

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

December 1, 2014

6:00 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Elizabeth McLane

Derrick Reed



Mary Starr

Ginger McFadden

Thomas Duncan

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.

P&Z WORKSHOP - 6:00 PM

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 1, 2014, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I PURPOSE OF THE WORKSHOPS:

- A. COMMISSION INPUT AND DISCUSSION: PRESENTATION – “FUNCTIONS OF THE APPRAISAL DISTRICT”,** Presented by Mr. Preston Brown, Deputy Chief of Appraisal, Brazoria County Appraisal District
- B. COMMISSION INPUT AND DISCUSSION: P&Z RULES OF PROCEDURES,** Presented by Mr. Nghiem Doan, Deputy City Attorney.
- C. COMMISSION INPUT AND DISCUSSION: TEXAS AMERICAN PLANNING ASSOCIATION (APA) CONFERENCE, FRISCO, TEXAS –** Overview of APA Conference by Ms. Lata Krishnarao, Director of Community Development and Mr. Ian Clowes, Senior Planner

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PLANNING AND ZONING COMMISSION

CITY OF PEARLAND, TEXAS



RULES OF PROCEDURE

Updated October 2011

SERVING ON A BOARD OR COMMISSION

The City of Pearland Boards and Commissions consist of concerned citizens who volunteer their time and knowledge to make a difference in their community. The work of the citizens that serve on various boards and commissions assists the City Council and directly contributes to the quality of life in Pearland. Each Board or Commission member is selected by the City Council after applications are reviewed and candidates are interviewed. Serving on a board or commission is voluntary; board and commission members are not paid or compensated.

PURPOSE OF POLICIES AND PROCEDURES

The following policies and procedures have been adopted by the Planning and Zoning Commission of the City of Pearland concerning the preparation of their agendas, the scheduling and conduct of their meetings, the holding of public hearings, and the making of reports and recommendations and other similar matters to the City Council.

Planning and Zoning Commission Mission Statement:

To make informed recommendations regarding zoning change requests, capital improvements, and other tasks as mandated by City Charter.

ARTICLE I

Section I – NAME

The Planning and Zoning Commission for the City of Pearland will be operating under the title of “Planning and Zoning Commission” and will hereinafter be referred to as the “Commission.”

Section II - EMPOWERMENT

The Commission is empowered by the State of Texas in accordance with Chapter 211 of the Texas Local Government Code, to allow local municipalities to exercise police powers over local development through the zoning of property and the subdivision of property, via platting.

The Commission is established by the City Charter of the City of Pearland, which calls for the appointment of a seven (7) member Commission, with the powers and duties outlined below.

SECTION III – POWERS AND DUTIES

As stated in the City Charter, the Commission shall have the power to perform any or all of the following duties:

- (1) Make recommendations regarding the amendment, extension, and additions to the Master Plan/Comprehensive Plan/Land Use Plan for the physical development of the City of Pearland.
- (2) Recommend, approve, or disapprove plats of proposed subdivisions submitted in accordance with City ordinance as adopted or hereafter amended.
- (3) Recommend to the City Council approval or disapproval of proposed changes in the zoning plan.
- (4) Make and recommend to the City Council for adoption, plans for the clearance and rebuilding of slum districts and blighted areas which may develop within the City.
- (5) Submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements which, in the opinion of the Commission, are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.
- (6) Meet no less than once each month, meetings to be held at the City Hall unless prior notice of change of meeting place be given by publication in the official newspaper in general circulation in the City of Pearland.
- (7) Planning and Zoning Commission to be granted all powers as outlined by civil statutes of the State of Texas.

ARTICLE II

SECTION I – STRUCTURE

The Commission shall consist of seven (7) members, designated “Place 1” through “Place 7”, and all shall be appointed by the City Council. The City Manager or designee shall serve as liaison to the Commission.

SECTION II – QUALIFICATIONS OF MEMBERS

As required by the City Charter, all members of the Commission shall be residents of the City of Pearland, qualified voters of the City, real property owners, and shall not be employees of the City. All appointments and reappointments to the Commission will be for three (3) year terms.

SECTION III – APPOINTMENT

Any vacancy occurring during the unexpired term of an appointed Commission Member shall be filled by a City Council appointment for the remainder of the unexpired term. The Chairperson shall advise the City Council of any vacancies and the Commission may make recommendations regarding appointments to fill vacancies.

SECTION IV – RESIGNATION OR REMOVAL

Any Commission Member may resign at any time by giving written notice to the City Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later date specified therein; and, unless otherwise specified therein, the acceptance of such resignation by the City Council shall be necessary to make it effective. The City Council may choose to remove a Commission Member at its discretion. Cause for removal may include, but not be limited to, absence from three (3) meetings without notice to the Chairperson prior to the meetings (unexcused) within any 12-month period. It is the responsibility of the Chairperson to ensure that attendance is reported to the City Council.

ARTICLE III

SECTION I – POWERS AND DUTIES OF OFFICERS

The Commission shall annually elect from its members a Chairperson and Vice Chairperson. Election of officers shall be held at the first regular meeting in July. The election shall occur by show of hands or confidential ballot, whichever the Commission prefers.

(a) Chairperson

The chairperson shall have the following duties:

- (1) Preside over all meetings of the Commission.

- (2) Decide all points of procedure, subject to objection by a majority of the Commission.
- (3) Limit debate and questioning to the appropriate duration.
- (4) Participate in discussion on all matters before the Commission.
- (5) Vote on all matters before the Commission (unless a conflict of interest exists).
- (6) Sign the minutes of the Planning and Zoning Commission after approval of the minutes by the Commission.
- (7) Be responsible for the efficient and orderly transaction of the Commission's business.
- (8) Sign mylars for plats approved by the Commission.

The Chairperson may make a motion, second a motion, and debate from the chair. The Chairperson may only make a motion or second after first asking for a motion or second from the Commission.

(b) Vice Chairperson

The Vice-Chairperson shall have the following duties:

- (1) Perform the duties of the Chairperson in his or her absence, or his or her inability to perform the duties of Chairperson.
- (2) Succeed the Chairperson if that office is vacated and serve until the date of the next annual election of officers. A new vice-chairperson shall be elected at the next regular meeting following a vacancy of office.

(c) Secretary

The , Planning Director, or designee shall serve as the Secretary of the Commission. The Secretary of the Commission shall keep the minutes and records of the Commission and prepare the agendas for meetings. Minutes shall not be official until they are approved by a majority vote of the Commission members present at a/the meeting following the meeting that is described by the minutes. All meetings shall be recorded, and recordings of the meetings will be kept on file with the Secretary for no fewer than 90 days.

Absent Chair

In the event that the Chairperson and Vice Chairperson are not present at a scheduled meeting, and a quorum of the Commission is present, those members present shall elect a temporary Chairperson for that meeting.

ARTICLE IV

SECTION I – OPEN MEETINGS ACT

In accordance with the Texas Open Meetings Act, official notice of the meetings of the Commission and joint public hearings must be posted 72 hours in advance of the meetings on the City notification bulletin board, which is located at the entrance to City Hall. A record of all proceedings shall be kept by the Secretary and shall become a public record.

SECTION II – QUORUM

A quorum shall consist of a majority of the members of the Commission. The quorum, or 4 members, shall be present for the consideration of any agenda items. An affirmative vote of a majority of those present shall be necessary to pass any item before the Commission.

The Secretary may poll the members by telephone or e-mail on the day of the meeting in order to assure that a quorum will be present. The Commission shall only meet if a quorum is present. Members who are aware of conflicts which will prevent their attendance at a scheduled meeting are responsible for notifying the Secretary of their absences in advance of the meeting.

SECTION III – REGULAR MEETINGS

The Commission shall hold two (2) meetings per month, at 6:30 p.m. on the first and third Monday of each month, or other designated times as posted in accordance with state requirements, at City Hall located at 3519 Liberty Drive, unless there is no business to discuss. Under special circumstances, such as holidays, the Chairperson may request a cancellation or rescheduling of scheduled meeting dates.

SECTION IV – JOINT PUBLIC HEARINGS

The Commission shall hold a joint public hearing with the City Council at 6:30 p.m. on the third Monday of each month, in the Council Chambers of City Hall, or as occasionally adjusted to accommodate various schedule changes. The Mayor or his or her designee will conduct the joint public hearings. Staff will present the items scheduled for the joint public hearing, including any correspondence received relative to the items under consideration.

The Mayor will open the public hearing, and call for testimony in support of or opposition to the agenda item. Once a public hearing is closed, no further testimony will be taken. The Commission and Council may ask questions as part of the fact finding process, but neither body may begin deliberation on the request. The purpose of the public hearing is for the Council, Commission, Staff, and the applicant to identify any potential issues that need to be addressed and resolved before the Commission makes a recommendation to the Council. Voting shall not take place during the joint public hearings.

Immediately following the joint public hearings, the Planning and Zoning Commission will usually adjourn and reconvene in a regular business meeting at City Hall to vote on the items that are on the joint public hearing agenda and any other items as specified on the regular agenda of the Commission.

SECTION V – ORDER OF BUSINESS

Meetings shall follow the order of the agenda. The order of the agenda may be changed in order to ensure the efficient operation of the meeting, at the request of any Commission member and approval by the majority of the Commission.

The meetings will be conducted per the latest version of Roberts Rules of Order.

If the agenda and discussion becomes lengthy, a recess in the meeting can be taken at the discretion of the Chairperson or upon a motion approved by a majority of the Commission. When such recess occurs, the Chairperson or the Commission member making the motion should specify the period of time for the recess.

Because the agenda must be posted 72 hours in advance of the meeting, the Commission cannot take action on or discuss any item other than those specifically posted on the agenda.

SECTION VI – VOTING

All Commission members shall have one (1) vote equal in weight. All voting shall be by voice or hand vote at the discretion of the Chairperson. Each member of the Commission present must vote unless he or she has a conflict of interest, either as defined by state law or as expressed to the Commission by the Commission member. In the event that a case is recommended for denial, the Commission as a whole should state the reasons for their opposition, which will be included with the recommendation letter that is prepared by the Secretary and presented to the City Council.

Motions

A motion concerning an item may be made by a member of the Commission at any time following the presentation of an item. A motion must receive a second from another member of the Commission before it may be discussed. If no second is received, the motion fails. Motions receiving a second are open for discussion by the Commission. When the Commission completes its discussion of the item, the chairperson will call for the vote.

A motion is approved if it receives a positive vote by the majority of the members present and voting.

A motion fails if it does not receive a positive vote by the majority of the members present and voting. A motion receiving a tie vote fails because it has failed to obtain a majority vote, and another motion is needed. Items receiving a tie vote will continue to be placed on future agendas.

Failure of a motion to deny shall not constitute approval of the motion and further consideration is required.

Consideration and discussion of an item is concluded when a motion is approved or denied.

Abstaining from voting

Each member in attendance shall vote on every matter that comes before the Commission. A member shall, after stating the reason, abstain from discussing and voting on a matter before the Commission when:

- (1) The member has insufficient information due to a prior absence.
- (2) The member has a conflict of interest under state law or city charter.
- (3) The member, because of personal circumstances, believes that he or she cannot render a fair and impartial decision in the matter.

SECTION VII – WORKSHOPS AND SPECIAL MEETINGS

Workshops and special meetings of the Planning and Zoning Commission shall be held at the call of the City Council, Commission Chairperson, City Manager or designee, or by any four (4) Commission members. The types of issues presented during workshops shall include code amendments, rezoning requests, or controversial issues of significant impact. The Commission may comment, give direction to Staff, or request additional information on the request or issues, but the Commission may not take action during the workshop on any item.

In most cases, workshops shall be scheduled after the regular agenda is completed, in order to allow sufficient time for discussion of workshop items without interfering with the starting time for the regular meeting and causing inconvenience to applicants and other interested parties.

Joint workshops between the Planning and Zoning Commission and the City Council shall be held at the call of the City Council or the City Manager or designee.

ARTICLE V

SECTION I – CONFLICT OF INTEREST

Members have the right and the obligation to vote on all issues before them and to participate in the business of the Commission, except when an actual or perceived conflict of interest exists.

A public official has a conflict of interest when he or she considers a matter in which he or she has some personal interest that could influence his or her independent judgment. Conflicts of interest are defined by State law and by the City Charter.

Refer to Appendix A for conflicts of interest as defined by the Texas Local Government Code and City Charter.

SECTION II – ETHICS

Ethical considerations in the decision making process of public officials are at the forefront of public scrutiny. Even the mere appearance of impropriety impacts the effectiveness of Pearland public officials. Public confidence and respect can best be promoted if Pearland public officials, whether paid or unpaid, whether elected or appointed, uniformly treat all citizens with courtesy, impartiality, fairness, and equality under the law and avoid both actual and potential conflicts between their private self-interest and the public trust. Ethics is often defined as the principle of right and good conduct, a system of moral turpitude, the study of the general nature of morals, and the specific moral choices to be made by the individual in his or her relationship with others.

A Commission member may also declare an ethical conflict of interest. This would include involvement with a case, which while not meeting the requirements for a statutory conflict of interest, would create an ethical concern by the Commission Member for his or her impartiality. A Commission member with an ethical conflict of interest shall inform the Chairperson prior to the meeting, and shall declare for the public record such conflict at the introduction of the case at the meeting. After notifying the Chairperson, any member of the Commission having a conflict of interest in a case must refrain from discussing the case during briefing or the business meeting, or from voting on the case during the business meeting.

SECTION III – MEETING WITH APPLICANTS OR OTHER INTERESTED PARTIES

Commission members are strongly discouraged from meeting with applicants or other interested parties prior to the public meeting regarding specific matters pending before the Commission. Adherence to this policy will dispel any speculation that a decision was made on any issue prior to the public meeting where all of the information and testimony is presented, or that any member has access to information which was not available to the entire Commission. The Commission should use their best judgment when approached with a matter that may be considered by the Commission in the future. Commission Members must also comply with the Open Meetings Act when meeting with interested parties and other Commission members.

If the Commission wishes information to be given to a group prior to a business meeting at which action will be taken on a particular item, the Commission may request that Staff meet with the group to provide such written information as may be available.

