |
| C40 | 50.00 | 276-02-56 | 240.90 | 44.98 | 66.88 | S 29-26-38 W |
| C41 | 25.00 | 44-02-55 | 19.22 | 10.11 | 18.75 | S 34-33-22 E |
| C42 | 375.00 | 8-16-00 | 54.11 | 27.10 | 54.08 | N 52-26-49 W |
| C43 | 25.00 | 87-31-28 | 38.19 | 23.94 | 34.58 | N 87-55-27 E |
| C44 | 1975.00 | 2-28-32 | 85.33 | 42.67 | 85.32 | N 42-55-27 E |
| C45 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 03-18-49 W |
| C46 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | S 72-24-30 E |
| C47 | 50.00 | 276-22-46 | 241.19 | 44.72 | 66.67 | N 41-41-11 E |
| C48 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 24-13-08 W |
| C49 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | S 86-41-11 W |
| C50 | 25.00 | 84-50-39 | 37.02 | 22.85 | 33.73 | S 89-15-52 W |
| C51 | 2025.00 | 1-07-17 | 39.63 | 19.82 | 39.63 | N 47-24-11 E |
| C52 | 425.00 | 36-20-16 | 269.54 | 139.48 | 265.05 | S 29-47-41 W |
| C53 | 25.00 | 86-02-28 | 37.54 | 23.33 | 34.11 | S 31-23-41 E |
| C54 | 1025.00 | 2-29-09 | 44.47 | 22.24 | 44.47 | N 73-10-20 W |
| C55 | 25.00 | 46-38-44 | 20.35 | 10.78 | 19.80 | N 84-44-52 E |
| C56 | 50.00 | 276-20-21 | 241.15 | 44.75 | 66.69 | N 19-35-40 E |
| C57 | 25.00 | 49-51-15 | 21.76 | 11.62 | 21.07 | N 47-09-46 W |
| C58 | 975.00 | 1-12-11 | 20.47 | 10.24 | 20.47 | N 72-41-29 W |
| C59 | 25.00 | 105-01-23 | 45.82 | 32.59 | 39.67 | S 54-11-44 W |
| C60 | 375.00 | 14-33-54 | 95.33 | 47.92 | 95.07 | N 08-57-59 E |
| C61 | 475.00 | 33-00-37 | 273.67 | 140.75 | 269.90 | S 57-14-45 E |
| C62 | 25.00 | 17-04-10 | 7.45 | 3.75 | 7.42 | N 21-31-57 E |
| C63 | 25.00 | 82-10-07 | 35.85 | 21.80 | 32.86 | N 71-09-06 E |
| C64 | 25.00 | 22-09-23 | 9.67 | 4.89 | 9.61 | S 56-41-10 E |
| C65 | 50.00 | 171-36-03 | 149.75 | 680.93 | 99.73 | S 46-35-30 W |
| C66 | 25.00 | 22-09-23 | 9.67 | 4.89 | 9.61 | N 26-07-50 W |
| C67 | 75.00 | 87-50-25 | 114.98 | 72.22 | 104.05 | S 58-58-21 E |
| C68 | 75.00 | 3-22-00 | 4.41 | 2.20 | 4.41 | N 75-25-27 E |
| C69 | 880.00 | 14-38-09 | 224.79 | 113.01 | 224.18 | N 18-02-54 W |
| C70 | 820.00 | 23-12-45 | 332.21 | 168.42 | 329.94 | S 13-45-36 E |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 73-39-41 W | 72.52 |
| L2 | N 68-25-10 W | 89.08 |
| L3 | N 59-58-33 W | 89.08 |
| L4 | N 51-31-56 W | 89.08 |
| L5 | N 43-05-19 W | 89.08 |
| L6 | N 34-38-42 W | 12.75 |
| L7 | N 34-33-37 W | 59.68 |
| L8 | N 20-53-31 W | 59.42 |
| L9 | N 43-55-57 E | 51.26 |
| L10 | N 59-18-43 E | 47.39 |
| L11 | N 76-20-41 E | 47.39 |
| L12 | S 86-37-20 E | 47.39 |
| L13 | S 69-35-22 E | 47.39 |
| L14 | S 52-54-17 E | 49.36 |
| L15 | N 41-41-11 E | 120.00 |
| L16 | S 48-18-49 E | 5.00 |
| L17 | N 41-41-11 E | 50.00 |
| L18 | N 48-18-49 W | 33.15 |
| L19 | S 17-52-37 W | 20.54 |
| L20 | N 07-23-46 W | 74.11 |
| L21 | S 41-41-11 W | 10.77 |
| L22 | S 41-41-11 W | 50.00 |
| L23 | S 48-18-49 E | 92.15 |
| L24 | S 16-14-56 W | 96.79 |
| L25 | S 16-14-56 W | 50.00 |
| L26 | N 73-45-04 W | 39.60 |
| L27 | N 01-41-03 E | 60.49 |
| L28 | N 76-56-22 W | 116.92 |
| L29 | S 47-57-49 W | 110.61 |
| L30 | S 41-41-11 W | 155.77 |
| L31 | S 32-44-41 E | 5.00 |
| L32 | N 16-14-56 E | 96.79 |
| L33 | N 01-41-03 E | 49.91 |
| L34 | N 76-56-22 W | 74.95 |
| L35 | N 76-56-22 W | 63.12 |
| L36 | S 47-57-49 W | 110.61 |
| L37 | S 41-41-11 W | 105.77 |
| L38 | S 48-18-49 E | 95.00 |
| L39 | S 41-41-11 W | 105.77 |
| L40 | S 48-18-49 E | 6.56 |
| L41 | S 47-57-49 W | 110.61 |
| L42 | N 01-41-03 E | 27.83 |
| L43 | N 78-34-40 W | 26.75 |
| L44 | S 48-18-49 E | 18.49 |
| L45 | S 69-11-07 E | 60.41 |
| L46 | S 57-52-48 E | 59.73 |
| L47 | S 46-27-13 E | 59.73 |
| L48 | S 08-46-35 E | 55.75 |
| L49 | S 89-03-55 W | 48.49 |
| L50 | S 30-04-02 W | 97.12 |
| L51 | N 67-45-51 W | 70.52 |
| L52 | S 15-03-09 E | 23.94 |
| L53 | N 77-06-27 E | 40.81 |
| L54 | S 77-06-27 W | 86.92 |
| L55 | S 68-09-03 W | 96.35 |
| L56 | S 07-22-04 E | 104.69 |
| L57 | S 65-03-01 E | 80.68 |
| L58 | S 77-06-27 W | 89.44 |
| L59 | N 87-50-47 E | 19.50 |
| L60 | S 70-03-50 E | 56.46 |
| L61 | S 66-45-25 E | 82.83 |
| L62 | N 10-46-01 W | 20.00 |
| L63 | S 39-43-19 E | 20.00 |
| L64 | N 67-20-39 W | 20.00 |
| L65 | N 83-42-03 E | 20.00 |



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 615H&M

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

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 1 | | |
| LOT 1 | 9,030 | 61.64 |
| LOT 2 | 9,034 | 61.64 |
| LOT 3 | 9,036 | 61.64 |
| LOT 4 | 9,036 | 61.64 |
| LOT 5 | 8,950 | 62.14 |
| LOT 6 | 8,448 | 65.00 |
| LOT 7 | 8,450 | 65.00 |
| LOT 8 | 8,450 | 65.00 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 3 | | |
| LOT 1 | 12,248 | 99.29 |
| LOT 2 | 15,862 | 46.07 |
| LOT 3 | 12,308 | 45.34 |
| LOT 4 | 13,817 | 45.34 |
| LOT 5 | 11,228 | 64.01 |
| LOT 6 | 13,418 | 78.88 |
| LOT 7 | 11,345 | 83.26 |
| LOT 8 | 6,586 | 65.65 |
| LOT 9 | 7,320 | 61.00 |
| LOT 10 | 9,145 | 74.36 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 5 | | |
| LOT 1 | 9,393 | 69.66 |
| LOT 2 | 6,877 | 54.92 |
| LOT 3 | 10,558 | 36.27 |
| LOT 4 | 10,880 | 36.27 |
| LOT 5 | 11,425 | 52.10 |
| LOT 6 | 9,794 | 54.95 |
| LOT 7 | 12,742 | 46.37 |
| LOT 8 | 11,809 | 39.77 |
| LOT 9 | 7,475 | 51.14 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 2 | | |
| LOT 1 | 9,096 | 84.62 |
| LOT 2 | 9,096 | 84.62 |
| LOT 3 | 9,003 | 82.54 |
| LOT 4 | 8,246 | 65.00 |
| LOT 5 | 8,502 | 65.00 |
| LOT 6 | 10,679 | 80.00 |
| LOT 7 | 11,832 | 78.41 |
| LOT 8 | 9,105 | 63.90 |
| LOT 9 | 9,224 | 64.21 |
| LOT 10 | 8,344 | 66.56 |
| LOT 11 | 10,355 | 39.48 |
| LOT 12 | 9,512 | 62.16 |
| LOT 13 | 10,447 | 81.00 |
| LOT 14 | 10,099 | 81.00 |
| LOT 15 | 9,543 | 60.00 |
| LOT 16 | 9,169 | 80.32 |
| LOT 17 | 8,294 | 82.47 |
| LOT 18 | 13,977 | 42.11 |
| LOT 19 | 12,378 | 42.11 |
| LOT 20 | 14,724 | 42.11 |
| LOT 21 | 11,237 | 42.11 |
| LOT 22 | 15,906 | 152.84 |
| LOT 23 | 12,135 | 82.70 |
| LOT 24 | 8,271 | 78.22 |
| LOT 25 | 10,393 | 85.07 |
| LOT 26 | 9,295 | 57.06 |
| LOT 27 | 7,515 | 56.17 |
| LOT 28 | 7,638 | 56.16 |
| LOT 29 | 7,368 | 57.40 |
| LOT 30 | 7,187 | 59.00 |
| LOT 31 | 9,207 | 79.52 |
| LOT 32 | 10,652 | 74.16 |
| LOT 33 | 8,821 | 58.83 |
| LOT 34 | 8,298 | 60.83 |
| LOT 35 | 14,081 | 37.00 |
| LOT 36 | 9,557 | 37.00 |
| LOT 37 | 8,604 | 37.00 |
| LOT 38 | 8,136 | 40.30 |
| LOT 39 | 6,603 | 55.99 |
| LOT 40 | 6,620 | 55.00 |
| LOT 41 | 6,600 | 55.00 |
| LOT 42 | 6,600 | 55.00 |
| LOT 43 | 8,534 | 70.31 |
| LOT 44 | 8,266 | 69.12 |
| LOT 45 | 6,600 | 55.00 |

| LOT | SQ. FT. | LOT FRONTAGE |
|----------------|---------|--------------|
| BLOCK 4 | | |
| LOT 1 | 8,326 | 70.50 |
| LOT 2 | 6,720 | 56.00 |
| LOT 3 | 6,720 | 56.00 |
| LOT 4 | 6,720 | 56.00 |
| LOT 5 | 6,720 | 56.00 |
| LOT 6 | 6,720 | 56.00 |
| LOT 7 | 6,720 | 56.00 |
| LOT 8 | 6,720 | 56.00 |
| LOT 9 | 6,720 | 56.00 |
| LOT 10 | 5,944 | 60.99 |
| LOT 11 | 7,136 | 44.64 |
| LOT 12 | 10,413 | 25.00 |
| LOT 13 | 6,791 | 25.00 |
| LOT 14 | 5,820 | 43.36 |
| LOT 15 | 6,398 | 60.14 |