An applicant that wishes to present information to the Commission prior to consideration of any item may submit such information to the City Manager or designee, who in turn will convey such information to the Commission.

SECTION IV – CONDUCT

Commission members shall conduct themselves in a courteous and professional manner. Commission members must preserve order and decorum during meeting and when wishing to speak, should address the Chairperson, and upon receiving recognition, confine their questions or comments to the matters before the Commission.

Standards of conduct

- (1) A Commission member shall not accept or solicit any benefit or economic gain or advantage, nor use his/her position to secure special privileges or exemptions.
- (2) A Commission member shall not grant any special consideration, treatment, or advantage to a person or organization beyond that which is available to every other person or organization.
- (3) A Commission member shall not personally represent, or appear on behalf of, the private interests of others in matters before the Commission.

ARTICLE VI

SECTION I – RULES OF ORDER

All meetings shall generally be conducted according to the basic Parliamentary procedures. The Chairperson will facilitate meetings and will assist the Commission in focusing on agenda items and deliberations, limiting discussions to relevant topics, and generally directing the order of business. The Commission will govern themselves as to the length of the comments or presentations. The Chairperson will conduct public hearings and limit citizen or proponent comments to the specific agenda item and the amount of time allotted to any speaker.

SECTION II – ROBERT’S RULES OF ORDER

Robert’s Rules of Order, latest revision, shall be the Commission’s final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure.

SECTION III – AMENDMENTS AND REVIEW

The Commission at its discretion may amend these rules of procedure. A three-fourths majority (3/4) vote by all of the Commission Members is required to amend the rules of procedure. Any proposed amendment must be presented to the Commission Secretary for placement on an agenda at least thirty (30) days prior to the meeting in which the rules of procedure will be discussed and amended.

SECTION IV – CONFLICTS BETWEEN RULES OF PROCEDURE AND ORDINANCES

In the case of any conflict between any City Ordinance and these rules of procedure, the applicable Ordinance will take precedence.

In any instance where these rules of procedure are silent, the applicable ordinance or state statute will take precedence.

SECTION V – COMMISSIONERS REQUESTING ITEMS BE PLACED ON THE PLANNING AND ZONING AGENDA

The Planning Director, or designee, shall place an item on the agenda for workshop or discussion at the request of any two Planning and Zoning Commission members.

APPENDIX A

Conflict of Interest as Defined by the Texas Local Government Code.

The Texas Conflict of Interest Law is aimed at preventing local officials from using their positions to financially benefit themselves and/or their relatives. The law requires that if a local official (or close relative) either (1) has a "substantial interest" in or (2) stands to gain a financial benefit from a matter pending before a public agency upon which the official serves, then the official must publicly disclose his/her interest in such matter and abstain from deliberation and voting on it. The official must also sign a disclosure statement.

Business Interests:

An official is considered to have a substantial interest in a business entity if he or she:

- (a) owns ten percent (10%) or more of the voting stock or shares of the business entity,
- (b) owns \$15,000 or more of the fair market value of the business entity, or
- (c) if funds received by the person from the business entity exceed ten percent (10%) of the person's gross income for the previous year.

For purposes of the law, a business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust, or any other entity recognized in law.

Real Estate Interests:

The official has a substantial interest in real property if:

- (1) it is reasonably foreseeable that an action on the matter will have a specific economic effect distinguishable from its effect on the public; and
- (2) the interest is an equitable or legal ownership with a fair market value of \$2,500 or more.

If a Commissioner has a substantial interest in a business entity or in real property, the Commissioner must file an affidavit with the Secretary, before a vote or decision on any matter involving the business entity or the real property, stating the nature and extent of the Commissioner's interest, and abstain from voting on the matter if:

- (a) in the case of a substantial interest in a business entity, the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
- (b) in the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

Kin Interests

The official has a substantial interest if a person related to him or her in the first or second degree by blood or marriage has a substantial interest in the matter under consideration. The official should disclose the relationship and abstain from voting. First degree relatives include the parents, spouses, children, or siblings of the official. Second degree relatives include grandparents, grandchildren, or their spouses or siblings, of the official.

Interest in Subdivision Plats. A Commissioner has a "substantial interest" in a subdivided tract if the person:

- (a) has an equitable or legal ownership interest in the tract with a fair market value of \$2,500 or more;
- (b) acts as a developer of the tract;
- (c) owns ten percent (10%) or more of the voting stock or shares of or owns either 10% percent or more or \$5,000 or more of the fair market value of a business entity that:
- (d) receives in a calendar year funds from a business entity described above that exceed 10 percent of the person's gross income for the previous year.

If a Commissioner has a substantial interest in a subdivided tract, the Commissioner must file an affidavit with the Secretary, before a vote or decision regarding the approval of a plat for the tract, stating the nature and extent of the Commissioner's interest and shall abstain from voting on the matter.

The affidavits, copies of which are attached, are available from the Secretary.

A Commission Member is subject to penalty for the following actions:

- (1) participates in a decision on a matter involving a business entity in which he or she has a substantial interest if it is reasonably foreseeable that the action would confer an economic benefit to the business involved;
- (2) acts as a surety for a business entity that has a contract, work, or business with the governmental entity; or
- (3) acts as a surety on an official bond required of an officer of the governmental entity.

AFFIDAVIT

CITY OF PEARLAND

I, _____, as a member of the City of Pearland, Texas, Planning and Zoning Commission, make this affidavit and hereby an oath state the following: I, and/or a person or persons related to me, have a substantial interest in a business entity that would be peculiarly affected by a vote or decision of the Planning and Zoning Commission as those terms are defined in the Texas Local Government Code.

The business entity is _____.

_____ have/has a substantial interest in the business entity for the following reasons: (check all which are applicable)

- Ownership of 10% or more of the voting stock or shares of the business entity.
- Ownership of \$15,000 or more of the fair market value of the business entity.
- Funds received from the business entity exceed 10% of gross income for the previous year.
- Real property is involved with an equitable or legal ownership with a fair market value of at least \$2,500 or more.
- A relative of mine has a substantial interest in the business entity or property that would be affected by a decision of the Planning and Zoning Commission.
- I reside within 200 feet of the subject property under consideration.

Upon the filing of this affidavit, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation on this matter whatsoever.

Signed this _____ day of _____, 2011.

Signature of Official

BEFORE ME, the undersigned authority, this day personally appeared _____ an on oath stated that the facts hereinabove stated are true to the best of knowledge or belief.

Sworn to and subscribed before me on this _____ day of _____, 2011.

Notary Public in and for the State of Texas

My Commission expires

P&Z REGULAR MEETING - 6:30 PM

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, DECEMBER 1, 2014, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

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 – Minutes will be provided at the next meeting.

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH SECTION 4

Decision
Date
12/5/14

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 4, a 55 lot single-family residential subdivision, to wit:

Legal Description: Being a subdivision of 34.113 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.

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

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF OAKSHIRE SECTION 1

Decision
Date
12/5/14

A request by Rene Rodriguez of LJA Engineering Inc., applicant; on behalf of D.R. Horton – Texas, Ltd., owner; for approval of a Preliminary Plat of Oakshire Section 1, a 40 lot single-family residential subdivision, to wit:

Legal Description: Being 11.933 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 and Lot 4 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.D.R.), also being the residue of a 7.5 acre tract (described as the Southwest $\frac{3}{4}$ of Lot 3) of which an undivided one-half interest was conveyed to Kim Freeman by instrument of record in File Number 99-010744 of the Brazoria County Official Records (B.C.O.R.) and an un-divided $\frac{1}{4}$ interest, each, was to Kim Freeman and Kathy Jan Freeman, by instrument of record in File number 96-044065 of said B.C.O.R., and the residue of a 5 acre tract (described as southwest $\frac{1}{2}$ of Lot 4) of which an undivided one-half interest was conveyed to Kathy Freeman, by instrument of record in File number 99-0010744, of said B.C.O.R. and an undivided one fourth interest, each, was conveyed to Kim Freeman and Kathy Jan Freeman by instrument of record in File Number 96-044065, of said B.C.O.R., and;

Being 2.387 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.P.R.), and being the residue of a 2.5 acre tract (described as the Northeast $\frac{1}{4}$ of Lot 3) conveyed to Kathy Freeman by instrument of record in Volume 1009, Page 57 of said B.C.D.R.

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

D. CONSIDERATION AND POSSIBLE ACTION –MASTER PLAT OF SHADOW GROVE

Decision
Date
12/5/14

A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Master Plat of Shadow Grove, a 377 lot single-family residential subdivision.

Legal Description: Being 124.7 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

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

E. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW GROVE SECTION 2

Decision
Date
12/5/14

A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Preliminary Plat of Shadow Grove Section 2, an 18 lot single-family residential subdivision.

Legal Description: Being 10.4 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

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

F. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW GROVE SECTION 3

Decision
Date
12/5/14

A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Preliminary Plat of Shadow Grove Section 3, a 41 lot single-family residential subdivision.

Legal Description: Being 13.0 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

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

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. OLD BUSINESS – NONE (ITEMS POSTPONED TO JANUARY 30, 2015)

A. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2014-09

POSTONED
UNTIL
JANUARY
30, 2015

A request of BGE Kerry R. Gilbert & Associates, applicant; on behalf of George Fishman, owner; for approval of a Conditional Use Permit to allow for a Nursing/Convalescent Home within the Business Park – 288 (BP-288) zoning district, on approximately 9.4 acres of land, to wit:

Legal Description: Being a 9.4083 tract of land located in the H.T. & B.R.R. Company Survey, Abstract 300, Brazoria County Texas; said 9.4083 acre tract being all of a called 3.39 acre tract of land recorded in the name of George D. and Mary Fishman in Clerk's File Number 2005061002 of the Official Records of Brazoria County (O.R.B.C.) Texas, the remainder of a called 3.3 acre tract of land (North 3.3 acres) recorded in the name of George D. and Mary Fishman in Clerk's File Number 97-015077 of the O.R.B.C. and the remainder of a called 3.3 acre tract of land (South 3.3 acres) recorded in the name of George D. and Mary Fishman in Clerk's File Number 97-010496 of the O.R.B.C.

General Location: West side of Business Center Drive, south of Pearland Town Center, Pearland, TX

POSTONED
UNTIL
JANUARY
30, 2015

B. CONSIDERATION AND POSSIBLE ACTION – PLANNING AND ZONING VARIANCE 2014-05

A request by Luther Daly of Costello, Inc., applicant; on behalf of George and Mary Fishman, owner; for approval of a Planning and Zoning Variance to allow for a flag lot within the existing Business Park 288 (BP-288) zoning district on 9.4083 acres of land, to wit:

Legal Description: A subdivision of 9.4083 acres of land located in the H.T.& B.R.R. Company Survey, Abstract 300, Brazoria County, Texas.

General Location: Located on the west side of Business Center Drive, south of Pearland Town Center.

V. NEW BUSINESS

A. PUBLIC HEARING – REPLAT OF SHADOW CREEK RANCH SF-57

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Replat of Shadow Creek Ranch - SF 57, a 94 lot residential subdivision on 23,470 acres of land, to wit:

Legal Description: A subdivision of 23.470 acres of land situated in the F. Hooper Survey, Abstract 198 and the H.T.& B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas, same being a Partial Replat of Shadow Creek Ranch SF-57, a subdivision recorded in Plat No. 20060296, Plat Records of Fort Bend County, Texas.

General Location: Located at the northeast corner of Windward Bay Drive and Broadway Street.

B. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF SHADOW CREEK RANCH SF-57

Decision
Date
12/5/14

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Replat of Shadow Creek Ranch - SF 57, a 94 lot residential subdivision on 23,470 acres of land, to wit:

Legal Description: A subdivision of 23.470 acres of land situated in the F. Hooper Survey, Abstract 198 and the H.T.& B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas, same being a Partial Replat of Shadow Creek Ranch SF-57, a subdivision recorded in Plat No. 20060296, Plat Records of Fort Bend County, Texas.

General Location: Located at the northeast corner of Windward Bay Drive and Broadway Street.

C. PUBLIC HEARING – REPLAT OF SHADOW CREEK RANCH SF-58

A request by Rene Rodriguez, from LJA, applicant; on behalf of 741 SCR, LTD, owner; for approval of a Final Replat of Shadow Creek Ranch - SF 58, a 54 lot residential subdivision located on 12.975 acres of land, to wit:

Legal Description: A subdivision of 12.975 acres of land situated in the H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas, same being a Partial Replat of Shadow Creek Ranch SF-58, a subdivision recorded in Plat No. 20060297, Plat Records of Fort Bend County, Texas.

General Location: Located on the south side of Windward Bay Drive north of Shadow Ridge.

D. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF SHADOW CREEK RANCH SF-58

Decision Date 12/5/14

A request by Rene Rodriguez, from LJA, applicant; on behalf of 741 SCR, LTD, owner; for approval of a Final Replat of Shadow Creek Ranch - SF 58, a 54 lot residential subdivision located on 12.975 acres of land, to wit:

Legal Description: A subdivision of 12.975 acres of land situated in the H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas, same being a Partial Replat of Shadow Creek Ranch SF-58, a subdivision recorded in Plat No. 20060297, Plat Records of Fort Bend County, Texas.

General Location: Located on the south side of Windward Bay Drive north of Shadow Ridge.

E. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Zoning Update
4. Next JPH/P&Z Meeting, December 15, 2014 – Joint Public Hearing and Regular Meeting

VI. ADJOURNMENT

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

I, 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 26th day of November 2014, A.D., at 5:30 p.m.

Jennifer Tatum, Office Assistant

Agenda removed _____ day of December, 2014.

CONSENT AGENDA

P&Z AGENDA ITEM

Minutes will be provided at the meeting

A

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Rene Rodriguez of LJA Engineering
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Final 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 Final 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: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

FINAL 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 Final Plat of Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision, to wit:

Legal Description: Being a subdivision of 34.113 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.

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

SUMMARY: This is a request for a Final Plat of Riverstone Ranch at Clear Creek Section 4, a 55 lot single-family residential subdivision on 34.113 acres of land. This proposed subdivision is the fourth phase of the Riverstone Ranch Cluster Development Plan. The Cluster Plan was approved in December of 2006. The entire cluster equals approximately 229.75 acres with a final build out of 869 lots.

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

PREVIOUS PLATS: The Preliminary Plat for this section of Riverstone Ranch was approved in August of 2014.

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.

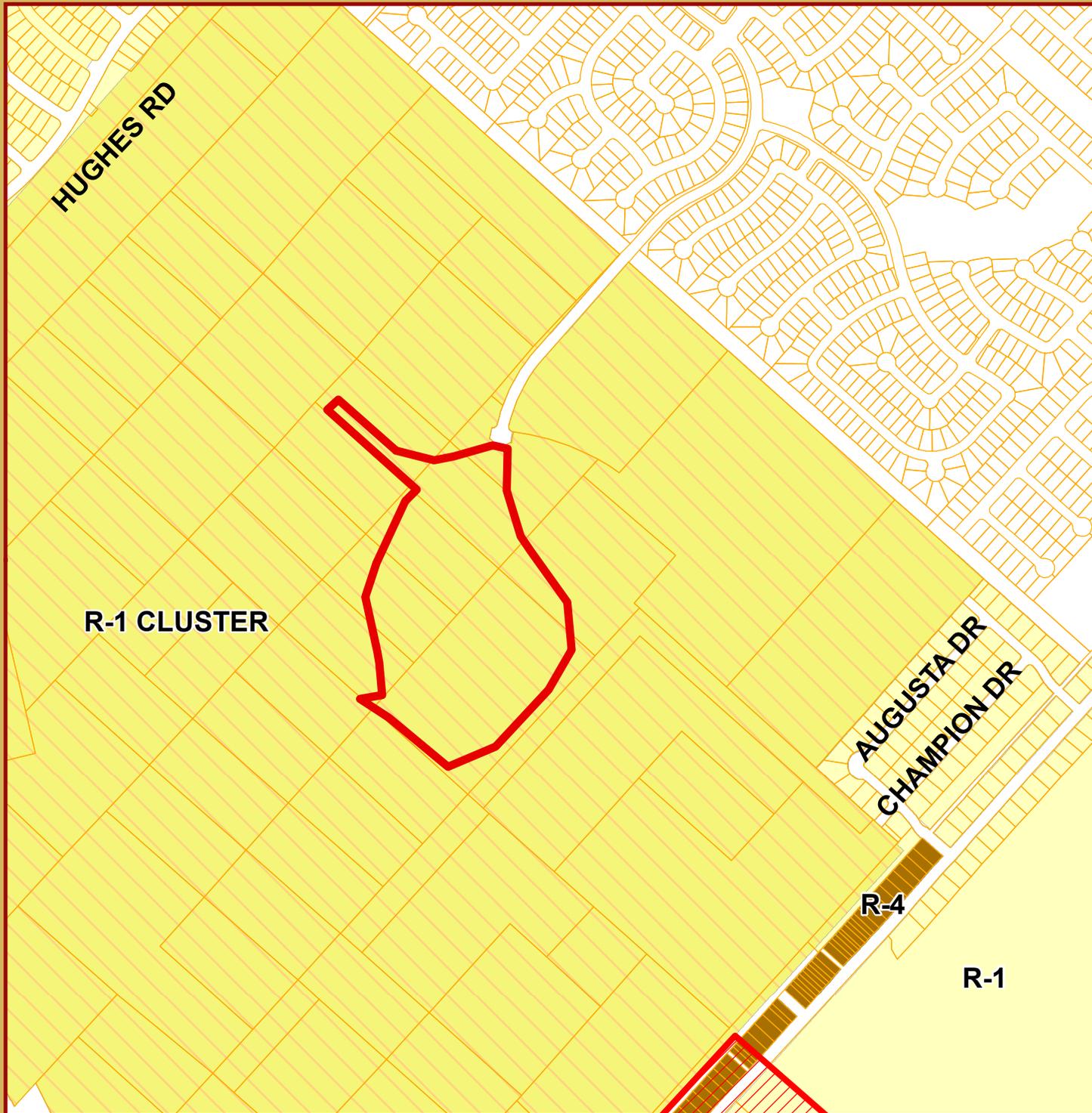
PARKLAND: The approved cluster plan requires land to be dedicated to the city for parkland. The developer is in the process of working with the Parks and Recreation Department to ensure that all required parkland is dedicated by December 31, 2014, as is required per the approved Cluster Plan.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Riverstone Ranch at Clear Creek Section 4 as proposed by the applicant, for the following reasons:

1. The proposed plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Riverstone Ranch at Clear Creek Cluster Development Plan and the Unified Development Code.

SUPPORTING DOCUMENTS:

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



VICINITY MAP

Final Plat of Riverstone Ranch Section 4

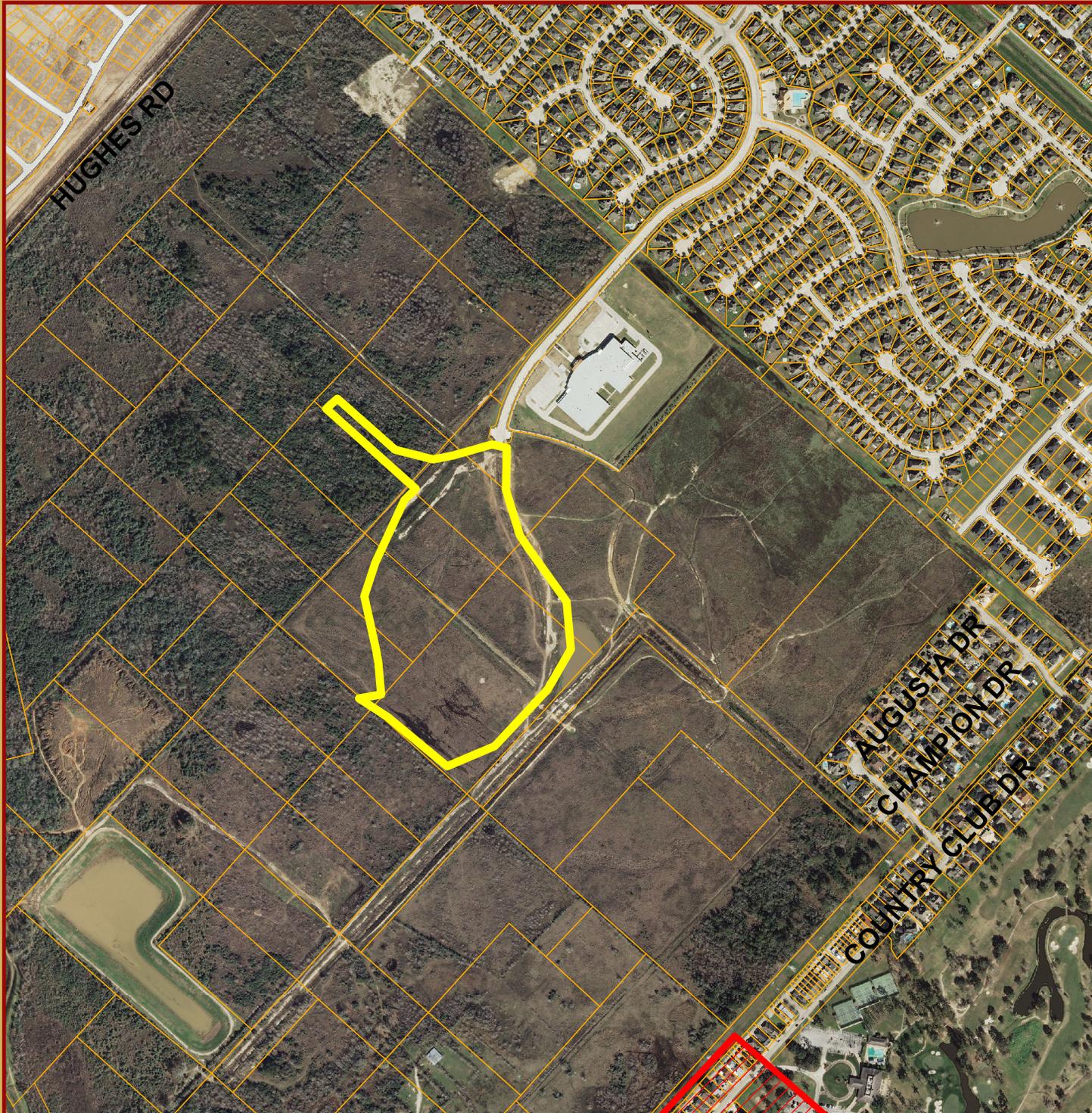


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 754 feet

MAY 2014
PLANNING DEPARTMENT





AERIAL MAP

Final Plat of Riverstone Ranch Section 4

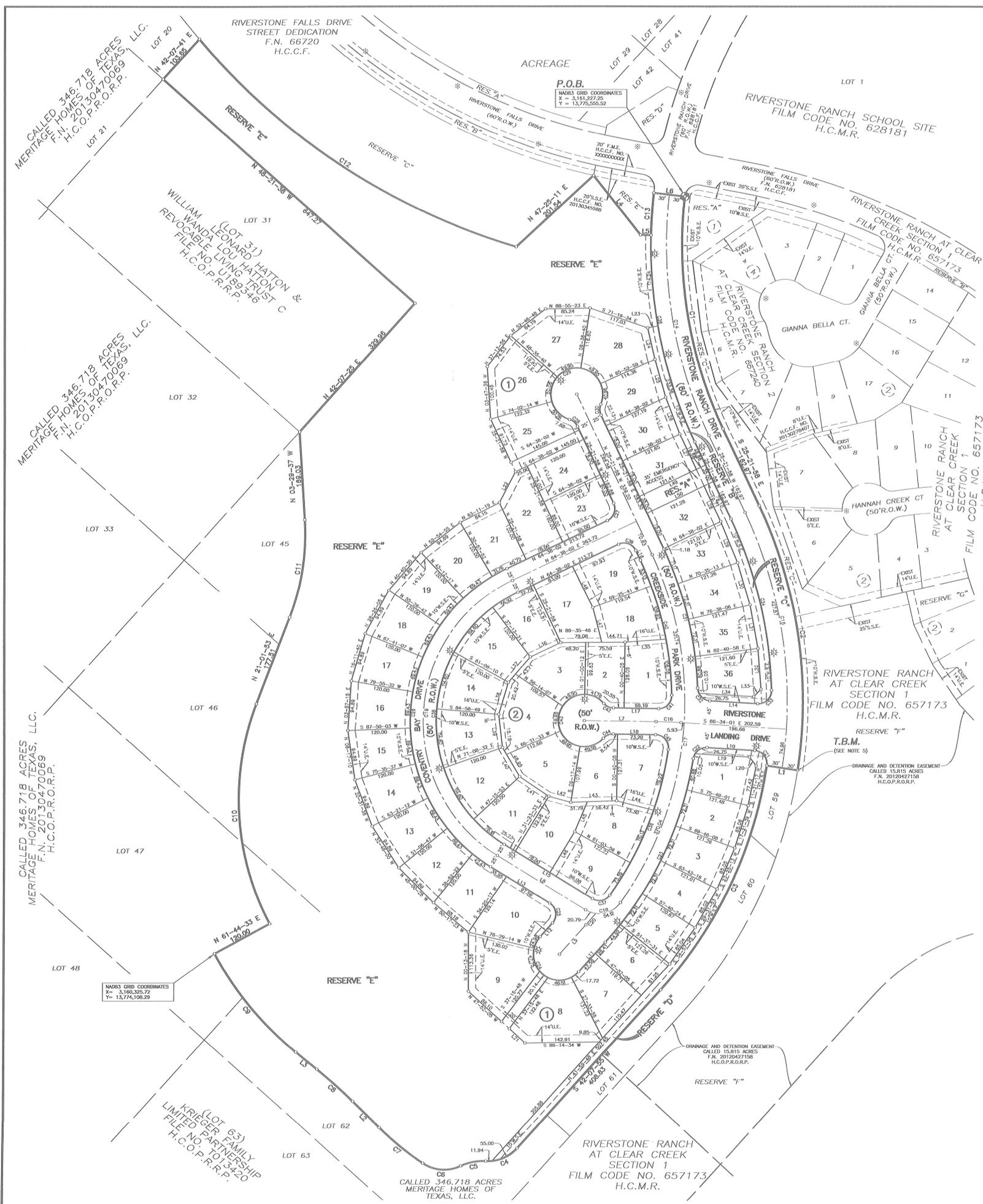


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1 inch = 754 feet

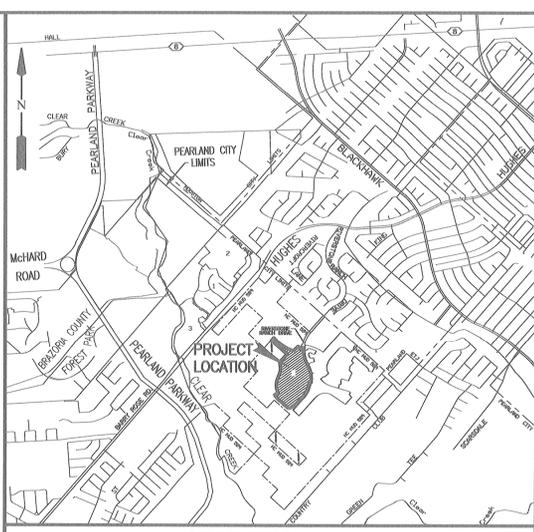
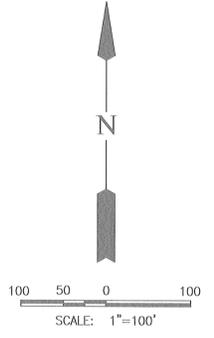
MAY 2014
PLANNING DEPARTMENT





LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
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	10,596	65.00
LOT 8	14,603	44.85
LOT 9	15,333	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	9,342	72.44
LOT 22	11,420	78.00
LOT 23	10,666	85.00
LOT 24	9,000	75.00
LOT 25	10,618	75.75
LOT 26	13,515	48.00
LOT 27	12,749	48.00
LOT 28	13,331	47.90
LOT 29	9,364	80.89
LOT 30	9,332	75.00
LOT 31	9,115	75.00
LOT 32	9,086	75.00
LOT 33	9,463	72.31
LOT 34	9,489	72.27
LOT 35	9,504	72.27
LOT 36	9,787	70.73