| LOT | SQ. FT. | LOT FRONTAGE |
|-------|---------|--------------|
| LOT 1 | 9,030 | 61.64 |
| LOT 2 | 9,034 | 61.64 |
| LOT 3 | 9,036 | 61.64 |
| LOT 4 | 9,036 | 61.64 |
| LOT 5 | 8,950 | 62.14 |
| LOT 6 | 8,448 | 65.00 |
| LOT 7 | 8,450 | 65.00 |
| LOT 8 | 8,450 | 65.00 |

| LOT | SQ. FT. | LOT FRONTAGE |
|--------|---------|--------------|
| LOT 1 | 12,248 | 99.29 |
| LOT 2 | 15,662 | 46.07 |
| LOT 3 | 12,308 | 45.34 |
| LOT 4 | 13,817 | 45.34 |
| LOT 5 | 11,228 | 64.01 |
| LOT 6 | 13,418 | 79.88 |
| LOT 7 | 11,345 | 83.26 |
| LOT 8 | 8,506 | 65.65 |
| LOT 9 | 7,320 | 61.00 |
| LOT 10 | 9,145 | 74.36 |

| LOT | SQ. FT. | LOT FRONTAGE |
|-------|---------|--------------|
| LOT 1 | 9,393 | 69.66 |
| LOT 2 | 6,877 | 54.92 |
| LOT 3 | 10,558 | 36.57 |
| LOT 4 | 10,880 | 36.57 |
| LOT 5 | 11,425 | 59.10 |
| LOT 6 | 9,794 | 54.95 |
| LOT 7 | 12,742 | 46.37 |
| LOT 8 | 11,809 | 39.77 |
| LOT 9 | 7,475 | 51.14 |

| LOT | SQ. FT. | LOT FRONTAGE |
|--------|---------|--------------|
| LOT 1 | 9,096 | 84.62 |
| LOT 2 | 9,096 | 84.62 |
| LOT 3 | 9,003 | 82.54 |
| LOT 4 | 8,246 | 85.00 |
| LOT 5 | 8,502 | 85.00 |
| LOT 6 | 10,679 | 80.00 |
| LOT 7 | 11,832 | 79.41 |
| LOT 8 | 9,105 | 83.90 |
| LOT 9 | 9,224 | 84.21 |
| LOT 10 | 8,344 | 66.56 |
| LOT 11 | 10,355 | 39.48 |
| LOT 12 | 9,512 | 62.16 |
| LOT 13 | 10,447 | 61.00 |
| LOT 14 | 10,099 | 61.00 |
| LOT 15 | 9,543 | 80.00 |
| LOT 16 | 9,189 | 60.32 |
| LOT 17 | 8,294 | 62.47 |
| LOT 18 | 13,977 | 42.11 |
| LOT 19 | 12,378 | 42.11 |
| LOT 20 | 14,724 | 42.11 |
| LOT 21 | 11,237 | 42.11 |
| LOT 22 | 15,906 | 152.84 |
| LOT 23 | 12,135 | 82.70 |
| LOT 24 | 9,271 | 78.22 |
| LOT 25 | 10,393 | 85.67 |
| LOT 26 | 9,295 | 57.06 |
| LOT 27 | 7,515 | 56.17 |
| LOT 28 | 7,638 | 56.16 |
| LOT 29 | 7,368 | 57.40 |
| LOT 30 | 7,187 | 59.00 |
| LOT 31 | 9,207 | 79.52 |
| LOT 32 | 10,652 | 74.16 |
| LOT 33 | 8,801 | 58.83 |
| LOT 34 | 8,298 | 60.83 |
| LOT 35 | 14,091 | 37.00 |
| LOT 36 | 9,557 | 37.00 |
| LOT 37 | 8,604 | 37.00 |
| LOT 38 | 8,136 | 40.30 |
| LOT 39 | 6,603 | 55.99 |
| LOT 40 | 6,620 | 55.00 |
| LOT 41 | 6,600 | 55.00 |
| LOT 42 | 6,600 | 55.00 |
| LOT 43 | 8,534 | 70.31 |
| LOT 44 | 8,286 | 69.12 |
| LOT 45 | 6,600 | 55.00 |

| LOT | SQ. FT. | LOT FRONTAGE |
|--------|---------|--------------|
| LOT 1 | 8,326 | 70.50 |
| LOT 2 | 6,720 | 56.00 |
| LOT 3 | 6,720 | 56.00 |
| LOT 4 | 6,720 | 56.00 |
| LOT 5 | 6,720 | 56.00 |
| LOT 6 | 6,720 | 56.00 |
| LOT 7 | 6,720 | 56.00 |
| LOT 8 | 6,720 | 56.00 |
| LOT 9 | 6,720 | 56.00 |
| LOT 10 | 5,944 | 60.99 |
| LOT 11 | 7,126 | 44.64 |
| LOT 12 | 10,413 | 25.00 |
| LOT 13 | 6,791 | 25.00 |
| LOT 14 | 5,820 | 43.36 |
| LOT 15 | 6,398 | 60.14 |
| LOT 16 | 6,985 | 55.00 |
| LOT 17 | 6,985 | 55.00 |
| LOT 18 | 6,985 | 55.00 |
| LOT 19 | 6,985 | 55.00 |
| LOT 20 | 6,985 | 55.00 |
| LOT 21 | 6,985 | 55.00 |
| LOT 22 | 6,985 | 55.00 |
| LOT 23 | 6,985 | 55.00 |
| LOT 24 | 6,985 | 55.00 |
| LOT 25 | 6,985 | 55.00 |
| LOT 26 | 6,985 | 55.00 |
| LOT 27 | 6,985 | 55.00 |
| LOT 28 | 6,985 | 55.00 |

RIVERSTONE RANCH SEC 6
FILM CODE 522209
H.C.M.R.

RIVERSTONE RANCH SEC 7
FILM CODE 532178
H. C. M. R.

63.704 ACRES
MERITAGE HOMES
OF TEXAS, LLC.
F.N. 20120427157
H.C.O.P.R.O.R.P.

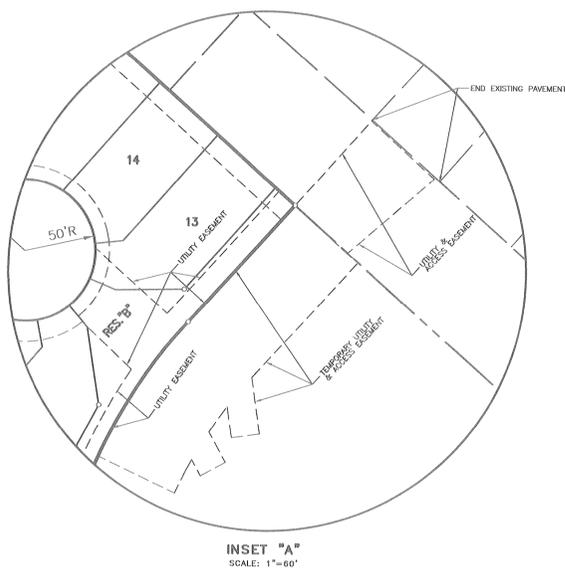
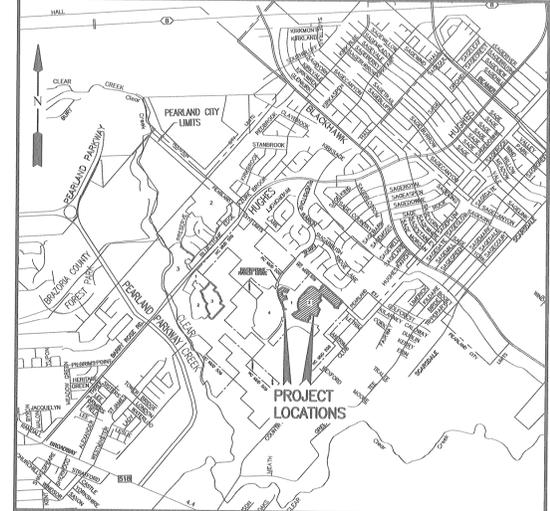
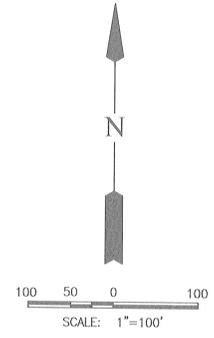
ALLISON RICHEY GULF COAST
HOME SUBDIVISION SECTION "G",
VOL. 4, PG. 48, MAP
RECORDS OF HARRIS COUNTY, TEXAS

RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 1
FILM CODE 657173
H. C. M. R.

100' WIDE DRAINAGE EASEMENT
AND FILM CODE NO. 352091, H.C.M.R.
(TO BE ABANDON WITH THE RECORDING OF THIS PLAT)

NAD83 GRID COORDINATES
X = 3,192,849.07
Y = 13,774,311.58

GREEN TEE TERRACE SECTION 7
FILM CODE 352062 H. C. M. R.



1900 BLOCK OF RIVERSTONE RANCH DRIVE
FINAL PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 2

A SUBDIVISION OF 25.997 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 41, 42, 43, 54, 55, 56, 57, 58, 70, 71, 72, 73, 74, 87, 88, 89, AND 90 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

100 LOTS 3 RESERVES (0.839 ACRES) 5 BLOCKS
JULY 9, 2014 JOB NO. 2040-5102-327

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

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

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

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

Data Time : Mon Jul 28 10:14:15 AM 2014 File Name : I:\Projects\PLATTING\2014\Riverstone Ranch Sec.2.FP.dwg MYLAR CHECK: COORD DIR

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVE HARDING, DIVISION PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 2, 25.997 ACRES OUT OF THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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 MAKE 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, UNRESTRICTED 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, UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET, SIX INCHES (10'6") FOR FOURTEEN FEET (14'0") 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

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

BY: _____
STEVE HARDING, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HARDING, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREOF STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 2 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

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

DARRIN COCKER
CITY ATTORNEY

RICHARD MANCILLA, P.E., C.F.M.
ASSISTANT CITY ENGINEER

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

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

STAN STANWART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

DESCRIPTION OF
25.997 ACRES
RIVERSTONE RANCH SECTION TWO

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 25.997 ACRES OF LAND LOCATED IN THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, BEING PART OF LOTS 41, 42, 43, 54, 55, 56, 57, 58, 70, 71, 72, 73, 74, 87, 88, 89 & 90 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48 OF THE MAP RECORDS OF SAID HARRIS COUNTY (H.C.M.R.), MORE PARTICULARLY BEING PART OF THAT CERTAIN TRACT CALLED 63.704 ACRES CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 20120427157 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF SAID HARRIS COUNTY (H.C.O.P.R.R.P.), AND PART OF THAT CERTAIN TRACT CALLED 10 ACRES CONVEYED TO SHS PARTNERS, LTD., BY AN INSTRUMENT OF RECORD IN FILE NUMBER X907145, H.C.O.P.R.R.P., AND PART OF THAT CERTAIN TRACT CALLED 17.26 ACRES CONVEYED TO SHS PARTNERS, LTD., BY AN INSTRUMENT OF RECORD IN FILE NUMBER Z176354 H.C.O.P.R.R.P., AND PART OF THAT CERTAIN TRACT CALLED 7.98 ACRES CONVEYED TO SHS PARTNERS, LTD., BY AN INSTRUMENT OF RECORD IN FILE NUMBER X433495, H.C.O.P.R.R.P., SAID 25.997 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83);

PART ONE

COMMENCING FOR REFERENCE AT THE MOST NORTHERLY CORNER OF THE AFOREMENTIONED 63.704 ACRE TRACT, SAME BEING THE MOST EASTERLY CORNER OF RIVERSTONE RANCH SCHOOL SITE, A SUBDIVISION OF RECORD AT FILM CODE NUMBER. 629181, H.C.M.R., AND BEING ON THE SOUTHWESTERLY LINE OF THAT CERTAIN 80.0 FOOT WIDE "STRIP" CALLED 5.721 ACRES CONVEYED TO HOUSTON LIGHTING & POWER COMPANY BY AN INSTRUMENT OF RECORD IN FILE NUMBER D592804, H.C.O.P.R.R.P.;

THENCE, ALONG THE COMMON LINE OF SAID 63.704 ACRES AND 5.721 ACRES, SOUTH 48° 18' 49" EAST, 611.59 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH SAID COMMON LINE, SOUTH 48° 18' 49" EAST, 898.49 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE, SOUTH 42° 06' 09" WEST, 111.82 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 158.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 24° 13' 31", AND A CHORD WHICH BEARS SOUTH 29° 59' 23" WEST, 157.38 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 17° 52' 37" WEST, 20.54 FEET TO A POINT FOR CORNER;

THENCE, NORTH 78° 34' 40" WEST, 120.68 FEET TO A POINT FOR CORNER;

THENCE, NORTH 07° 23' 46" WEST, 74.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 18' 49" WEST, 574.50 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 41° 41' 11" WEST, 10.77 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 83.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 02° 21' 17", AND A CHORD WHICH BEARS SOUTH 42° 51' 49" WEST, 83.22 FEET, TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 40.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92° 21' 17", AND A CHORD WHICH BEARS SOUTH 02° 08' 11" EAST, 36.07 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 41° 41' 11" WEST, 50.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 18' 49" EAST, 92.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 47° 57' 49" WEST, 144.55 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 14° 21' 35" WEST, 123.47 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 41° 42' 10" EAST, 127.28 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 23° 25' 43" WEST, 263.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 73° 45' 04" WEST, 225.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 3.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 00° 29' 24", AND A CHORD WHICH BEARS SOUTH 16° 00' 15" WEST, 3.21 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 16° 14' 56" WEST, 96.79 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 28° 45' 04" EAST, 35.36 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 16° 14' 56" WEST, 50.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 73° 45' 04" WEST, 39.60 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 14' 56" WEST, 130.00 FEET TO A POINT FOR CORNER ON A SOUTHWESTERLY LINE OF THE AFOREMENTIONED 63.704 ACRES;

THENCE, ALONG THE SOUTHERLY LINES OF SAID 63.704 ACRES, THE FOLLOWING SEVEN (7) COURSES;

1. NORTH 73° 45' 04" WEST, 191.91 FEET TO A POINT FOR CORNER;
2. NORTH 73° 39' 41" WEST, 72.52 FEET TO A POINT FOR CORNER;
3. NORTH 68° 25' 10" WEST, 89.08 FEET TO A POINT FOR CORNER;
4. NORTH 59° 58' 33" WEST, 89.08 FEET TO A POINT FOR CORNER;
5. NORTH 51° 31' 56" WEST, 89.08 FEET TO A POINT FOR CORNER;
6. NORTH 43° 05' 19" WEST, 89.08 FEET TO A POINT FOR CORNER;
7. NORTH 34° 38' 42" WEST, 127.5 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID SOUTHERLY LINE, NORTH 52° 20' 22" EAST, 129.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 25.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03° 04' 48", AND A CHORD WHICH BEARS SOUTH 39° 12' 02" EAST, 25.53 FEET, TO A POINT FOR CORNER;

THENCE, NORTH 49° 15' 34" EAST, 175.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 34° 33' 37" WEST, 59.68 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 53' 31" WEST, 59.42 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 55' 44" WEST, 116.33 FEET TO A POINT FOR CORNER;

THENCE, NORTH 19° 20' 39" EAST, 178.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 39° 15' 23" EAST, 121.02 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 40' 01" EAST, 330.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 55' 57" EAST, 51.26 FEET TO A POINT FOR CORNER;

THENCE, NORTH 59° 18' 43" EAST, 47.39 FEET TO A POINT FOR CORNER;

THENCE, NORTH 76° 20' 41" EAST, 47.39 FEET TO A POINT FOR CORNER;

DESCRIPTION OF
25.997 ACRES
RIVERSTONE RANCH SECTION TWO
CONTINUED

THENCE, SOUTH 86° 37' 20" EAST, 47.39 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 69° 35' 22" EAST, 47.39 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 52° 54' 17" EAST, 49.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 18' 49" EAST, 165.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 41' 11" EAST, 120.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 18' 49" EAST, 5.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 41' 11" EAST, 50.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 18' 49" WEST, 33.15 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 41' 11" EAST, 127.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.405 ACRES OF LAND.

PART TWO

COMMENCING FOR REFERENCE AT THE SOUTHWESTERLY END OF A RADIAL CUT-BACK CORNER AT THE SOUTHEAST CORNER OF A FUTURE INTERSECTION AT THE SOUTHERLY END OF RIVERSTONE RANCH DRIVE (WIDTH VARIES AT THIS POINT) AS SHOWN ON RIVERSTONE RANCH SCHOOL SITE A SUBDIVISION OF RECORD UNDER FILM CODE NUMBER 629181, OF THE MAP RECORDS OF SAID HARRIS COUNTY (H.C.M.R.), SAME BEING A NORTHWESTERLY CORNER OF SAID 63.704 ACRE TRACT;

THENCE, ALONG A WESTERLY LINE OF SAID 63.704 ACRE TRACT AND 123.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 08° 36' 37" AND A CHORD WHICH BEARS SOUTH 02° 09' 06" WEST, 123.11 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID WESTERLY LINE, NORTH 87° 50' 47" EAST, 19.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 55° 08' 33" EAST, 173.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 74° 37' 14" EAST, 100.91 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 70° 03' 50" EAST, 56.46 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 66° 45' 25" EAST, 82.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 7.45 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 17° 04' 10", AND A CHORD WHICH BEARS SOUTH 21° 31' 57" WEST, 7.42 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 30° 04' 02" WEST, 97.12 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82° 10' 07", AND A CHORD WHICH BEARS SOUTH 71° 09' 06" WEST, 32.86 FEET, TO A POINT FOR CORNER;

THENCE, NORTH 67° 45' 51" WEST, 70.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 9.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22° 09' 23", AND A CHORD WHICH BEARS NORTH 56° 41' 10" WEST, 9.61 FEET, TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 149.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 171° 36' 03", AND A CHORD WHICH BEARS SOUTH 48° 35' 30" WEST, 99.73 FEET, TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 9.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22° 09' 23", AND A CHORD WHICH BEARS SOUTH 26° 07' 50" EAST, 9.61 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 15° 03' 09" EAST, 23.94 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 114.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 87° 50' 25", AND A CHORD WHICH BEARS SOUTH 58° 58' 21" EAST, 104.04 FEET, TO A POINT FOR CORNER;

THENCE, NORTH 77° 06' 27" EAST, 40.81 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 4.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 03° 22' 00", AND A CHORD WHICH BEARS NORTH 75° 25' 27" EAST, 4.41 FEET, TO A POINT FOR CORNER;

THENCE, SOUTH 16° 15' 33" EAST, 125.35 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 77° 06' 27" WEST, 86.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 68° 09' 03" WEST, 96.35 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 07° 22' 04" EAST, 104.69 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 19° 40' 31" EAST, 167.47 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 65° 03' 01" EAST, 80.68 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 77° 06' 27" WEST, 89.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 224.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 14° 38' 09", AND A CHORD WHICH BEARS NORTH 18° 02' 54" WEST, 224.18 FEET, TO A POINT FOR CORNER;

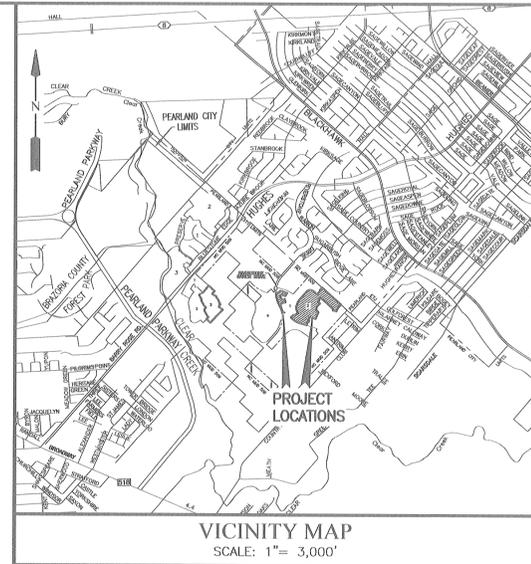
THENCE, NORTH 25° 21' 58" WEST, 162.97 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 332.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 23° 12' 45", AND A CHORD WHICH BEARS NORTH 13° 45' 36" WEST, 329.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.592 ACRES OF LAND.

SAID PART ONE AND PART TWO CONTAINING A TOTAL OF 25.997 ACRES OF LAND.

NOTES:

1. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, CITY PLANNING LETTER FILE NO. 142018056, DATED JUNE 24, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
2. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
3. ALL BEARINGS REFERENCED TO THE TEXAS 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 0.999869913.
4. BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (F.M. 518) AND LIBERTY DRIVE. THE MONUMENT IS APPROXIMATELY 4.00 FEET SOUTHWESTERLY FROM THE SOUTH SIDE OF LIBERTY DRIVE BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM THE METAL POLE. ELEVATION = 42.48, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD 29, 1973 ADJUSTMENT.
5. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHERLY END OF MEADOW WIND DRIVE (AS SHOWN BY THE SYMBOL). ELEV. = 41.82'NGVD 29, 1987 ADJUSTMENT
6. THIS PLAT LIES WITHIN HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509, AT THE TIME OF PLATING.
7. THIS LAND IS LOCATED IN THE RIVERSTONE RANCH CLUSTER PLAN AT THE TIME OF PLATING.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48201C 1055L, REVISED, THE EXISTING 100-YEAR FLOOD PLAN (ZONE "X") IS NOT WITHIN THE LIMITS OF THIS PLAT.
9. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
10. A 6-FOOT SIDEWALK SHALL BE BUILT ALONG RIVERSTONE RANCH DRIVE AT THE TIME OF DEVELOPMENT.
11. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
12. CORNER LOTS ARE NOT TO HAVE SIDE ACCESS.
13. A 4-FOOT SIDEWALK SHALL BE BUILT ON BOTH SIDES OF ALL STREETS.
14. 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.
15. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
16. 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 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
17. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
18. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
19. 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.
20. THERE ARE 19 PROPOSED STREET LIGHTS ON THIS PLAT.