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	11,208	91.18
LOT 2	8,735	80.16
LOT 3	10,810	47.90
LOT 4	11,953	47.90
LOT 5	11,499	47.90
LOT 6	9,157	78.98
LOT 7	12,079	87.98
LOT 8	11,289	109.99
LOT 9	11,321	95.33
LOT 10	10,408	78.00
LOT 11	10,393	100.99
LOT 12	10,896	113.77
LOT 13	10,896	113.77
LOT 14	10,896	116.82
LOT 15	10,896	113.78
LOT 16	9,460	89.50
LOT 17	11,564	83.00
LOT 18	10,838	106.80
LOT 19	11,278	96.45



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 67-42-08 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	488.77	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 70-21-58 E
C40	635.00	24-11-30	288.11	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 38-36-27 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	20.83
L17	N 89-19-55 W	86.74
L18	S 89-19-55 E	81.74
L19	N 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	S 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
 - STIM.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

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

A SUBDIVISION OF 34.113 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
NOVEMBER 20, 2014 JOB NO. 2040-5104-310

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

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 SHE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, 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 MAINTAIN AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL EIGHT FEET, SIX INCHES (11'0") 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 (L.E. AND A.L.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. AND A.L.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 COCKER
CITY ATTORNEY

RICHARD MANCILLA, P.E., C.E.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 34.113 ACRES 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, 56, 59, 60, 61 AND 62, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS 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 346.718 ACRES CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 20130470069 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF SAID HARRIS COUNTY (H.C.O.P.R.). SAID 34.113 ACRES 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 SOUTHEAST CORNER OF RIVERSTONE RANCH DRIVE (60- FEET WIDE) AS SHOWN ON RIVERSTONE RANCH SCHOOL SITE, A SUBDIVISION OF RECORD AT 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 AT FILM CODE NUMBER 657173, H.C.M.R., THE BEGINNING OF A CURVE;

THENCE, WITH A WESTERLY LINE OF SAID RESERVE "A", ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, AT 123.23 FEET PASS THE SOUTHWEST CORNER OF SAID RESERVE "A", SAME BEING THE NORTHWEST CORNER OF RESERVE "C" AS SHOWN ON RIVERSTONE RANCH AT CLEAR CREEK SECTION TWO, A SUBDIVISION OF RECORD AT FILM CODE NUMBER 697240, H.C.M.R., AND CONTINUING ALONG THE WEST LINE OF SAID RESERVE "C", AND CONTINUING FOR A TOTAL ARC DISTANCE OF 455.44 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, CONTINUING WITH THE WESTERLY LINE OF SAID RESERVE "C", 162.97 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE; THENCE, CONTINUING ALONG THE WESTERLY LINE OF SAID RESERVE "C", ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 880.00 FEET, AT 224.79 FEET PASS THE SOUTHWEST CORNER OF SAID RESERVE "C", SAME BEING THE NORTHWEST CORNER OF RESERVE "F" AS SHOWN ON AFOREMENTIONED RIVERSTONE RANCH AT CLEAR CREEK SECTION ONE, AND CONTINUING ALONG THE WESTERLY LINE OF SAID RESERVE "F", A TOTAL ARC DISTANCE OF 520.27 FEET, A CENTRAL ANGLE OF 33° 52' 26", AND A CHORD WHICH BEARS SOUTH 08° 25' 45" EAST, 512.72 FEET TO A POINT FOR CORNER;

THENCE, 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 NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 33° 37' 28", AND A CHORD WHICH BEARS SOUTH 25° 19' 11" WEST, 474.35 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 REVERSE 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 REVERSE 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 COMPOUND 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 61° 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 NON-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 08° 46' 08" EAST, 189.03 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 29' 37" WEST, 169.03 FEET TO A POINT FOR CORNER, SAME BEING AN INTERIOR CORNER OF AFOREMENTIONED 346.718 ACRES AND THE COMMON CORNER OF LOTS 31, 32, 44 AND 45 OF AFOREMENTIONED ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION "G";

THENCE, NORTH 42° 07' 25" EAST, WITH AN INTERIOR LINE OF SAID 346.718 ACRES AND THE COMMON LINE OF SAID LOTS 31 AND 44, 329.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 21' 38" WEST, WITH AN INTERIOR LINE OF SAID 346.718 ACRES AND THE COMMON LINE OF SAID LOT 31 AND LOT 30 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION "G", 647.27 FEET TO A POINT FOR CORNER, SAME BEING AN INTERIOR CORNER OF SAID 346.718 ACRES AND THE COMMON CORNER OF AFOREMENTIONED LOTS 20 AND 21 AND SAID LOTS 30 AND 31 AT THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SUBDIVISION, SECTION "G";

THENCE, NORTH 42° 07' 41" EAST, 103.65 FEET TO A POINT FOR CORNER ON THE SOUTHWESTERLY LINE OF RESERVE "C" AS SHOWN ON RIVERSTONE FALLS DRIVE STREET DEDICATION, A SUBDIVISION OF RECORD AT FILM CODE NUMBER 669111, H.C.M.R., THE BEGINNING OF A CURVE;

THENCE, 738.84 FEET ALONG SAID SOUTHWESTERLY LINE AND THE ARC OF A NON-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 58° 46' 02" EAST, 728.30 FEET TO A THE MOST SOUTHERLY CORNER OF SAID RESERVE "C";

THENCE, NORTH 47° 25' 11" EAST, ALONG THE EASTERLY LINE OF SAID RESERVE "C", 201.54 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF RESERVE "E" AS SHOWN ON AFOREMENTIONED RIVERSTONE FALLS DRIVE STREET DEDICATION;

THENCE, SOUTH 38° 33' 09" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID RESERVE "E", 145.30 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 49' 42" EAST, ALONG THE SOUTHERLY LINE OF SAID RESERVE "E", 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 81.17 FEET ALONG THE EASTERLY LINE OF SAID RESERVE "E" AND THE ARC OF A NON-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;

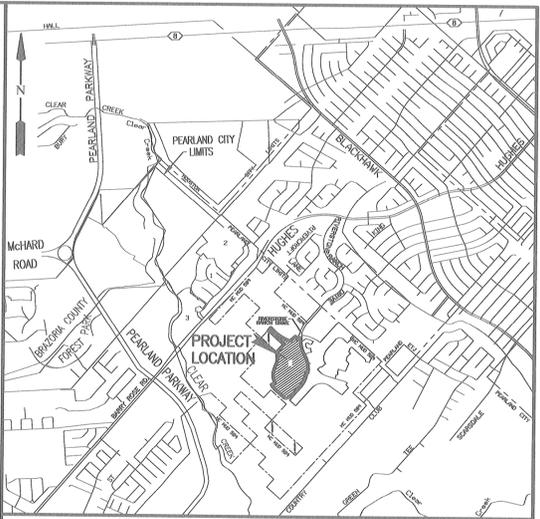
THENCE, SOUTH 83° 32' 33" EAST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.113 ACRES OF LAND.

NOTES:

- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE INSURANCE COMPANY, CITY PLANNING LETTER FILE NO. 14028126, DATED OCTOBER 1, 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 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID, 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 (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.
- T.B.M. = TOP OF 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 (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 HARRIS COUNTY FLOOD CONTROL DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- THERE ARE 18 PROPOSED STREET LIGHTS ON THIS PLAT.



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

FINAL PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 4
A SUBDIVISION OF 34.113 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
NOVEMBER 20, 2014 JOB NO. 2040-5104-310

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 Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

DR. _____
MPLAR CHECK COORD. _____
Date/Time: Thu, 20 Nov 2014, 8:02 AM
Path Name: \\LJA-P04641\PLATTING\2040\INPLT\Riverstone Ranch_Sec_4_PP.dwg

**P&Z AGENDA
ITEM**

C



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Rene Rodriguez, LJA Engineering
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Oakshire Section 1

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of D.R. Horton – Texas, Ltd., owner; for approval of a Preliminary Plat of Oakshire Section 1, a 40 lot single family subdivision, generally located at the northeast corner of Dixie Farm Road and Tall Oak Drive.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

PRELIMINARY PLAT OF OAKSHIRE SECTION 1

A request by Rene Rodriguez of LJA Engineering Inc., applicant; on behalf of D.R. Horton – Texas, Ltd., owner; for approval of a Preliminary Plat of Oakshire Section 1, a 40 lot single-family residential subdivision, to wit:

Legal Description: Being 11.933 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 and Lot 4 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.D.R.), also being the residue of a 7.5 acre tract (described as the Southwest $\frac{3}{4}$ of Lot 3) of which an undivided one-half interest was conveyed to Kim Freeman by instrument of record in File Number 99-010744 of the Brazoria County Official Records (B.C.O.R.) and an un-divided $\frac{1}{4}$ interest, each, was to Kim Freeman and Kathy Jan Freeman, by instrument of record in File number 96-044065 of said B.C.O.R., and the residue of a 5 acre tract (described as southwest $\frac{1}{2}$ of Lot 4) of which an undivided one-half interest was conveyed to Kathy Freeman, by instrument of record in File number 99-0010744, of said B.C.O.R. and an undivided one fourth interest, each, was conveyed to Kim Freeman and Kathy Jan Freeman by instrument of record in File Number 96-044065, of said B.C.O.R., and;

Being 2.387 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.P.R.), and being the residue of a 2.5 acre tract (described as the Northeast $\frac{1}{4}$ of Lot 3) conveyed to Kathy Freeman by instrument of record in Volume 1009, Page 57 of said B.C.D.R.

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 Oakshire Section 1, a 40 lot single-family residential subdivision on 14.320 acres of land. This proposed subdivision is the first section of the approved Dixie Farm and Tall Oak (Oakshire) Cluster Development Plan. The Cluster Development Plan was approved in October of 2014. The plat includes the required open space, shown mostly in reserves A and C. These will be amenitized as required by the approved Cluster Development Plan.

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 Cluster Development Plan.

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

AVAILABILITY OF UTILITIES: The subject parcel has water and sewer connections available to the site along Dixie Farm Road.

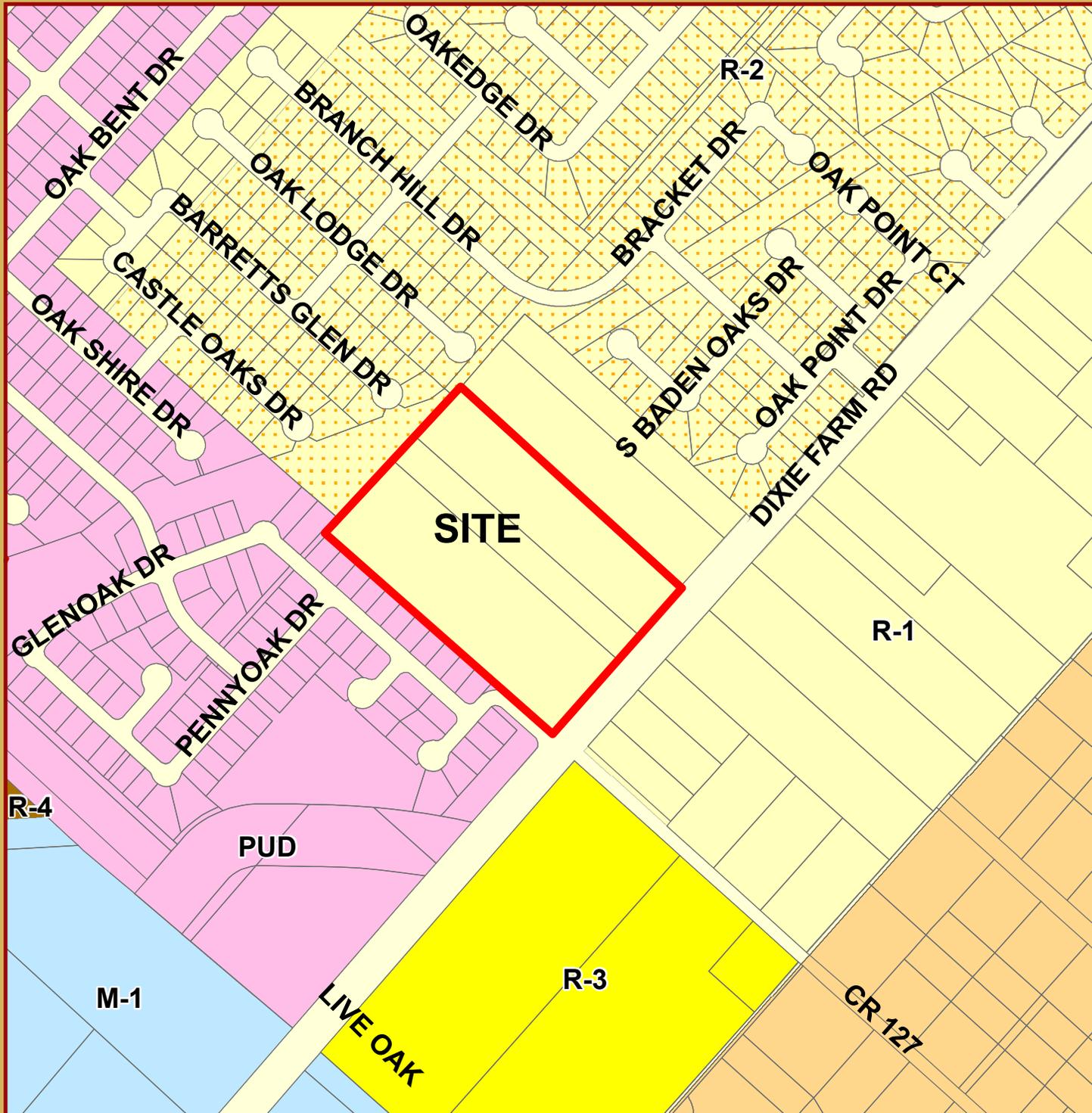
PARKLAND: Parkland fees in the amount of \$750.00 per lot will be required prior to the approval of the Final Plat.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Oakshire Section 1 as proposed by the applicant, for the following reasons:

1. The proposed plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Dixie Farm and Tall Oak (Oakshire) Cluster Development Plan and the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Oakshire Section 1



VICINITY MAP

Preliminary Plat Oakshire Section 1



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 = 471 feet

OCTOBER 2014
PLANNING DEPARTMENT





AERIAL MAP

Preliminary Plat Oakshire Section 1



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.