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 615H&M

1900 BLOCK OF RIVERSTONE RANCH DRIVE
FINAL PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 2

A SUBDIVISION OF 25.997 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 41, 42, 43, 54, 55, 56, 57, 58, 70, 71, 72, 73, 74, 87, 88, 89, AND 90 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

100 LOTS 3 RESERVES (0.839 ACRES) 5 BLOCKS
JULY 9, 2014 JOB NO. 2040-5102-327

OWNERS:

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

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

CONTACT: WARREN ESCOVO

SHEET 3 OF 3

**P&Z AGENDA
ITEM**

G



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Waiver Request - Preliminary Plat of Riverstone Ranch at Clear Creek Section 4

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Waiver of Decision for the Preliminary Plat of Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision, generally located southeast of Riverstone Ranch Drive, south of the City of Houston., to allow for additional time to resolve all outstanding items

Staff Recommendation: Approval



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

July 30, 2014

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Final Plat of Riverstone Ranch at Clear Creek Section 4
LJA Job No. 2040-5104-310 (6.1)

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering, Inc., hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Riverstone Ranch at Clear Creek Section 4. This extension is to resolve issues regarding the cluster plan.

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

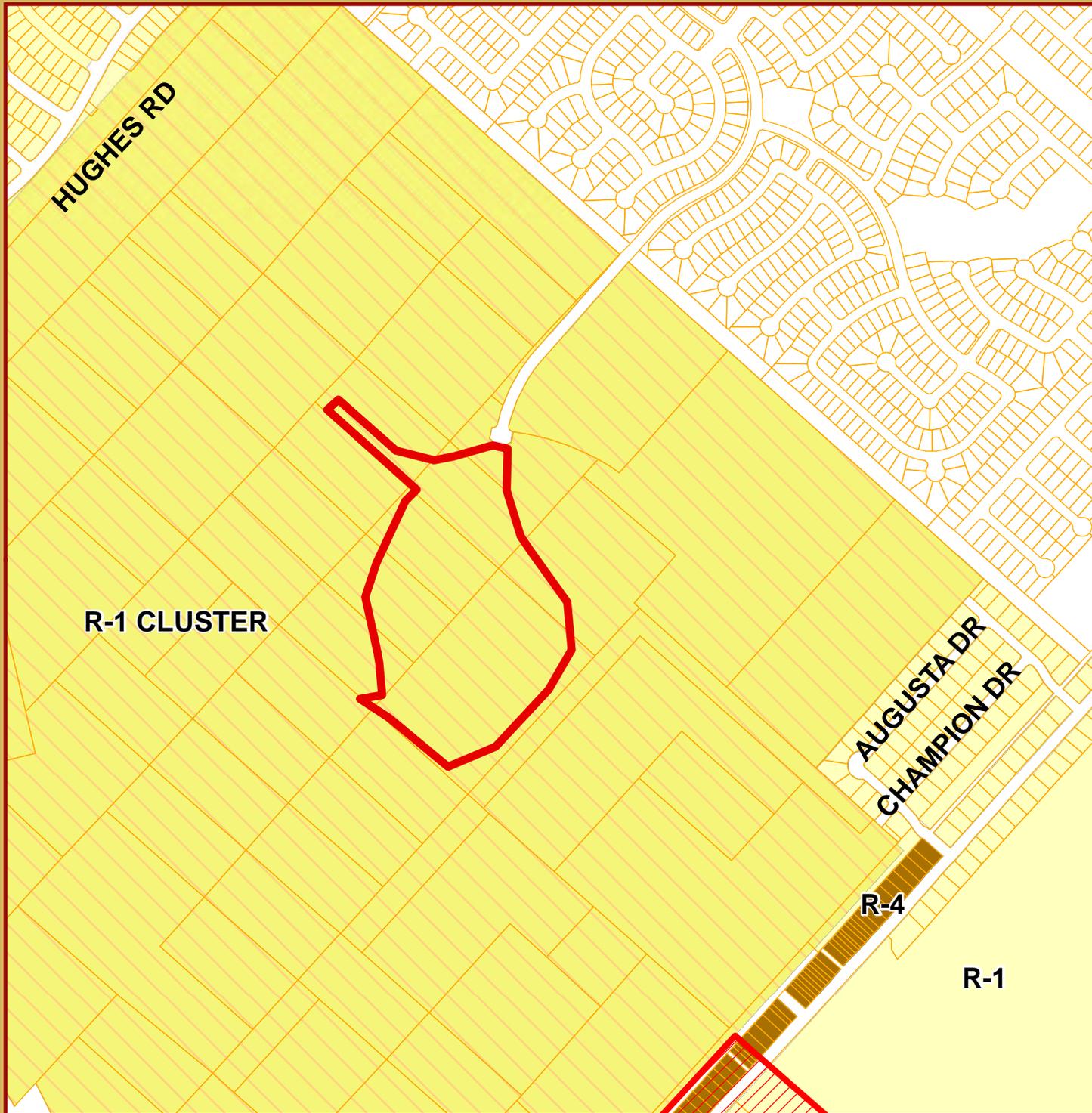
Sincerely,

A handwritten signature in blue ink that reads 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez
Platting Manager

RR/ew

Copy: File



VICINITY MAP

Preliminary Plat of Riverstone Ranch 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 = 754 feet