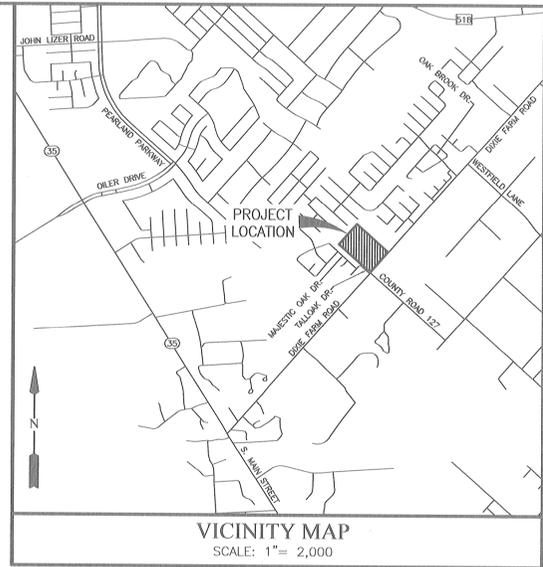
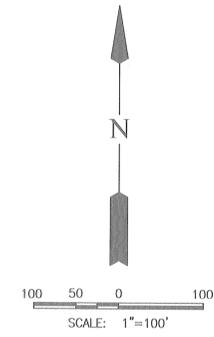
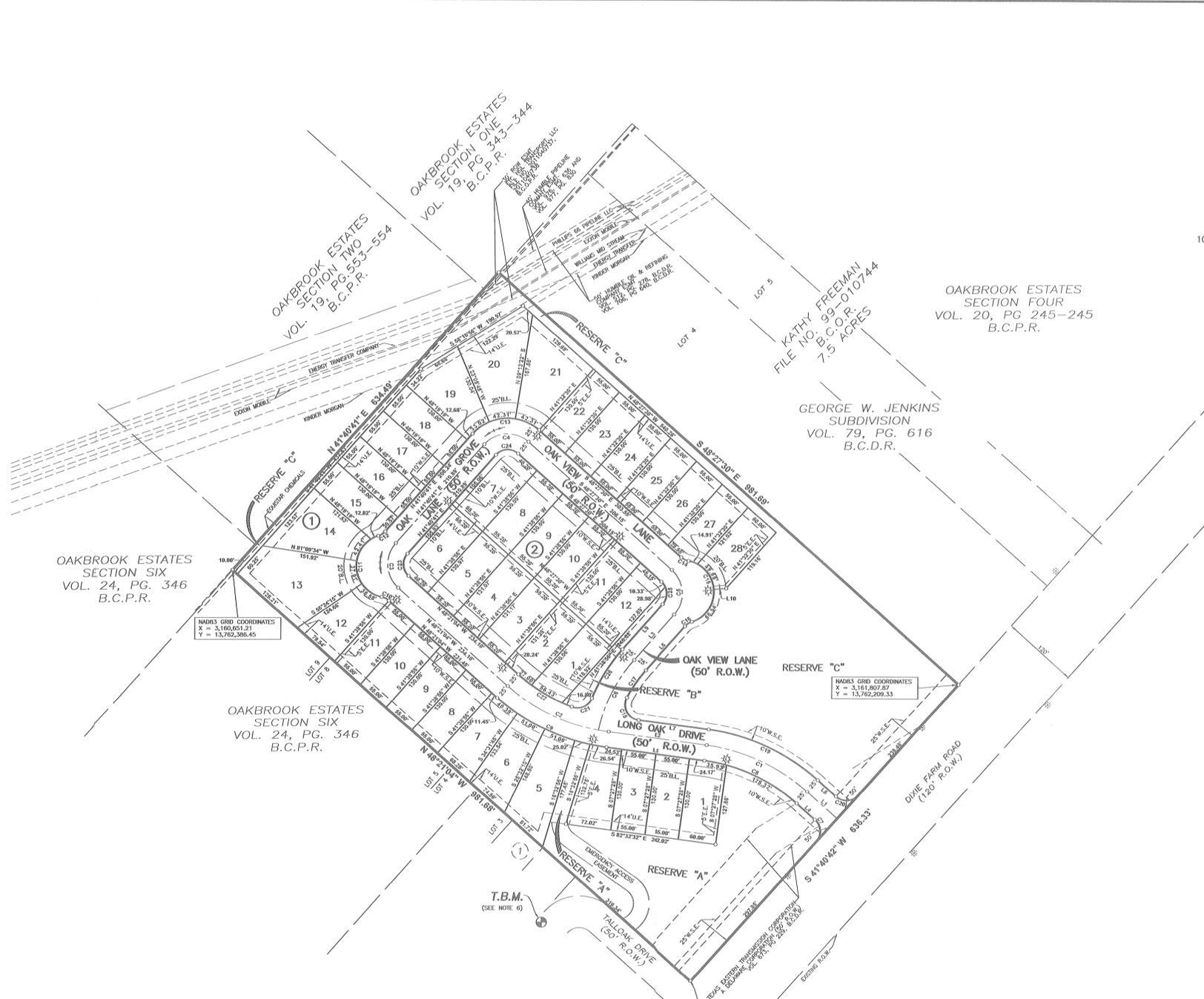
1 inch = 471 feet

OCTOBER 2014
PLANNING DEPARTMENT



LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	7,772	60.05
LOT 2	7,150	55.00
LOT 3	7,150	55.00
LOT 4	8,020	51.06
LOT 5	10,305	50.95
LOT 6	8,681	50.95
LOT 7	7,855	51.79
LOT 8	7,150	55.00
LOT 9	7,150	55.00
LOT 10	7,150	55.00
LOT 11	7,150	55.00
LOT 12	7,945	50.69
LOT 13	15,039	37.00
LOT 14	10,204	41.15
LOT 15	7,062	55.65
LOT 16	7,150	55.00
LOT 17	7,150	55.00
LOT 18	7,150	55.00
LOT 19	9,577	45.21
LOT 20	12,915	41.75
LOT 21	11,707	55.00
LOT 22	7,150	55.00
LOT 23	7,150	55.00
LOT 24	7,150	55.00
LOT 25	7,150	55.00
LOT 26	7,150	55.00
LOT 27	7,045	55.73
LOT 28	7,429	47.84

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	6,926	56.33
LOT 2	7,237	55.22
LOT 3	7,244	55.20
LOT 4	7,238	55.20
LOT 5	7,232	55.20
LOT 6	8,406	65.26
LOT 7	8,339	65.15
LOT 8	7,176	55.20
LOT 9	7,176	55.20
LOT 10	7,176	55.20
LOT 11	7,176	55.20
LOT 12	7,169	70.20



VICINITY MAP
SCALE: 1" = 2,000
KEY MAP NO. 615-Z

LEGEND

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

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS AS AGENT FOR TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 155-140202124, EFFECTIVE SEPTEMBER 9, 2014 AND ISSUED SEPTEMBER 16, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH TEXAS ZONE, NAD83 2001 ADJ.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS (5/8") IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- BENCHMARK: BRASS CAP SET FLUSH IN CONCRETE; STAMPED "CITY OF PEARLAND" 1 GPS MONJ, 1995. THE MONUMENT IS LOCATED ON NORTHEASTERLY SIDE OF LIBERTY ROAD, 11.7 FEET FROM BACK OF CURB, TO REACH MONUMENT FROM THE INTERSECTION LIBERTY ROAD AND BROADWAY (F.M. 518) GO SOUTHERLY ALONG LIBERTY ROAD 0.3 MILES TO MONUMENT ON THE LEFT. MONUMENT IS LOCATED IN FRONT OF CITY OF PEARLAND HALL.
ELEV. = 45.19 FEET NAVD29 1987 ADJUSTMENT.
- TBM INDICATES TEMPORARY BENCHMARK BOX CUT ON INLET. ELEV. = 42.075.
- THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C 0045J, AND MAP NO. 48039C 0065J, REVISED SEPTEMBER 22, 1999, ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF 500-YEAR FLOOD. LJA DOES NOT WARRANT, NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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 BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PLAT LIES WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAY CONTAINED WITHIN THE PLAT, ALSO PROVIDE A SIX (6) FOOT SIDEWALK ALONG DIXIE FARM ROAD.
- 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.
- APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF BRAZORIA.
- PIPELINE LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND HAVE BEEN PLOTTED BASED ON EXISTING PIPELINE MARKERS.
- THERE ARE 8 PROPOSED STREET LIGHTS ON THIS PLAT.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.607	69,989	RESTRICTED TO OPEN SPACE/PIPELINE/EMERGENCY ACCESS
B	0.102	4,461	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	3.125	136,110	RESTRICTED TO DETENTION/OPEN SPACE/PIPELINE
TOTAL	4.834	210,560	

LINE	BEARING	DISTANCE
L1	S 48°19'15" E	64.00'
L2	S 82°32'32" E	158.70'
L3	N 41°38'56" E	96.47'
L4	N 48°19'15" W	39.05'
L5	N 82°32'32" W	158.70'
L6	S 41°38'56" W	93.90'
L7	S 82°32'32" E	113.62'
L8	S 48°19'15" E	39.05'
L9	S 41°38'56" W	96.47'
L10	N 85°21'15" E	20.00'

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	300.00'	34°13'17"	179.18'	92.35'	176.53'	N 65°25'53" W
C2	300.00'	34°11'28"	179.02'	92.27'	176.38'	S 65°26'48" E
C3	50.00'	90°01'44"	78.57'	50.03'	70.73'	S 03°20'12" E
C4	50.00'	89°51'49"	78.42'	49.88'	70.63'	S 86°36'35" W
C5	50.00'	90°06'27"	78.63'	50.09'	70.78'	N 03°24'17" W
C6	245.00'	29°52'20"	127.74'	65.35'	126.29'	S 26°42'46" W
C7	25.00'	89°59'56"	39.27'	25.00'	35.30'	N 03°19'16" W
C8	275.00'	34°13'17"	164.25'	84.66'	161.82'	N 65°25'53" W
C9	325.00'	34°11'28"	193.94'	99.96'	191.08'	N 65°26'48" W
C10	25.00'	30°27'10"	13.29'	6.80'	13.13'	N 63°34'39" W
C11	50.00'	150°56'04"	131.72'	192.88'	96.80'	N 03°20'12" W
C12	25.00'	30°27'10"	13.29'	6.80'	13.13'	N 56°54'16" E
C13	75.00'	89°51'49"	117.63'	74.82'	105.94'	N 86°36'35" E
C14	25.00'	30°25'40"	13.28'	6.80'	13.12'	S 63°40'21" E
C15	50.00'	150°57'05"	131.73'	193.00'	96.80'	S 03°24'38" E
C16	25.00'	30°24'58"	13.27'	6.80'	13.12'	S 66°51'29" W
C17	320.00'	13°46'58"	52.92'	26.59'	52.79'	S 34°45'27" W
C18	25.00'	110°24'30"	48.17'	35.98'	41.00'	S 27°20'17" E
C19	325.00'	34°13'17"	194.11'	100.05'	191.24'	N 65°25'53" E
C20	25.00'	90°06'03"	39.27'	25.00'	35.30'	N 86°40'46" E
C21	25.00'	88°38'15"	38.68'	24.41'	34.93'	S 66°26'49" W
C22	275.00'	20°53'00"	160.22'	90.88'	99.68'	N 58°47'34" W
C23	25.00'	90°01'44"	39.28'	25.01'	35.36'	N 03°20'12" W
C24	25.00'	89°51'49"	39.21'	24.94'	35.31'	N 86°36'35" E
C25	25.00'	90°06'27"	39.32'	25.05'	35.39'	S 03°24'17" E
C26	270.00'	19°31'15"	91.99'	46.44'	91.65'	S 31°53'19" W

**PRELIMINARY PLAT OF
OAKSHIRE SECTION 1**

A SUBDIVISION OF 14.320 ACRES OF LAND SITUATED IN THE W.D.C. HALL LEAGUE, ABSTRACT 70, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

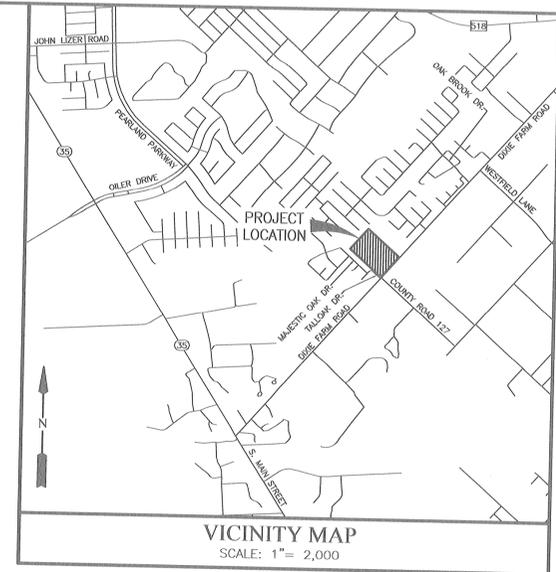
40 LOTS 3 RESERVES (4.834 ACRES) 2 BLOCKS

NOVEMBER 24, 2014 JOB NO. 1931-1610-309

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

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: RENE RODRIGUEZ



VICINITY MAP
SCALE: 1" = 2,000

KEY MAP NO. 615-Z

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HERINAFTER REFERRED TO AS OWNERS OF THE 14.320 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF OAKSHIRE SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR 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 THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH ITS DULY UNDERSIGNED OFFICER, HEREBY STATES THAT THEY FULLY REALIZE THAT THEY ARE APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN ONE HUNDRED FEET OF AN EXISTING OIL OR GAS PIPELINE EASEMENT AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH A PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFORESAID REASONS, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, DOES HEREBY RELEASE AND AGREE TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS, AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN THE SAID PERMIT.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2014.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, 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, 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED (SEE NOTE 18).