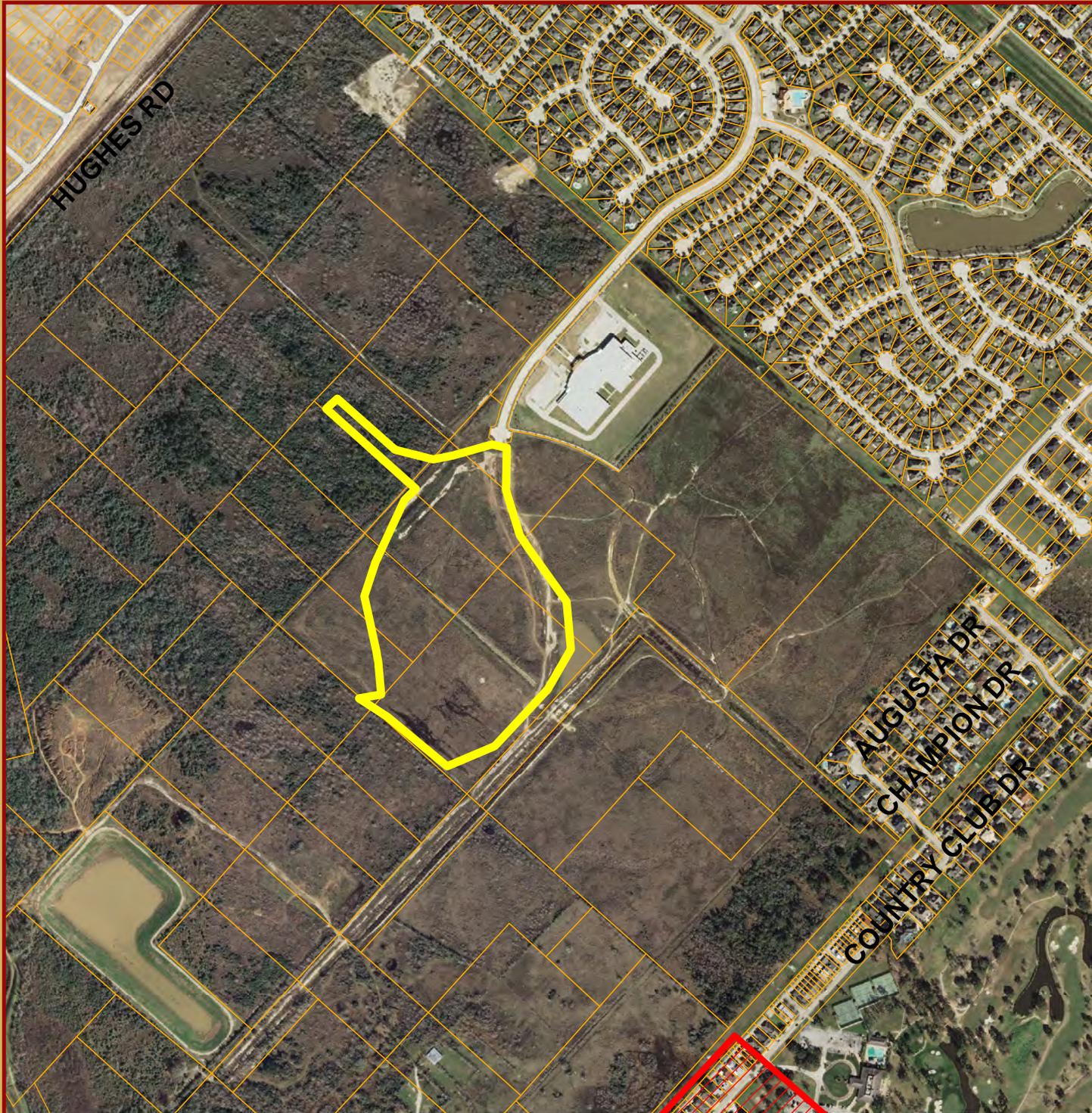
MAY 2014
PLANNING DEPARTMENT



**MATTERS
REMOVED FROM
CONSENT AGENDA**

OLD BUSINESS

NONE



AERIAL MAP

Preliminary Plat of Riverstone Ranch Section 4



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1 inch = 754 feet

MAY 2014
PLANNING DEPARTMENT



NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

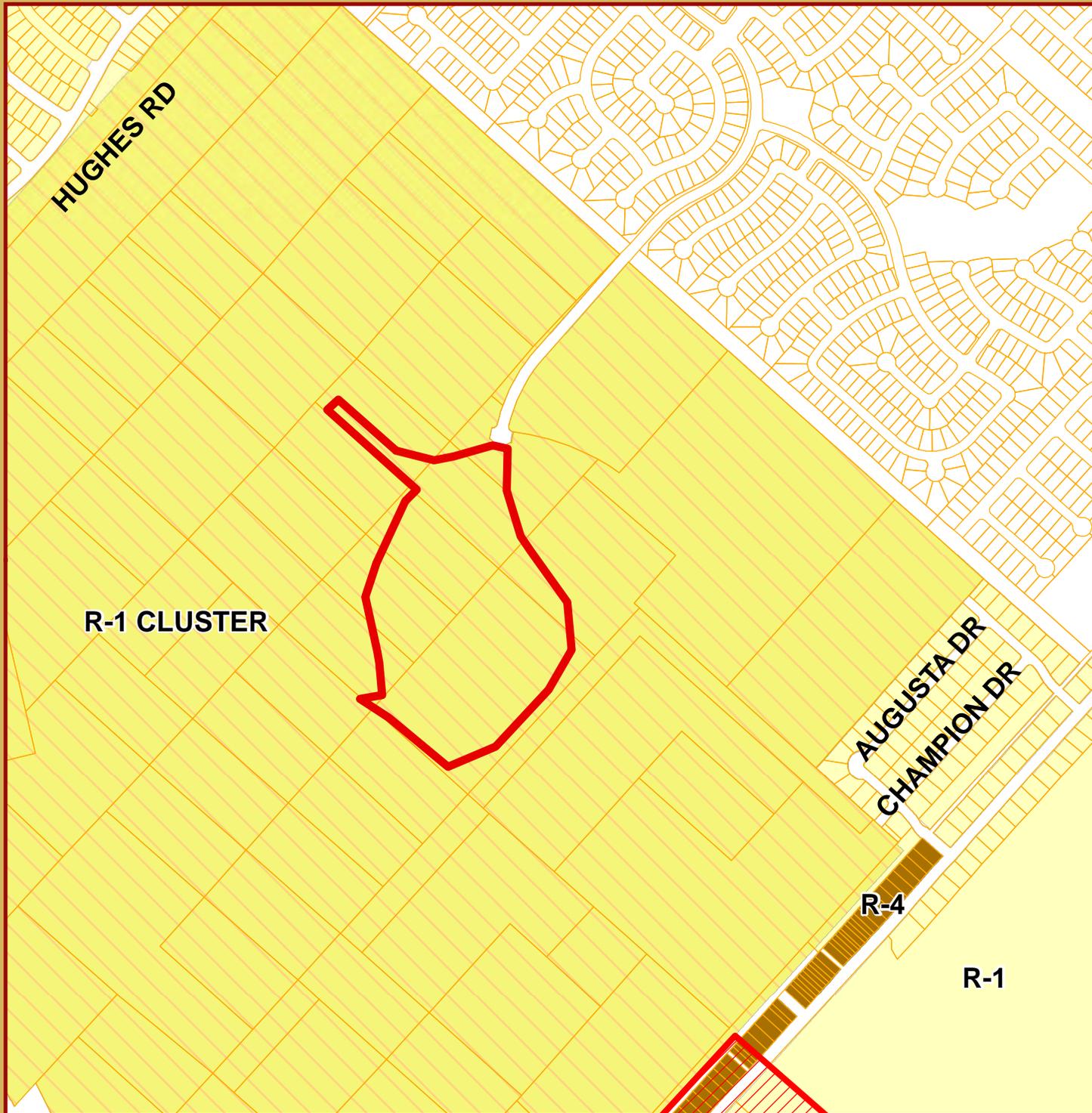
P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Riverstone Ranch at Clear Creek Section 4

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision, generally located southeast of Riverstone Ranch Drive, south of the City of Houston.

Staff Recommendation: Staff is unable to recommend approval at this time.



VICINITY MAP

Preliminary Plat of Riverstone Ranch Section 4



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1 inch = 754 feet

MAY 2014
PLANNING DEPARTMENT





PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

PRELIMINARY PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 4

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision, to wit:

Legal Description: Being a subdivision of 34.2 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

General Location: Southeast of Riverstone Ranch Drive, south of the City of Houston ETJ border, Pearland, TX.

SUMMARY: This is a request for a Preliminary Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision on 25.997 acres of land. This proposed subdivision is the second phase of the residential section of the Riverstone Ranch Cluster Plan. The Cluster Plan was approved in December of 2006. This is section 2 of Phase 1, which has a total of 3 sections and an overall area of 63 acres with a total build out of 236 single-family lots. The entire cluster equals approximately 229.75 acres with a total of 3 phases and a final build out of 869 lots. The Cluster Plan is intended to allow flexibility with lot sizes for the developer and in return a larger amount of green space including pocket parks, trails, and amenitized detention areas, are provided. The applicant is in the process of amending the originally approved cluster plan. Until this is complete, staff is unable to recommend approval for any additional plats.

UNIFIED DEVELOPMENT CODE: The subject property is in conformance with all requirements of the Unified Development Code.

PREVIOUS PLATS: This is the first plat for this section of Riverstone Ranch.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The proposed plat is in conformance with the approved thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel is served by Harris County Municipal Utility District (MUD) 509. Utility connections will come from the adjoining residential subdivision located within the City of Houston ETJ.

PARKLAND: The approved cluster plan requires land to be dedicated to the city for parkland. To date, no property has been dedicated to the city as part of this cluster plan. The applicant is in the process of working with city staff to amend the approved cluster plan.

STAFF RECOMMENDATION: Staff is unable to recommend approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 4 as proposed by the applicant, for the following reasons:

1. Staff is still working with the applicant on amending the approved cluster plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Riverstone Ranch at Clear Creek Section 4



AERIAL MAP

Preliminary Plat of Riverstone Ranch 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.

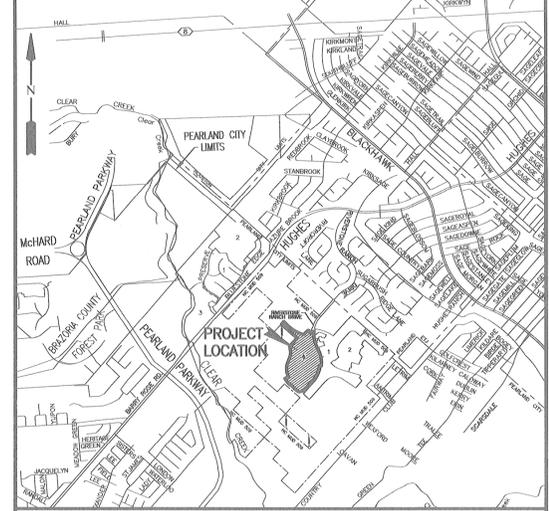
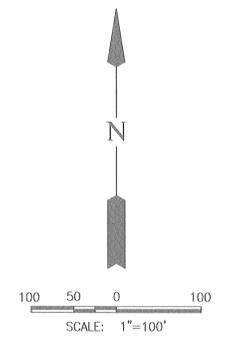
1 inch = 754 feet

MAY 2014
PLANNING DEPARTMENT





| LOT | SQ. FT. | LOT FRONTAGE |
|--------|---------|--------------|
| LOT 1 | 9,776 | 70.73 |
| LOT 2 | 9,489 | 72.27 |
| LOT 3 | 9,469 | 72.27 |
| LOT 4 | 9,444 | 72.27 |
| LOT 5 | 9,454 | 72.27 |
| LOT 6 | 9,272 | 73.32 |
| LOT 7 | 13,596 | 65.00 |
| LOT 8 | 14,603 | 44.85 |
| LOT 9 | 15,433 | 44.95 |
| LOT 10 | 13,105 | 91.16 |
| LOT 11 | 10,277 | 78.23 |
| LOT 12 | 9,709 | 69.30 |
| LOT 13 | 9,709 | 69.30 |
| LOT 14 | 9,709 | 69.30 |
| LOT 15 | 9,709 | 69.30 |
| LOT 16 | 9,709 | 69.30 |
| LOT 17 | 9,709 | 69.30 |
| LOT 18 | 9,709 | 69.30 |
| LOT 19 | 9,709 | 69.30 |
| LOT 20 | 9,709 | 69.30 |
| LOT 21 | 9,542 | 72.44 |
| LOT 22 | 11,420 | 78.00 |
| LOT 23 | 10,066 | 85.00 |
| LOT 24 | 9,000 | 75.00 |
| LOT 25 | 10,618 | 75.73 |
| LOT 26 | 13,513 | 48.00 |
| LOT 27 | 12,749 | 48.00 |
| LOT 28 | 13,531 | 47.90 |
| LOT 29 | 9,364 | 80.89 |
| LOT 30 | 9,332 | 75.00 |
| LOT 31 | 9,115 | 75.00 |
| LOT 32 | 9,096 | 75.00 |
| LOT 33 | 9,463 | 72.31 |
| LOT 34 | 9,489 | 72.27 |
| LOT 35 | 9,504 | 72.27 |
| LOT 36 | 9,767 | 70.73 |



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 615H&M

| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|---------|-----------|--------|----------|--------|---------------|
| C1 | 820.00 | 31-49-23 | 455.44 | 233.76 | 449.61 | S 09-27-17 E |
| C2 | 880.00 | 33-52-26 | 520.26 | 267.98 | 512.72 | S 08-25-45 E |
| C3 | 820.00 | 33-37-28 | 481.22 | 247.76 | 474.35 | S 25-19-11 W |
| C4 | 75.00 | 51-08-21 | 66.94 | 35.88 | 64.74 | S 67-42-06 W |
| C5 | 100.00 | 28-27-13 | 49.66 | 25.35 | 49.15 | S 79-02-40 W |
| C6 | 75.00 | 58-35-59 | 76.71 | 42.09 | 73.41 | N 85-52-57 W |
| C7 | 575.00 | 10-49-13 | 108.59 | 54.46 | 108.43 | N 51-10-21 W |
| C8 | 1025.00 | 5-10-23 | 92.55 | 46.30 | 92.51 | N 48-20-56 W |
| C9 | 625.00 | 22-40-41 | 247.38 | 125.33 | 245.77 | N 39-35-47 W |
| C10 | 505.00 | 49-17-19 | 434.43 | 231.68 | 421.15 | N 03-36-47 W |
| C11 | 445.00 | 24-31-29 | 190.48 | 96.72 | 189.03 | N 08-46-08 E |
| C12 | 1260.00 | 33-35-50 | 738.84 | 380.38 | 728.30 | S 56-46-02 E |
| C13 | 880.00 | 5-17-06 | 81.17 | 40.62 | 81.14 | N 03-48-51 E |
| C14 | 850.00 | 31-49-23 | 472.10 | 242.31 | 466.06 | S 09-27-17 E |
| C15 | 850.00 | 33-52-26 | 502.53 | 258.85 | 495.24 | N 08-25-45 W |
| C16 | 1000.00 | 2-45-54 | 48.26 | 24.13 | 48.25 | N 87-56-58 W |
| C17 | 660.00 | 60-55-23 | 701.78 | 388.17 | 669.19 | N 05-05-43 E |
| C18 | 50.00 | 85-50-09 | 74.91 | 46.49 | 68.09 | N 78-28-29 E |
| C19 | 300.00 | 123-14-29 | 645.29 | 555.32 | 527.89 | S 03-00-47 W |
| C20 | 635.00 | 2-35-17 | 28.68 | 14.34 | 28.68 | N 40-50-17 E |
| C21 | 25.00 | 95-04-29 | 41.48 | 27.32 | 36.89 | N 39-01-47 W |
| C22 | 25.00 | 84-20-31 | 36.80 | 22.65 | 33.57 | S 51-15-43 W |
| C23 | 685.00 | 33-02-28 | 395.02 | 203.17 | 389.57 | S 25-36-41 W |
| C24 | 50.00 | 180-00-00 | 157.08 | INFINITY | 100.00 | N 47-52-05 W |
| C25 | 25.00 | 100-44-22 | 43.96 | 30.19 | 38.51 | N 08-14-16 W |
| C26 | 325.00 | 123-14-29 | 699.06 | 601.59 | 571.88 | N 03-00-47 E |
| C27 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 19-38-02 E |
| C28 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 49-27-40 W |
| C29 | 50.00 | 276-22-46 | 241.19 | 44.72 | 66.67 | N 64-38-02 E |
| C30 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | S 01-16-17 E |
| C31 | 685.00 | 23-08-28 | 276.66 | 140.24 | 274.79 | S 13-47-44 E |
| C32 | 25.00 | 84-20-31 | 36.80 | 22.65 | 33.57 | S 44-23-46 E |
| C33 | 25.00 | 95-01-41 | 41.46 | 27.30 | 36.87 | N 45-55-08 E |
| C34 | 820.00 | 23-46-15 | 340.20 | 172.58 | 337.77 | N 13-28-51 W |
| C35 | 880.00 | 31-49-23 | 486.77 | 250.87 | 482.51 | N 09-27-17 W |
| C36 | 635.00 | 27-18-58 | 302.74 | 154.30 | 299.88 | S 21-53-55 W |
| C37 | 25.00 | 85-50-09 | 37.45 | 23.25 | 34.05 | S 78-28-29 W |
| C38 | 275.00 | 123-14-29 | 591.52 | 509.04 | 483.90 | N 03-00-47 E |
| C39 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | S 70-21-08 E |
| C40 | 635.00 | 24-11-30 | 268.11 | 136.08 | 266.13 | S 13-16-13 E |
| C41 | 25.00 | 91-50-33 | 40.07 | 25.82 | 35.92 | S 44-44-48 W |
| C42 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 65-14-14 W |
| C43 | 50.00 | 276-22-46 | 241.19 | 44.72 | 66.67 | S 00-40-05 W |
| C44 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 66-34-23 E |
| C45 | 25.00 | 97-34-21 | 42.57 | 28.54 | 37.61 | S 40-32-44 E |

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 81-29-32 W | 60.00 |
| L2 | N 45-45-44 W | 72.37 |
| L3 | N 50-56-07 W | 52.23 |
| L4 | S 38-33-09 E | 145.30 |
| L5 | S 88-49-42 E | 20.00 |
| L6 | S 83-32-33 E | 60.00 |
| L7 | N 89-19-55 W | 138.03 |
| L8 | S 58-36-27 E | 199.32 |
| L9 | S 42-07-55 W | 76.00 |
| L10 | N 86-34-01 W | 92.01 |
| L11 | S 42-07-55 W | 76.00 |
| L12 | N 42-07-55 E | 35.34 |
| L13 | N 58-36-27 W | 133.54 |
| L14 | S 86-34-01 E | 92.06 |
| L15 | N 58-36-27 W | 199.32 |
| L16 | S 25-21-58 E | 20.63 |
| L17 | N 89-19-55 W | 86.74 |
| L18 | S 89-19-55 E | 81.74 |
| L19 | S 86-34-01 E | 104.60 |
| L20 | S 38-10-16 E | 21.10 |
| L21 | N 47-52-05 W | 40.78 |
| L22 | N 27-35-29 E | 66.40 |
| L23 | N 79-49-38 E | 20.14 |
| L24 | S 13-12-46 E | 61.71 |
| L25 | S 16-06-46 E | 75.43 |
| L26 | S 21-08-32 E | 75.20 |
| L27 | S 25-10-52 E | 75.00 |
| L28 | S 25-09-21 E | 75.00 |
| L29 | S 22-36-06 E | 84.90 |
| L30 | S 16-31-44 E | 85.08 |
| L31 | N 10-25-56 E | 85.09 |
| L32 | S 04-26-22 E | 78.32 |
| L33 | S 44-41-32 W | 19.78 |
| L34 | N 86-34-01 W | 105.52 |
| L35 | S 85-37-08 W | 78.86 |
| L36 | S 64-48-39 W | 64.64 |
| L37 | S 40-50-10 W | 64.13 |
| L38 | S 16-57-31 W | 64.13 |
| L39 | S 06-55-08 E | 64.13 |
| L40 | S 30-47-47 E | 64.13 |
| L41 | S 56-07-28 E | 67.69 |
| L42 | N 75-02-48 W | 43.95 |
| L43 | S 88-08-22 W | 88.21 |
| L44 | N 75-55-14 W | 73.30 |
| L45 | N 22-50-12 E | 62.25 |
| L46 | N 31-23-33 E | 91.29 |
| L47 | N 14-39-38 W | 69.38 |
| L48 | N 26-23-24 W | 88.72 |
| L49 | N 64-38-02 E | 140.99 |
| L50 | S 64-38-02 W | 140.99 |

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|---------|---|
| A | 0.113 | 4,935 | RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS |
| B | 0.125 | 5,446 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| C | 0.241 | 10,500 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| D | 0.471 | 20,534 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| E | 14.726 | 641,486 | RESTRICTED TO DETENTION |
| TOTAL | 15.676 | 682,901 | |

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - 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
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
 - H.C.C.F. INDICATES HARRIS COUNTY CLERKS FILE
 - H.C.O.P.R. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - H.C.M.U.D. INDICATES HARRIS 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

**PRELIMINARY PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 4**

A SUBDIVISION OF 34.114 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 30, 42, 43, 44, 45, 46, 47, 58, 59, 60, 61, AND 62 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

55 LOTS 5 RESERVES (15.676 ACRES) 2 BLOCKS
JULY 28, 2014 JOB NO. 2040-5104-309

OWNERS:

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

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH STEVE HARDING, DIVISION PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 4, 34.114 ACRES OUT OF THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND SIS PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCURRED 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, UNRESTRICTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNRESTRICTED 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

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

BY: _____
STEVE HARDING, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HARDING, DIVISION PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 4, AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

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

DARRIN COKER
CITY ATTORNEY

RICHARD MANCILLA, P.E., C.F.M.
ASSISTANT CITY ENGINEER

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

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

STAN STANWART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

BEING 34.114 ACRE (1,489,767 SQUARE FEET) OF LAND LOCATED IN THE T.J. GREEN SURVEY, ABSTRACT 290, HARRIS COUNTY, TEXAS, BEING PART OF LOTS 30, 42, 43, 44, 45, 46, 47, 58, 59, 60, 61 AND 62, OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 02, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48 OF THE MAP RECORDS OF SAID HARRIS COUNTY (H.C.M.R.), MORE PARTICULARLY BEING PART OF THAT CERTAIN TRACT CALLED 63,704 ACRES CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 20120427157 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF SAID HARRIS COUNTY (H.C.O.P.R.R.P.), SAID 34.114 ACRES (1,489,767.209 SQUARE FEET) 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 SOUTHERLY CORNER OF RIVERSTONE RANCH DRIVE (WIDTH VARIES AT THIS POINT) AS SHOWN ON RIVERSTONE RANCH SCHOOL SITE, A SUBDIVISION OF RECORD ON FILM CODE NUMBER. 628181, H.C.M.R., ALSO BEING A WESTERLY CORNER OF RESERVE 'A' AS SHOWN ON RIVERSTONE RANCH AT CLEAR CREEK SECTION ONE, A SUBDIVISION OF RECORD ON FILM CODE NUMBER. 657173, H.C.M.R., THE BEGINNING OF A CURVE;

THENCE, WITH WESTERLY LINE OF SAID RIVERSTONE RANCH AT CLEAR CREEK SECTION ONE, 455.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 31° 49' 23", AND A CHORD WHICH BEARS SOUTH 09° 27' 17" EAST, 449.61 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 25° 21' 58" EAST, 162.97 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 520.26 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 33° 52' 26", AND A CHORD WHICH BEARS SOUTH 09° 26' 50" EAST, 482.72 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID RIVERSTONE RANCH AT CLEAR CREEK SECTION ONE, NORTH 81° 29' 32" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE,

THENCE, 481.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 35° 39' 38", AND A CHORD WHICH BEARS SOUTH 24° 18' 06" WEST, 502.17 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 42° 07' 55" WEST 408.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 66.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 51° 08' 21", AND A CHORD WHICH BEARS SOUTH 67° 42' 06" WEST, 64.74 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 49.66 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 28° 27' 13", AND A CHORD WHICH BEARS SOUTH 79° 02' 40" WEST, 49.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 76.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 58° 35' 59", AND A CHORD WHICH BEARS NORTH 85° 52' 57" WEST, 73.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 108.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 10° 49' 13", AND A CHORD WHICH BEARS NORTH 51° 10' 21" WEST, 108.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 45° 45' 44" WEST, 72.37 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 92.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05° 10' 23", AND A CHORD WHICH BEARS NORTH 48° 20' 56" WEST, 92.51 FEET TO A POINT FOR CORNER;

THENCE, NORTH 50° 56' 07" WEST, 52.23 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 247.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 22° 40' 41", AND A CHORD WHICH BEARS NORTH 39° 35' 47" WEST, 245.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 81° 44' 33" EAST, 120.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 434.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 49° 17' 19", AND A CHORD WHICH BEARS NORTH 03° 36' 47" WEST, 421.15 FEET TO A POINT FOR CORNER;

THENCE, NORTH 21° 01' 53" EAST, 177.51 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 190.48 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 24° 31' 29", AND A CHORD WHICH BEARS NORTH 07° 34' 50" EAST, 207.02 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 29' 37" WEST, 169.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 42° 07' 25" EAST, 329.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 21' 38" WEST, 647.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 42° 07' 41" EAST, 103.65 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 738.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 33° 35' 50", AND A CHORD WHICH BEARS SOUTH 56° 37' 47" EAST, 734.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 47° 25' 11" EAST, 201.54 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 38° 33' 09" EAST, 145.30 FEET TO A POINT FOR CORNER;

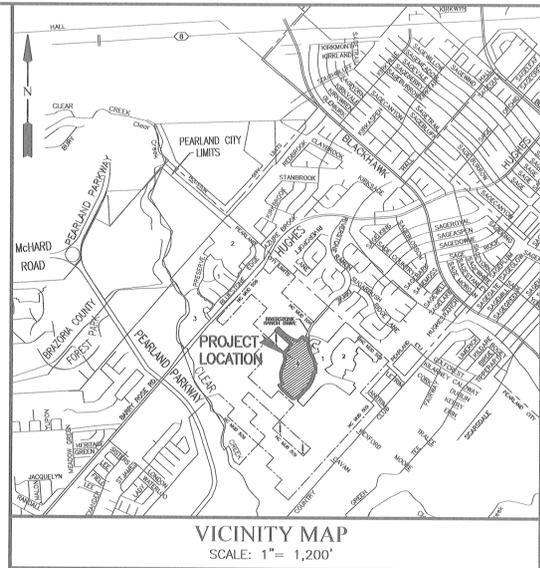
THENCE, SOUTH 88° 49' 42" EAST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 81.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 05° 17' 06", AND A CHORD WHICH BEARS NORTH 03° 48' 51" EAST, 81.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 83° 32' 33" EAST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.114 ACRE OF LAND.

NOTES:

- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, CITY PLANNING LETTER FILE NO. 1420181305, DATED JULY 8, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 2011), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.9999669913.
- BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (E.M. 518) AND LIBERTY DRIVE. THE MONUMENT IS APPROXIMATELY 4.00 FEET SOUTHWESTERLY FROM THE SOUTH SIDE OF LIBERTY DRIVE BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM THE METAL POLE. ELEVATION = 42.48, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD 29, 1973 ADJUSTMENT.
- T.B.M. = FND, 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG".
- THIS PLAT LIES WITHIN HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509, AT THE TIME OF PLATTING.
- THIS LAND IS LOCATED IN THE RIVERSTONE RANCH CLUSTER PLAN AT THE TIME OF PLATTING.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP/MAP NO. 48201C 1055L, REVISED JULY 18, 2007, THE EXISTING 100-YEAR FLOOD PLAIN (ZONE "X") IS NOT WITHIN THE LIMITS OF THIS 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 IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- A 6-FOOT SIDEWALK SHALL BE BUILT ALONG RIVERSTONE RANCH DRIVE AT THE TIME OF DEVELOPMENT.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- CORNER LOTS ARE NOT TO HAVE SIDE ACCESS.
- A 4-FOOT SIDEWALK SHALL BE BUILT ON BOTH SIDES OF ALL STREETS.
- 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.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- 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 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND H.C.F.C.D.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- THERE ARE 19 PROPOSED STREET LIGHTS ON THIS PLAT.