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 PRELIMINARY PLAT AND SUBDIVISION OF OAKSHIRE SECTION 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

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

DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

RICHARD MANCILLA, P.E., C.F.M.
CITY OF PEARLAND, CITY ENGINEER

BEING 14.320 ACRES OF LAND LOCATED IN THE W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS; MORE PARTICULARLY BEING A PORTION OF LOT 3 AND LOT 4 OF THE GEORGE W. JENKINS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 616 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), ALSO BEING THE RESIDUE OF A 2.5 ACRE TRACT (DESCRIBED AS THE NORTHEAST 1/4 OF LOT 3) CONVEYED TO KATHY FREEMAN BY INSTRUMENT OF RECORD IN VOLUME 1009, PAGE 57 OF SAID B.C.D.R. AND THE RESIDUE OF A 7.5 ACRE TRACT (DESCRIBED AS THE SOUTHWEST 3/4 OF LOT 3) OF WHICH AN UNDIVIDED ONE-HALF INTEREST WAS CONVEYED TO KATHY FREEMAN BY INSTRUMENT OF RECORD IN FILE NUMBER 98-010744 OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.), AND AN UNDIVIDED ONE-FOURTH INTEREST, EACH, WAS CONVEYED TO KIM FREEMAN AND KATHY JAN FREEMAN, BY INSTRUMENT OF RECORD IN FILE NUMBER 96-044065 OF SAID B.C.O.R., AND CORRECTED BY CORRECTION DEED OF RECORD IN FILE NUMBER 97-012693 OF SAID B.C.O.R., AND THE RESIDUE OF A 5 ACRE TRACT (DESCRIBED AS THE SOUTHWEST 1/2 OF LOT 4) OF WHICH AN UNDIVIDED ONE-HALF INTEREST WAS CONVEYED TO KATHY FREEMAN, ONE-FOURTH INTEREST, EACH, WAS CONVEYED TO KIM FREEMAN AND KATHY JAN FREEMAN, BY INSTRUMENT OF RECORD IN FILE NUMBER 96-044065, OF SAID B.C.O.R. AND CORRECTED BY CORRECTION DEED OF RECORD IN FILE NUMBER 97-012693 OF SAID B.C.O.R. SAID 14.320 ACRES BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT);

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET AT THE MOST WESTERLY CORNER OF A CALLED 0.1461 ACRE TRACT CONVEYED TO THE CITY OF PEARLAND, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2004023434, B.C.O.R., SAME BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE FARM ROAD (120 FEET WIDE), SUBDIVISION OF RECORD IN VOLUME 24, PAGE 346 OF THE BRAZORIA COUNTY PLAT RECORDS, B.C.P.R., AND A POINT ON THE SOUTHWESTERLY LINE OF AFOREMENTIONED LOT 3;

THENCE, NORTH 48° 21' 04" WEST, ALONG THE NORTHWEST LINE OF SAID OAKBROOK ESTATES, SECTION SIX AND THE SOUTHWEST LINE OF SAID LOT 3, 981.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, SAME BEING A REENTRANT CORNER ON THE NORTHEASTERLY LINE OF SAID OAKBROOK ESTATES, SECTION SIX AND THE MOST WESTERLY CORNER OF AFOREMENTIONED LOT 3;

THENCE, NORTH 41° 40' 41" EAST, ALONG A SOUTHEASTERLY LINE OF SAID OAKBROOK ESTATES SECTION SIX AND THE NORTHWESTERLY LINE OF SAID LOT 3, AT 53.74 FEET, DEPARTING SAID OAKBROOK ESTATES, SECTION SIX AND CONTINUING ALONG THE SOUTHEASTERLY LINE OF OAKBROOK ESTATES, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 543-544, BOTH B.C.P.R., AND ALONG THE NORTHWESTERLY LINE OF AFOREMENTIONED LOT 3 AND LOT 4, (DESCRIBED AS THE NORTHEAST 1/4 OF LOT 3) AND THE MOST NORTHERLY CORNER OF AFOREMENTIONED 7.5 ACRES (DESCRIBED AS THE SOUTHWEST 3/4 OF LOT 3), PASSING AT 422.99 FEET THE MOST WESTERLY CORNER OF AFOREMENTIONED 5 ACRES, THE MOST WESTERLY CORNER OF AFOREMENTIONED LOT 4 AND CONTINUING IN ALL, 634.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, SAME BEING THE NORTH CORNER OF AFOREMENTIONED 5 ACRE TRACT;

THENCE, SOUTH 48° 27' 30" EAST, ALONG THE NORTHEASTERLY LINE OF SAID 5 ACRE TRACT, 981.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE FARM ROAD (120 FEET WIDE), SAME BEING THE NORTH CORNER OF THAT CERTAIN CALLED 0.0974 ACRE TRACT CONVEYED TO THE CITY OF PEARLAND, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2004023433, B.C.O.R.;

THENCE, SOUTH 41° 40' 42" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE FARM ROAD, AT 212.11 FEET PASS THE MOST WESTERLY CORNER OF SAID 0.0974 ACRE, SAME BEING THE NORTH CORNER OF THAT CERTAIN CALLED 0.0487 ACRE TRACT CONVEYED TO THE CITY OF PEARLAND, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2004023435, B.C.O.R., AT 318.16 FEET PASS THE MOST WESTERLY CORNER OF SAID 0.0487 ACRE, SAME BEING THE NORTH CORNER OF AFOREMENTIONED 0.1461 ACRE TRACT, AND CONTINUING IN ALL 636.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.320 ACRES OF LAND.

PRELIMINARY PLAT OF
OAKSHIRE SECTION 1

A SUBDIVISION OF 14.320 ACRES OF LAND SITUATED IN THE W.D.C. HALL LEAGUE, ABSTRACT 70, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

40 LOTS 3 RESERVES (4.834 ACRES) 2 BLOCKS
NOVEMBER 24, 2014 JOB NO. 1931-1610-309

OWNERS:
D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
(281) 566-2100

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: RENE RODRIGUEZ

DIP. COORD. MYLAR CHECK: 6/23/2014 8:53:00 PM

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Geoff Freeman of BGE Kerry Gilberts and Associates
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Master Plat of Shadow Grove

Old Business **New Business** Discussion Item Workshop

Summary: A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Master Plat of Shadow Grove, a 377 lot single-family residential subdivision, generally located at the intersection of Broadway St. and Windward Bay Dr.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

MASTER PLAT OF SHADOW GROVE

A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Master Plat of Shadow Grove, a 377 lot single-family residential subdivision.

Legal Description: Being 124.7 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

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

SUMMARY: This is for a Master Plat of Shadow Grove a 377 lot single-family subdivision on 124.7 acres within the Shadow Creek Ranch Planned Unit Development. This section is a portion of the Addendum to Shadow Creek which was approved in February of 2006. The subdivision will be a mix of Single Family Residential - 3 (R-3) and Single Family Residential - 4 (R-4) lots with lot widths of 55 feet and 60 feet. Section 1 of this development has already received an approval for the Final Plat and is currently under development.

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

PREVIOUS PLATS: This is the first Master Plat for this section of Shadow Creek Ranch. Section 1 of this development has previously received approvals for Preliminary and Final Plats.

CONFORMANCE WITH THE SHADOW CREEK RANCH PUD: The above submittal is in conformance with the Shadow Creek Ranch Planned Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway St. and Windward Bay.

AVAILABILITY OF UTILITIES: The subject parcel is served by water and sewer lines that exist along Broadway St.

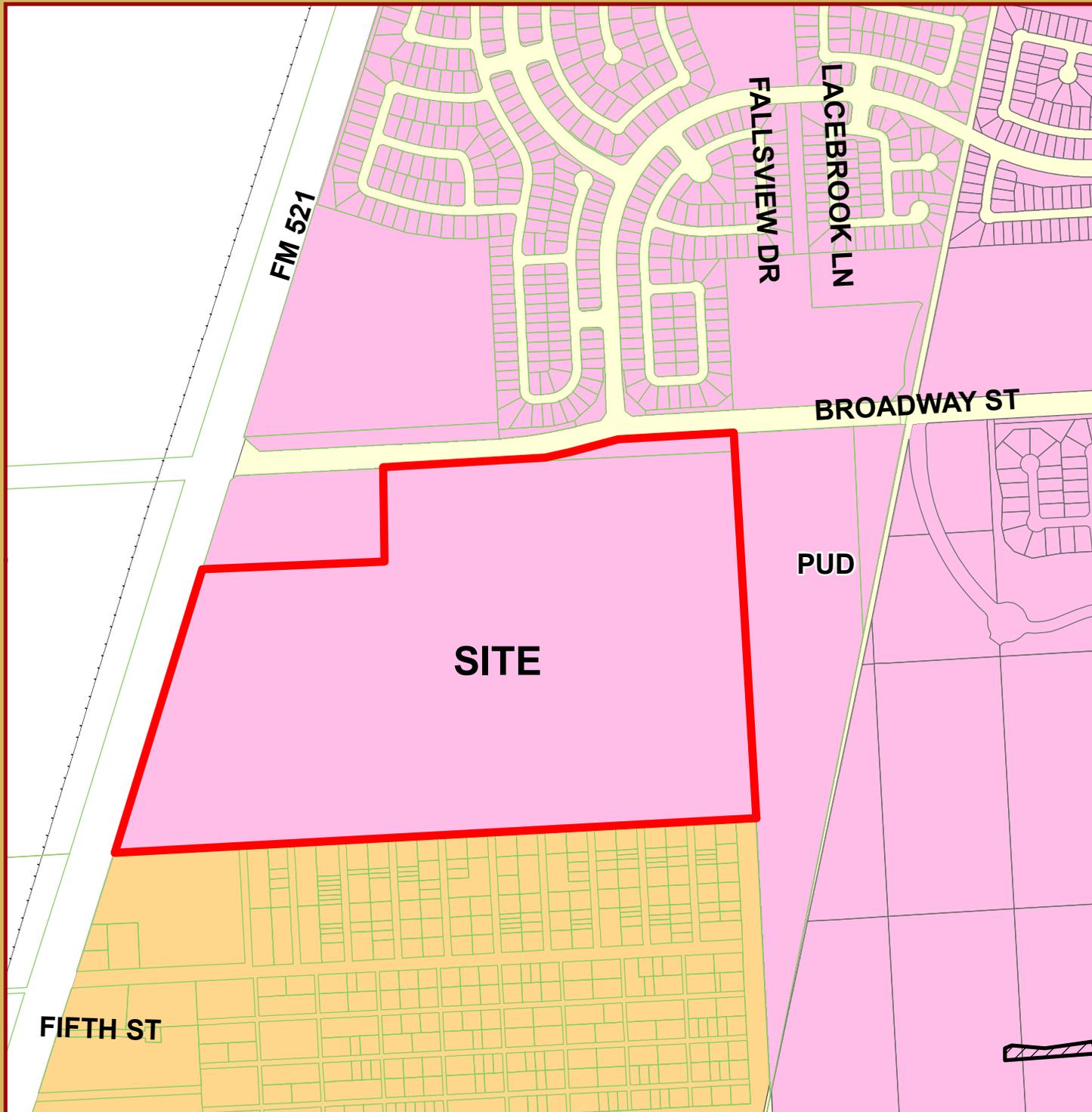
PARKLAND: Parkland dedication and fees have been paid as part of the overall PD.

STAFF RECOMMENDATION: Staff recommends approval of the Master Plat of Shadow Grove as proposed by the applicant, for the following reasons:

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Master Plat of Shadow Grove



VICINITY MAP

Master Plat Shadow Grove



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

OCTOBER 2014
PLANNING DEPARTMENT



AERIAL MAP

Master Plat Shadow Grove



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

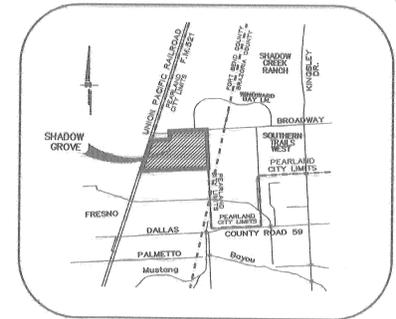
OCTOBER 2014
PLANNING DEPARTMENT



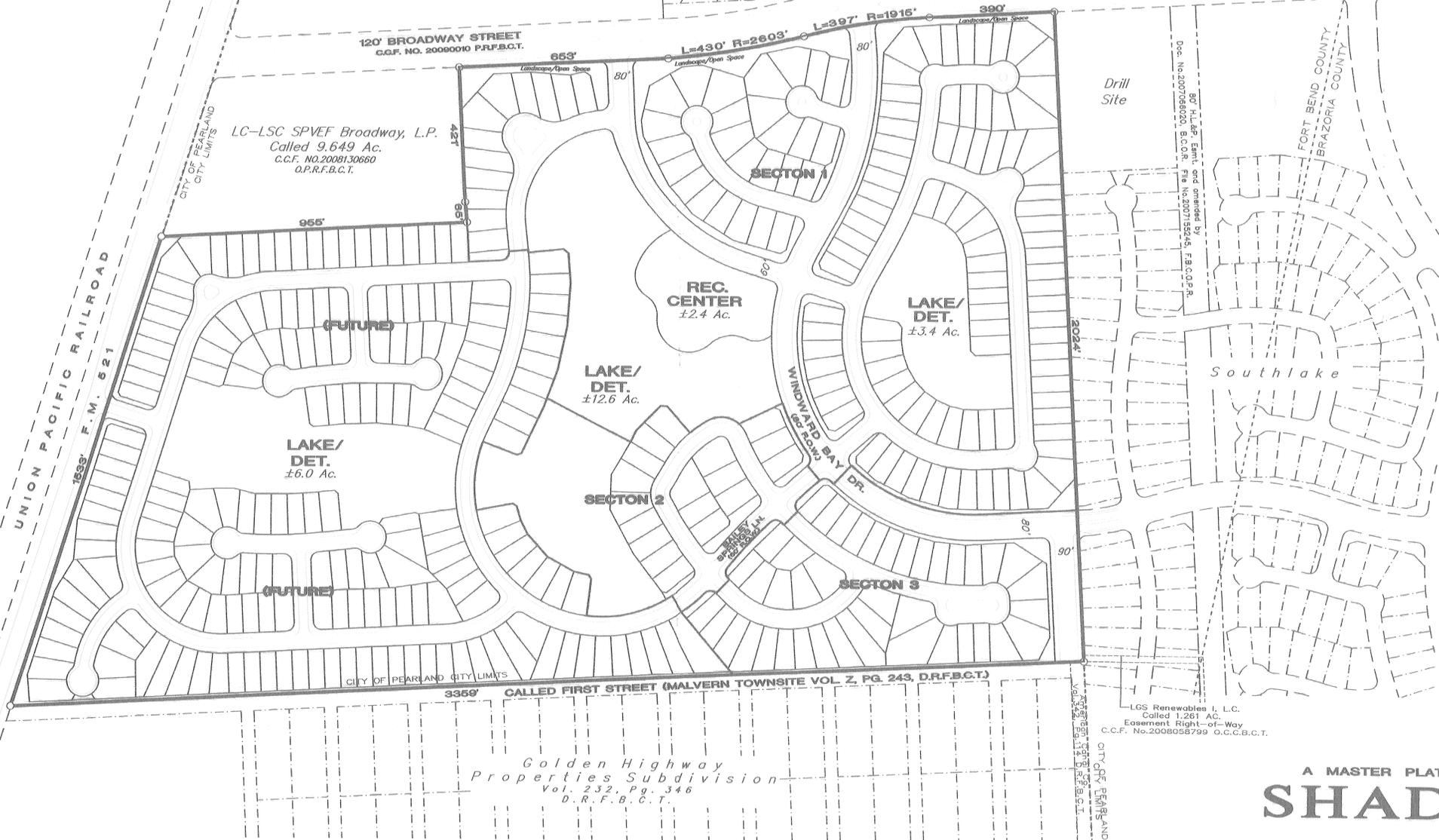
Shadow Creek Ranch

Shadow Creek Ranch Development Company Limited Partnership
 F.N. 2005021108
 F.B.C.O.P.R.
 F.N. 2005002449
 B.C.C.O.R.

Ralph S. Davis, JR.
 Called 50,981 Acres
 (South One-Half of Davis Tract)
 F.N. 02-060920, B.C.C.O.R.
 F.N. 2002136052, F.B.C.O.P.R.



Vicinity Map
 SCALE: 1"=6000'



LOT SIZE TABLE

(50' X 120) = 303 LOTS
 (60' X 120) = 74 LOTS
 TOTAL LOTS = 377 LOTS

SECTION TABLE

SECTION 1
 (50' X 120) = 91 LOTS
 (60' X 120) = 38 LOTS
 SEC.1 TOTAL LOTS = 129 LOTS

SECTION 2
 (60' X 120) = 18 LOTS

SECTION 3
 (50' X 120) = 41 LOTS

(FUTURE)
 (50' X 120) = 171 LOTS
 (60' X 120) = 18 LOTS
 TOTAL LOTS = 189 LOTS

A MASTER PLAT OF
SHADOW GROVE

BEING 124.7± ACRES OF LAND

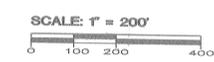
OUT OF THE
A.B. LANGERMAN SURVEY, A-555
 CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

DEVELOPER:
KB HOMES
 11314 RICHMOND AVENUE
 HOUSTON, TEXAS 77082
 ATTN: ROBERT HULBERT, 281-668-3850

ENGINEER:
JONES & CARTER, INC.
 6335 GULFTON, #100
 HOUSTON, TEXAS 77081
 ATTN: TERRY REEVES, 713-777-5337

DEVELOPER:
KB HOMES
 PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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



NOVEMBER 20, 2014
 KGA# 04603

GENERAL NOTES:

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0290J AND NO. 48157C0295J, EFFECTIVE DATE OF SEPTEMBER 1999, 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.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
- 4 FOOT SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND 6' SIDEWALKS ON RIGHTS-OF-WAY 80 FEET OR WIDER.
- THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH AMENDED PUD.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED 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 SHALL RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), 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 CUL-DE-SAC RADII ARE FIFTY (50') FEET UNLESS OTHERWISE NOTED.
- THIS PLAT IS LOCATED IN BRAZORIA-FORT BEND MUD NO. 1.
- LOT LINES SHALL BE THE CENTER OF A 6-FOOT WIDE DRAINAGE EASEMENT.
- ALL RIGHTS-OF-WAY ARE SIXTY (60') IN WIDTH UNLESS OTHERWISE NOTED.

**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Geoff Freeman of BGE Kerry Gilberts and Associates
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Shadow Grove Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Preliminary Plat of Shadow Grove Section 2, an 18 lot single-family residential subdivision, generally located at the intersection of Broadway St. and Windward Bay Dr.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

PRELIMINARY PLAT OF SHADOW GROVE SECTION 2

A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Preliminary Plat of Shadow Grove Section 2, an 18 lot single-family residential subdivision.

Legal Description: Being 10.4 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

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

SUMMARY: This is for a Preliminary Plat of Shadow Grove Section 2 an 18 lot single-family subdivision on 10.4 acres within the Shadow Creek Ranch Planned Unit Development. This section is a portion of the Addendum to Shadow Creek which was approved in February of 2006. This section includes a 4.4 acre reserve dedicated for a wet bottom detention to serve this section as well as adjacent sections of the development.

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

PREVIOUS PLATS: This is the first Preliminary Plat for this section of Shadow Creek Ranch. Section 1 of this development has previously received approvals for Preliminary and Final Plats.

CONFORMANCE WITH THE SHADOW CREEK RANCH PUD: The above submittal is in conformance with the Shadow Creek Ranch Planned Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway St. and Windward Bay.

AVAILABILITY OF UTILITIES: The subject parcel is served by water and sewer lines that exist along Broadway St.

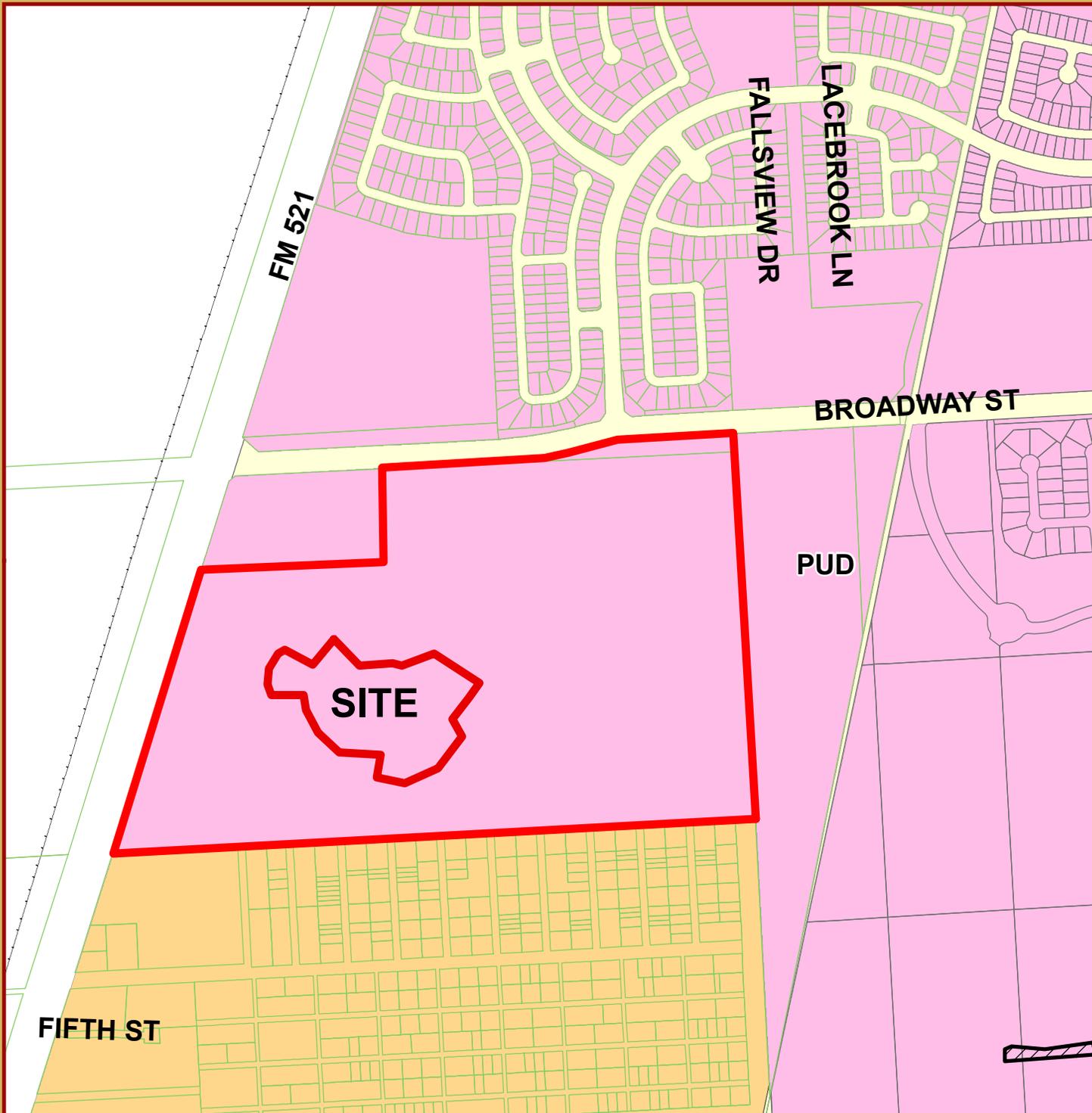
PARKLAND: Parkland dedication and fees have been paid as part of the overall PD.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Shadow Grove Section 2 as proposed by the applicant, for the following reasons:

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Shadow Grove Section 2



VICINITY MAP

Preliminary Plat Shadow Grove Sec. 2



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

OCTOBER 2014
PLANNING DEPARTMENT





AERIAL MAP

Preliminary Plat Shadow Grove Sec. 2

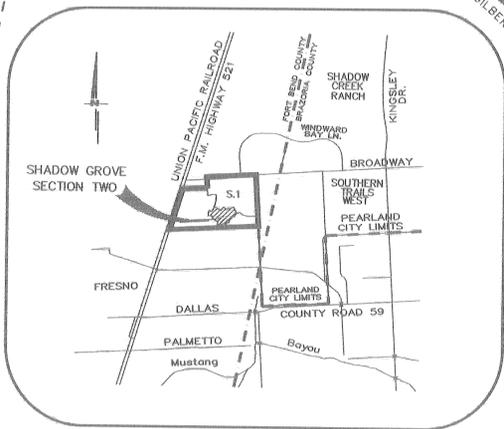
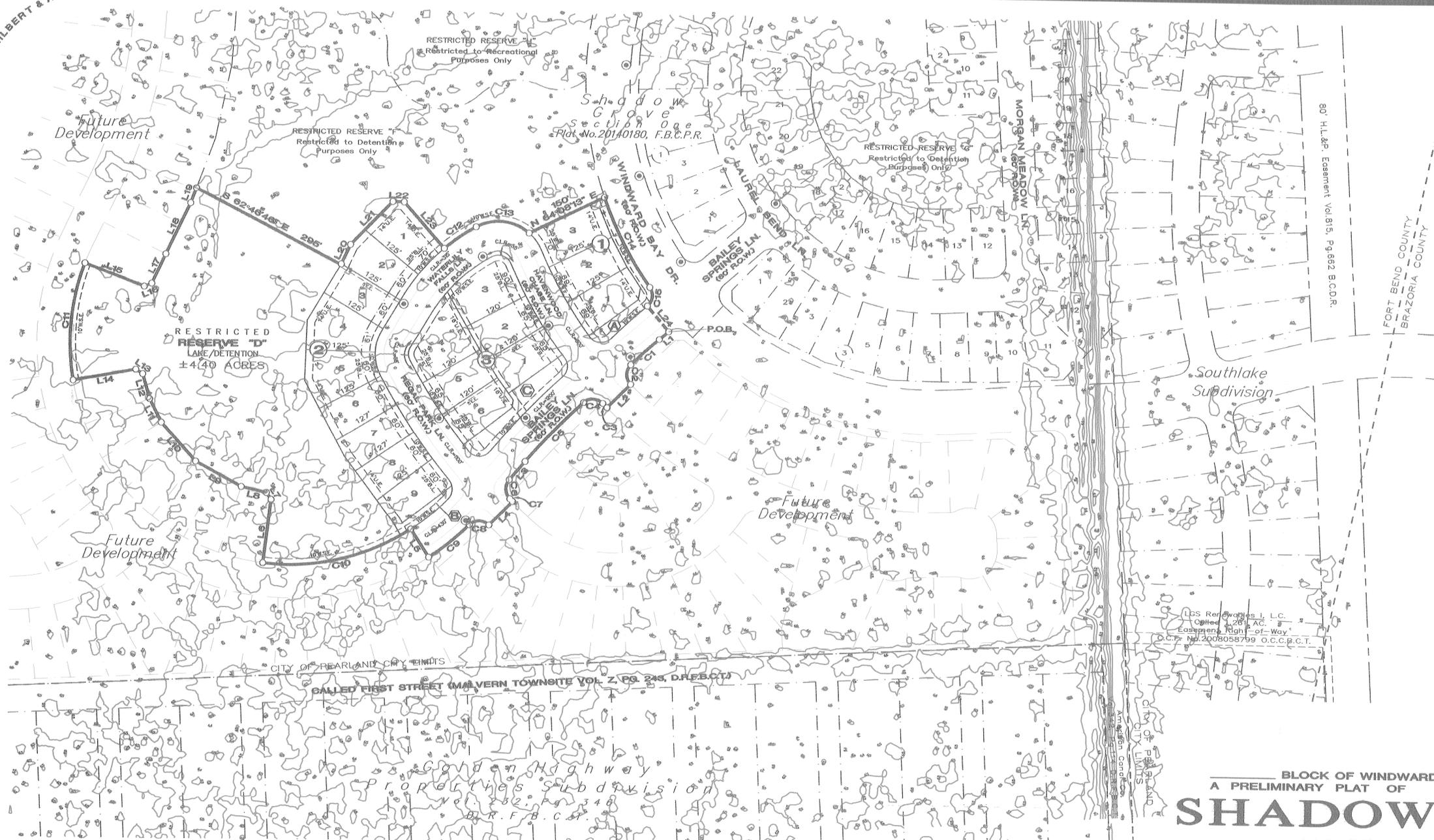


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 754 feet

OCTOBER 2014
PLANNING DEPARTMENT





Vicinity Map
SCALE: 1"=6000'

LEGEND

- 1) "C.L.R." INDICATES CENTERLINE RADII.
- 2) "B.L." INDICATES BUILDING LINE.
- 3) "U.E." INDICATES UTILITY EASEMENT.
- 4) "W.L.E." INDICATES WATER LINE EASEMENT.
- 5) "S.T.M. ESMT." INDICATES STORM SEWER EASEMENT.
- 6) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 7) "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
- 8) "D.E." INDICATES DRAINAGE EASEMENT.
- 9) "⊙" = PROPOSED STREET LIGHT LOCATION.
- 10) "E.E." INDICATES ELECTRICAL EASEMENT.
- 11) "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
- 12) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
- 13) "B.C.C.R." INDICATES BRAZORIA COUNTY CLEM RECORDS.
- 14) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

LAND USE TABLE

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	OPEN SPACE	±0.14	5,914
B	OPEN SPACE	±0.05	2,164
C	OPEN SPACE	±0.19	8,146
D	LAKE/DETENTION	±4.40	191,520

BLOCK OF WINDWARD BAY DR.
A PRELIMINARY PLAT OF
SHADOW GROVE
SECTION TWO

BEING 10.4± ACRES OF LAND
CONTAINING 18 LOTS (60' X 120' TYP.) AND
FOUR RESERVES IN THREE BLOCKS.