SCALE: 1"= 1,200'

KEY MAP NO. 615H&M

PRELIMINARY PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 4

A SUBDIVISION OF 34.114 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 30, 42, 43, 44, 45, 46, 47, 58, 59, 60, 61, AND 62 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

55 LOTS 3 RESERVES (15.676 ACRES) 2 BLOCKS
JULY 28, 2014 JOB NO. 2040-5104-309

OWNERS:

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

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
Firm - F-1386
T.B.P.L.S. Firm No. 10110501

CONTACT: WARREN ESCOVY

SHEET 2 OF 2

DIR.

MYLAR CHECK: COORD.

Date/Time : Mon, 28 Jul 2014 12:20:59 PM
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**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/29/2014
AGENDA ITEM SUBJECT: Planning and Zoning Variance 2014-03

Old Business **New Business** Discussion Item Workshop

Summary: A request by Evelyn Pineda, applicant and owner; for approval of a Planning and Zoning Variance to allow a minimum of 98.49-foot lot width where 100 feet is required and to allow a minimum lot area of 9,447 sq. ft. where 12,500 sq. ft. is required within the requested Office Professional (OP) zoning district, generally located at 4602 Broadway St.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 4, 2014

PLANNING AND ZONING VARIANCE NO. 2014-03

A request by Evelyn Pineda, applicant and owner; for approval of a Planning and Zoning Variance to allow a minimum of 98.49-foot lot width where 100 feet is required and to allow a minimum lot area of 9,447 sq. ft. where 12,500 sq. ft. is required within the requested Office Professional (OP) zoning district, on the following described property, to wit:

Legal Description: Being lot 15 of the Darlinda Addition to the Town of Pearland, a subdivision of Tract 9 and part of Tract 8 of the Allison Richey Gulf Coast Homes Co.'s Suburban Garden Subdivision of part of H.T.& B.R.R. Co. Survey, Section 5, Abstract 232, said subdivision of record in Vol. 2, Page 16 of the Plat Records of Brazoria County, Texas.

General Location: Located at 4602 Broadway St.

SUMMARY: The applicant currently owns a lot located on Broadway St. with an existing home located on site. The property is zoned Single Family Residential – 2 (R-2) and the applicant is seeking a zone change to Office Professional (OP) allowing them to convert the existing home into office use. The proposed lot is part of a platted and recorded subdivision dating back to 1955. The existing lot width and total lot area do not meet the minimum requirements of the OP zone, preventing the applicant from seeing their desired zone change. The applicant is requesting a variance to reduce the required lot width and the required lot area in order to allow them to proceed with the zone change.

UNIFIED DEVELOPMENT CODE: GENERAL COMMERCIAL (GC): The below table shows the lot dimension requirements of the OP zone versus the proposed lot dimensions. As indicated, the lot width and overall lot area do not currently meet the minimum requirements of the OP zone.

| Area Regulations: R-E (Single-Family Estate District) | | |
|---|-----------|------------|
| Size of Lots | Required | Proposed |
| a) Minimum Lot Area | 12,500 SF | 9,447 SF |
| b) Minimum Lot Width | 100 Feet | 98.49 Feet |
| c) Minimum Lot Depth | 100 Feet | 372 Feet |

PLATTING STATUS: The property has an approved and recorded final plat from 1955.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Retail, Offices and Services for the subject and surrounding properties. The current zoning of the property is not in conformance. This request is in conformance with this land use designation as it will enable to the applicant to proceed with a zone change that will be in conformance with the Comprehensive Plan. .

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway St. which is a major thoroughfare requiring a minimum of 120 feet of right-of-way.

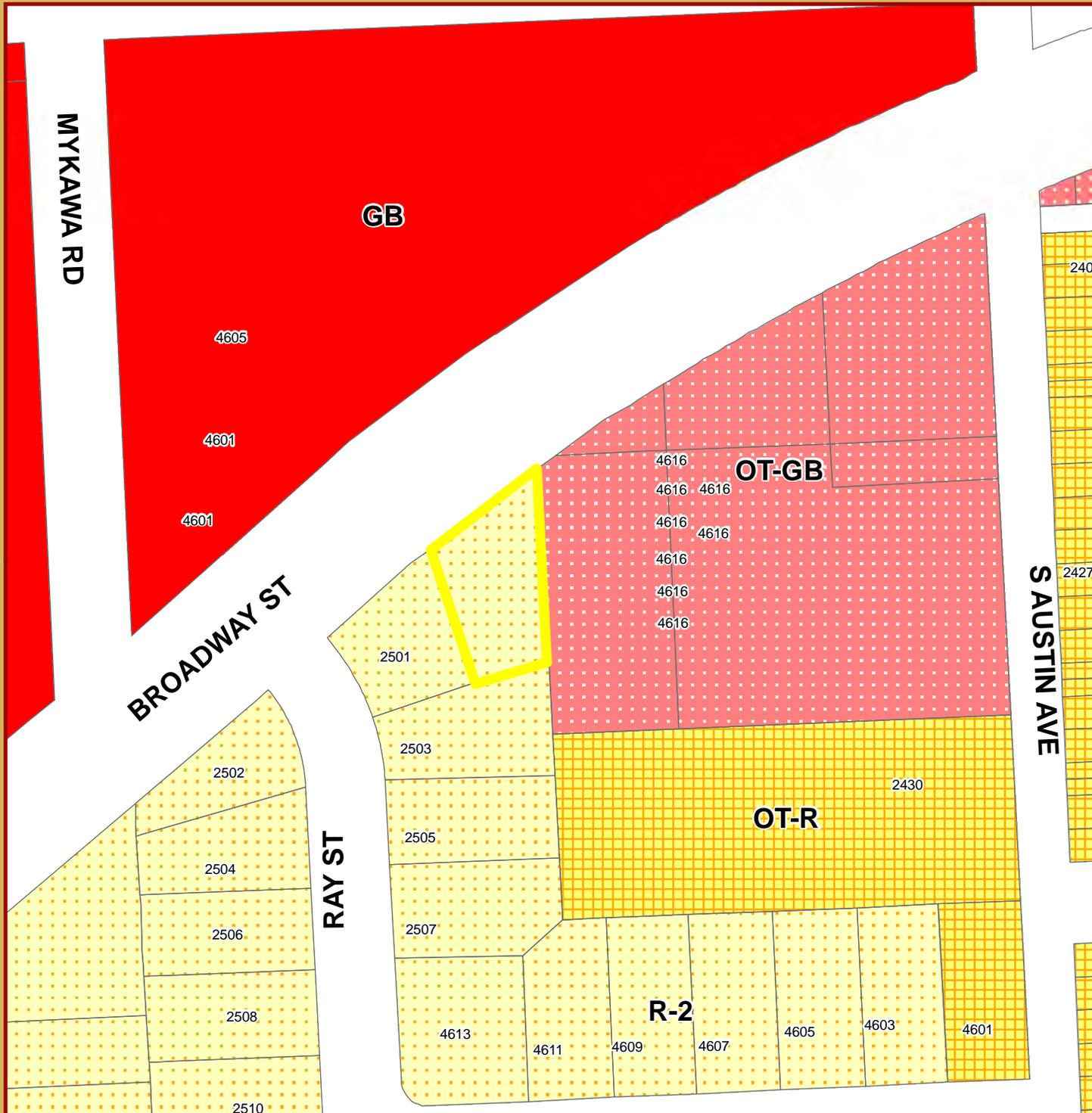
IMPACT ON NEIGHBORING PROPERTIES: The proposed variance is not anticipated to have negative impacts on the surrounding commercial properties.

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

1. The proposed width and overall area reduction will not cause any adverse impacts on the surrounding properties.
2. The approval of this request will allow the property to come into conformance with the Comprehensive Plan with an approved Zone Change.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Application Package



VICINITY MAP

**P&Z Variance
2014-03**

4602 Broadway St.

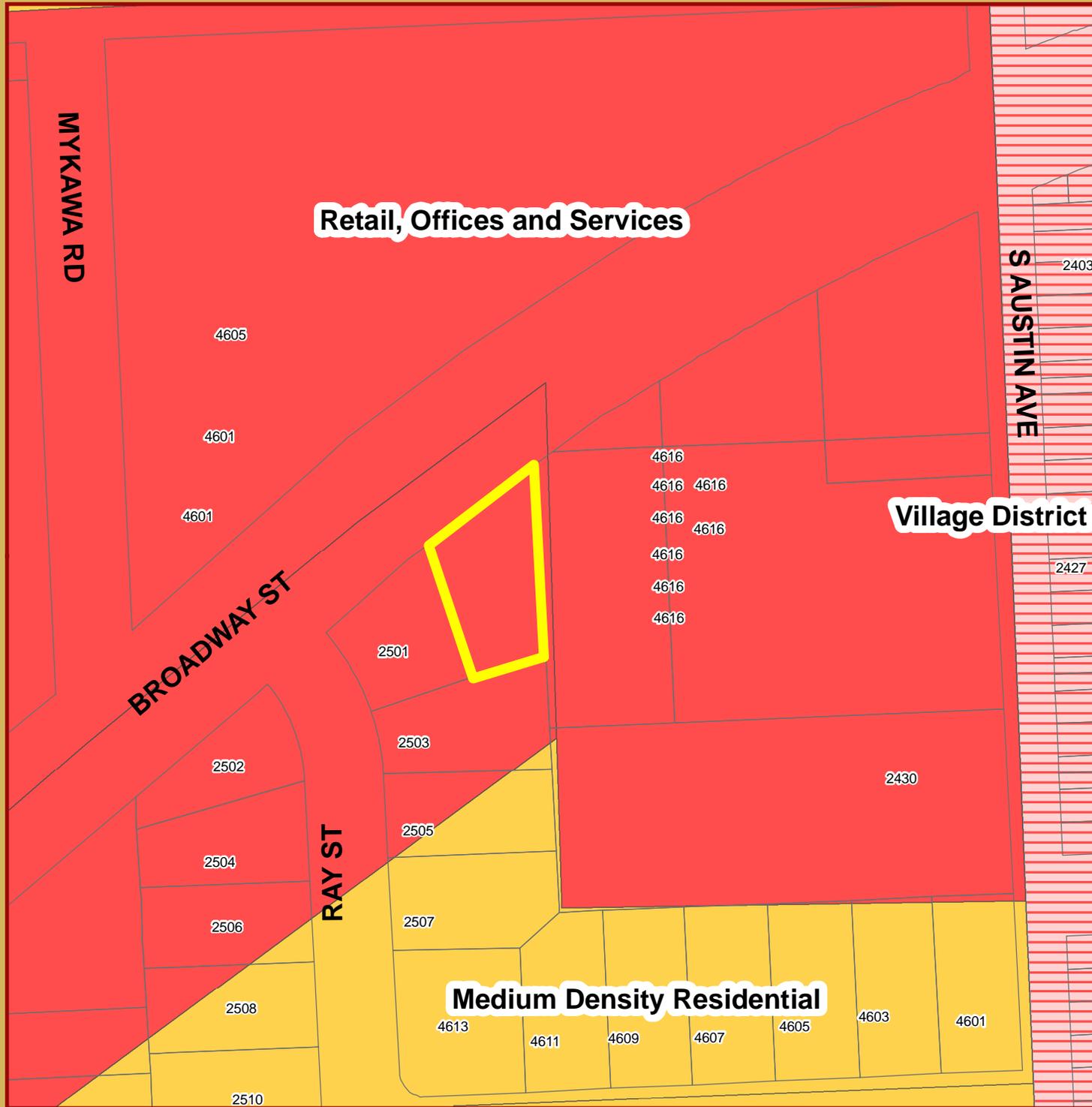


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 109 feet

MAY 2014
PLANNING DEPARTMENT





VICINITY MAP

**P&Z Variance
2014-03**

4602 Broadway St.



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1 inch = 109 feet

MAY 2014
PLANNING DEPARTMENT





VICINITY MAP

**P&Z Variance
2014-03**

4602 Broadway St.



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1 inch = 109 feet

MAY 2014
PLANNING DEPARTMENT



PLANNING & ZONING VARIANCE APPLICATION



City of Pearland
 Community Development
 3523 Liberty Drive (Community Center)
 Pearland, Texas 77581
 281-652-1765
 281-652-1702 fax
 www.cityofpearland.com

Variance from Section No. : 2.4.4.2
(list section number from the Unified Development Code that pertains to requested variance)

General Description: Minimum Lot size

Property Information:

Address or General Location of Property: 4602 W Broadway St.

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

Subdivision: Darlinda

Lot: 15 Block: _____

PROPERTY OWNER INFORMATION (required):

NAME Evelyn Pineda
 ADDRESS 2704 Tranquility Trl
 CITY Pearland STATE TX ZIP 77581
 PHONE (832) 868-7054
 FAX (832) 217-3121
 MAIL ADDRESS evelynpineda@yahoo.com

APPLICANT INFORMATION:

NAME Evelyn Pineda
 ADDRESS 2704 Tranquility Trl
 CITY Pearland STATE TX ZIP 77584
 PHONE (832) 868-7054
 FAX (832) E- 217-3121
 E-MAIL ADDRESS evelynpineda@yahoo.com

A Complete Application must include all of this information:

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

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: 7-2-14

Agent's Signature: _____ Date: 7-15-14

OFFICE USE ONLY:

| | | | |
|------------|------------|--------------|-----------------|
| FEES PAID: | DATE PAID: | RECEIVED BY: | RECEIPT NUMBER: |
|------------|------------|--------------|-----------------|

Application No.

Explanation of the Variance:

We have submitted a P&Z Variance Application because the subject property does not meet the minimum lot size. The subject property lot size is 9,447 sq ft and the minimum lot size per the UDC is 12,500.

Explanation of the Hardship:

We are facing a hardship with this unique piece of property for several reasons. First, it is nearly impossible to lease this property out as a single family residence. Most of the tenants that become interested in the property want to occupy it for commercial use. Most families are not interested in occupying this property due to the following several negative factors:

1. The high traffic count
2. The traffic noise
3. The danger the traffic poses to children and pets
4. The property can only be accessed from FM518.

The second reason we are facing a hardship is because we are unable to lease the property at the going market rate for the same reasons mentioned above.

Special Conditions and Circumstances:

Although the subject property is part of Darlinda subdivision, this property is segregated from the subdivision for several reasons

1. Subject property faces Broadway and has no access to the subdivision. If the property faced a subdivision street and had frontage on Broadway, then it would be a different situation but we do not have access to the subdivision.
2. We are surrounded by commercial use. To the east we have a Day Care, across the street we have a Bank, and to the west and south we have the neighbors' backyards. Clearly we are blocked from the neighborhood and cannot enjoy the same rights commonly enjoyed by property owners in the same district.

LaPlant Surveyors, Inc.

17150 Butte Creek Road, Ste. 135
Houston Texas 77090
281-440-8890
Firm No. 10145800

A tract of land being known as Lot 15 of Darinda Addition, a subdivision in Brazoria County Texas as recorded in Volume 7, Page 20 of the Plat Records of said Brazoria County and being the same tract of land as described in deed to Ernesto Perez and Evelyn Pineda under Clerk's File Number 2006042620 of the Real Property Records of said Brazoria County said tract of land being described by metes and bounds as follows:

BEGINNING at the northeast corner of the herein described tract of land and the northeast corner of a tract of land containing 0.48 acre as described in deed to School Zone under Clerk's File Number 98-041485 and being located on the southerly right-of-way line of Farm to Market Road (F.M.) Number 518.

THENCE S 00 deg 05 min 20 sec W along the east line of Lot 15 and the west line of said School Zone tract and departing said right-of-way line, a distance of 144.70 feet to the southeast corner of the herein described tract of land and the northeast corner of Lot 16.

THENCE S 74 deg 56 min 27 sec E along the southerly line of Lot 15 and the northerly line of Lot 16, a distance of 55.00 feet to the southwest corner of the herein described tract of land and the southeast corner of Lot 14.

THENCE N 15 deg 23 min 11 sec W along the westerly line of Lot 15 and the easterly line of Lot 14, a distance of 108.24 feet to the northwest corner of the herein described tract of land and the northeast corner of Lot 14, and being located on the aforementioned southerly right-of-way line of F.M. 518.

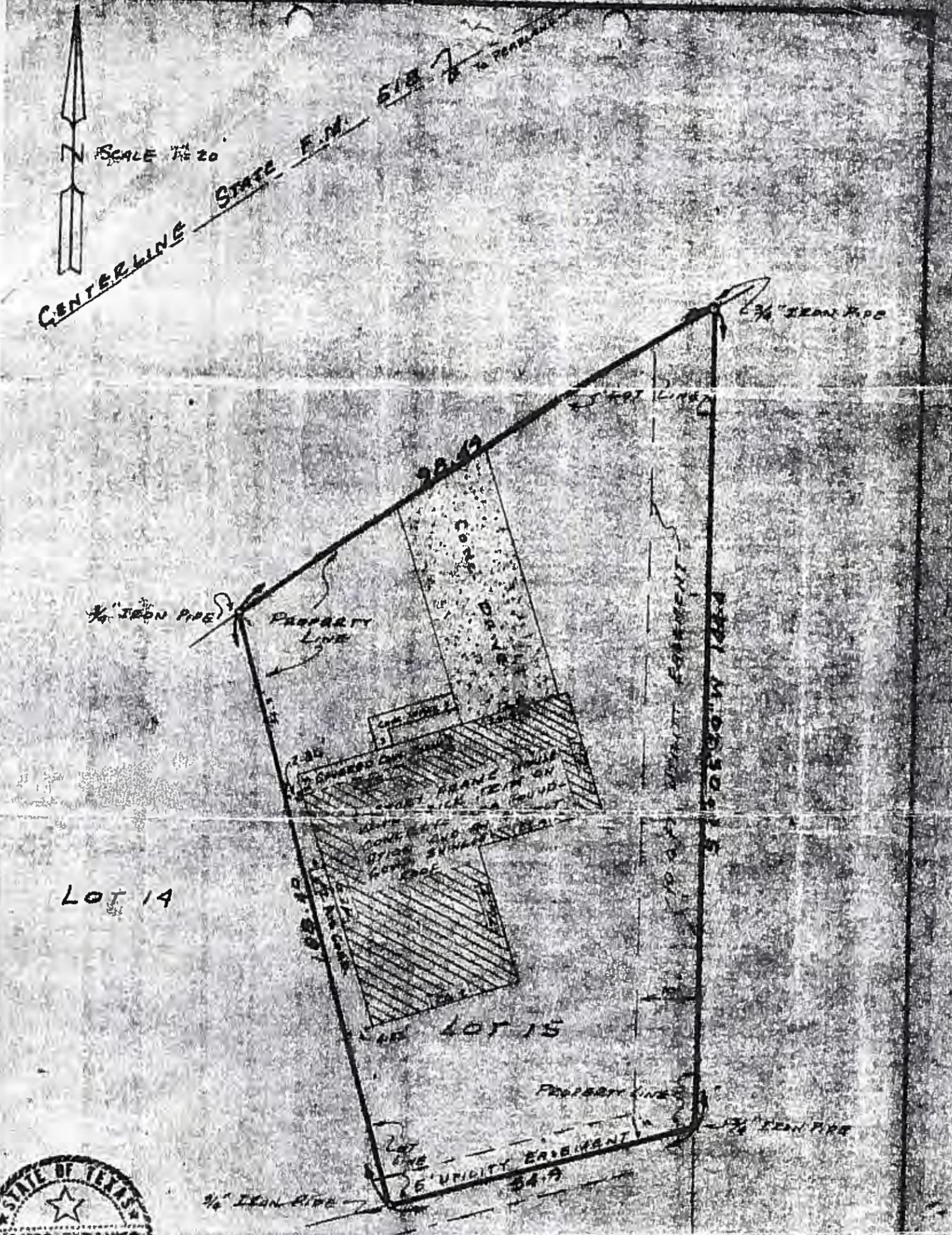
THENCE in a northeasterly direction along said southerly right-of-way line along a curve to the right having a radius of 2032.58 feet and a central angle of 02 deg 46 min 55 sec, an arc length of 98.69 feet having a chord bearing of N 56 deg 09 min 56 sec E and a chord distance of 98.68 feet to the Point of Beginning of the herein described tract of land.

This description is based on the aforementioned recorded plat of Darinda Addition and does not purport to be based on a boundary survey in any manner.





CENTERLINE STATE F.M. 518 2 1/2 MILE



LOT 14

LOT 15

LOT 16



James E. Raines, a Registered Professional Civil Engineer of the State of Texas, do hereby certify that this plat is a record of a survey made by me on the ground on February 25, 1964 and is true and correct to the best of my knowledge and belief.

James E. Raines
James E. Raines
P. O. License # 10931
Alvin, Texas

PLAT SHOWS

LOT 15 OF THE BARRANDA ADDITION TO THE TOWN OF PEARLAND, A SUBDIVISION OF TRACT 2 & A PART OF TRACT 3 OF THE ALBION ADDITION MADE BY GEORGE HENRY CO. IN WICHITA COUNTY, TEXAS, SUBDIVISION OF PART OF S. 2, & S. 3, E. 2, E. 3, CO. SURVEY, SECTION 5, TOWNSHIP 10N, RANGE 12E, 31ST MERIDIAN AS RECORDED IN VOL. 2, PAGE 10 OF THE PLAT BOOKS, COUNTY CLERK'S OFFICE, WICHITA COUNTY, TEXAS, AND THE TOWNSHIP TRACTS, BARRANDA ADDITION RECORDED IN VOL. 2, PAGE 20 OF THE PLAT BOOKS OF WICHITA COUNTY, TEXAS.

**P&Z AGENDA
ITEM C**

**DISCUSSION
ITEMS**

- 1. Commissioners Activity Report**
- 2. Comprehensive Plan Update**
- 3. Zoning Update**
- 4. Postponed Agenda Items- Zone Change
2014-10Z Lake Park PD**
- 5. Next JPH/P&Z Meeting, August 18, 2014- 2nd
Floor Conference Room**
- 6. No P&Z Meeting on September 1, 2014-
Labor Day Holiday**

**ADJOURN
MEETING**