OUT OF THE
AB. LANGERMAN SURVEY, A-555
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

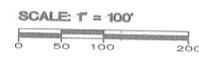
DEVELOPER:
KB HOMES
1134 RICHMOND AVENUE
HOUSTON, TEXAS 77082
ATTN: ROBERT HULBERT, 281-668-3850

ENGINEER:
JONES & CARTER, INC.
6335 GULFTON, #100
HOUSTON, TEXAS 77081
ATTN: TERRY REEVES, 713-777-5337

DEVELOPER:
KB HOMES

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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



NOVEMBER 20, 2014
KGA# 04603

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	820'	70'	35'	S 48°48'42" W	70'
C2	25'	39'	25'	N 00°25'02" W	35'
C3	830'	11'	5'	N 44°49'37" W	11'
C4	25'	38'	24'	N 89°23'43" W	35'
C5	1170'	150'	75'	S 43°59'28" W	150'
C6	25'	37'	23'	N 02°17'20" W	34'
C7	1070'	7'	4'	N 45°04'52" W	7'
C8	25'	39'	25'	S 89°50'55" W	35'
C9	460'	94'	47'	S 50°48'11" W	94'
C10	400'	278'	146'	S 79°39'15" W	274'
C11	400'	216'	111'	N 05°04'55" E	214'
C12	345'	69'	35'	N 55°44'42" E	69'
C13	85'	102'	58'	S 83°58'37" E	96'
C14	630'	181'	91'	S 27°42'11" E	180'
C15	25'	37'	23'	S 06°40'09" W	34'

LINE DATA

LINE	DISTANCE	BEARING
L1	22'	S 49°15'39" W
L2	60'	S 44°48'11" W
L3	43'	S 40°18'52" W
L4	60'	S 44°43'48" W
L5	60'	N 39°27'39" W
L6	115'	S 06°40'09" W
L7	15'	N 35°22'24" W
L8	47'	S 77°24'57" E
L9	94'	N 61°38'49" W
L10	94'	S 47°58'18" E
L11	47'	N 27°08'25" W
L12	47'	N 16°19'26" E
L13	15'	S 58°22'16" E
L14	115'	S 79°34'56" W
L15	115'	N 69°25'07" W
L16	15'	S 67°47'11" W
L17	59'	N 24°47'44" E
L18	107'	N 25°49'00" E
L19	26'	N 20°22'00" E
L20	26'	N 25°08'47" E
L21	108'	N 44°17'52" E
L22	20'	S 88°47'22" E
L23	110'	S 41°40'34" E
L24	60'	S 40°44'21" E

- GENERAL NOTE:
- 1) THERE ARE 7 STREETLIGHTS ON THIS PLAT.
 - 2) THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS RELEASED PRELIMINARY FLOOD INSURANCE RATE MAPS SHOWN ON THE INTERNET AT [HTTP://FIRMAPP.CO.FORT-BEND.TX.US/FLOODPLAINMAP/INDEX.HTM](http://FIRMAPP.CO.FORT-BEND.TX.US/FLOODPLAINMAP/INDEX.HTM) AS OF THE DATE OF THE SURVEY, ACCORDING TO MAP NO.'S 4815700310L AND 4815700320L, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADDED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD).
 - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NGS83 73, STAINLESS STEEL ROD IN A SLEEVE AND CAP STAMPED "NGS83 73 1987" NEAR THE INTERSECTION OF MCKEEVER ROAD AND MICHAEL ROAD LOCATED 47 FEET EAST OF THE CENTER OF MICHAEL, 44 FEET SOUTH OF MICHAEL ROAD, AND ADJUSTMENT.
 - 4) TEMPORARY BENCHMARK A BEING A "DOG" CUT IN CONCRETE AT BACK-OF-CURB OF A BULL NOSE IN THE MEDIAN OF W BROADWAY STREET LOCATED APPROXIMATELY 1,639 FEET EAST OF THE INTERSECTION OF FM 521 AND W BROADWAY. ELEVATION = 65.10 FEET, NAVD 1988 (GEOID 12A) ADJUSTMENT.
 - 5) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - 6) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.
 - 7) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE SIDE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - 8) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
 - 9) 4 FOOT SIDEWALKS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND 6' SIDEWALKS ON RIGHTS-OF-WAY 80 FEET OR WIDER.
 - 10) THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH AMENDED PUD.
 - 11) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
 - 12) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
 - 13) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED 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 SHALL RESULT IN THE RIGHT HOLDERS OF THE EASEMENT RESERVING ANY UNAPPROVED PAYMENT, 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.
 - 14) ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), TO GRID BY MULTIPLYING BY A FACTOR (0.980266).
 - 15) THIS PLAT IS LOCATED IN BRAZORIA-FORT BEND MUD NO. 1.

DISCLAIMER AND LIMITED WARRANTY

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



**P&Z AGENDA
ITEM**

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Geoff Freeman of BGE Kerry Gilberts and Associates
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Shadow Grove Section 3

Old Business **New Business** Discussion Item Workshop

Summary: A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Preliminary Plat of Shadow Grove Section 3, a 41 lot single-family residential subdivision, generally located at the intersection of Broadway St. and Windward Bay Dr.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

PRELIMINARY PLAT OF SHADOW GROVE SECTION 3

A request by Geoff Freeman of BGE Kerry R. Gilberts and Associates, applicant, on behalf of KB Homes, owner, for approval of a Preliminary Plat of Shadow Grove Section 3, a 41 lot single-family residential subdivision.

Legal Description: Being 13.0 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

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

SUMMARY: This is for a Preliminary Plat of Shadow Grove Section 3 a 41 lot single-family subdivision on 13.0 acres within the Shadow Creek Ranch Planned Unit Development. This section is a portion of the Addendum to Shadow Creek which was approved in February of 2006. This section is adjacent to Section 2 which includes a 4.4 acre reserve dedicated for a wet bottom detention to serve the surrounding development.

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

PREVIOUS PLATS: This is the first Preliminary Plat for this section of Shadow Creek Ranch. Section 1 of this development has previously received approvals for Preliminary and Final Plats.

CONFORMANCE WITH THE SHADOW CREEK RANCH PUD: The above submittal is in conformance with the Shadow Creek Ranch Planned Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway St. and Windward Bay.

AVAILABILITY OF UTILITIES: The subject parcel is served by water and sewer lines that exist along Broadway St.

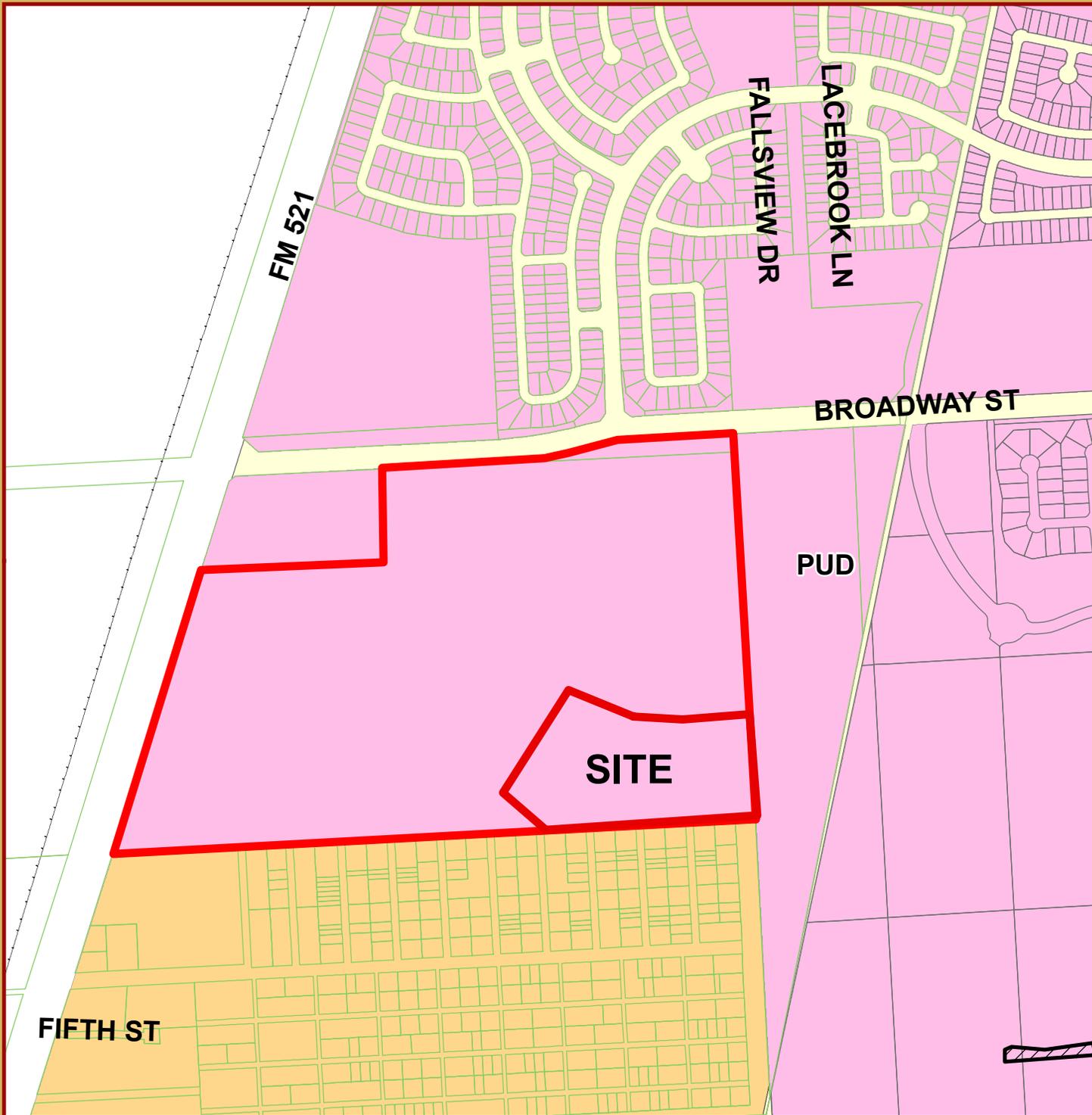
PARKLAND: Parkland dedication and fees have been paid as part of the overall PD.

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

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Shadow Grove Section 3



VICINITY MAP

Preliminary Plat Shadow Grove Sec. 3



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

OCTOBER 2014
PLANNING DEPARTMENT





AERIAL MAP

Preliminary Plat Shadow Grove Sec. 3

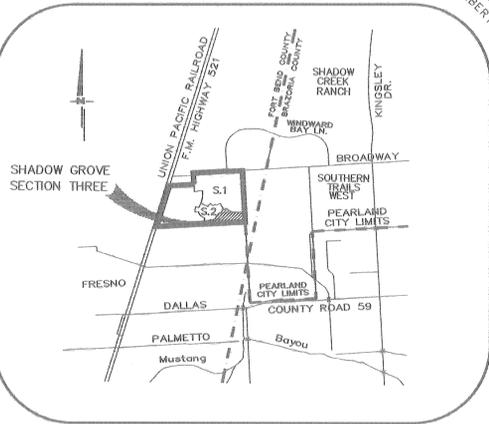


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1 inch = 754 feet

OCTOBER 2014
PLANNING DEPARTMENT





Vicinity Map
SCALE: 1"=600'

LEGEND

- 1) "CLR." INDICATES CENTERLINE RADIUS.
- 2) "BL." INDICATES BUILDING LINE.
- 3) "UE." INDICATES UTILITY EASEMENT.
- 4) "WLE." INDICATES WATER LINE EASEMENT.
- 5) "SIM. SWR. ESM." INDICATES STORM SEWER EASEMENT.
- 6) "SSE." INDICATES SANITARY SEWER EASEMENT.
- 7) "WLE/SSE." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
- 8) "DE." INDICATES DRAINAGE EASEMENT.
- 9) "⊙" = PROPOSED STREET LIGHT LOCATION.
- 10) "EE." INDICATES ELECTRICAL EASEMENT.
- 11) "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
- 12) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
- 13) "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK RECORDS.
- 14) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

LAND USE TABLE

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	OPEN SPACE	±0.74	32,092
B	OPEN SPACE	±0.06	2,453
C	OPEN SPACE	±0.12	5,040

BLOCK OF WINDWARD BAY DR.
A PRELIMINARY PLAT OF
SHADOW GROVE
SECTION THREE

BEING 13.0± ACRES OF LAND
CONTAINING 41 LOTS (60' X 120' TYP.) AND
THREE RESERVES IN TWO BLOCKS.

OUT OF THE
A.B. LANGERMAN SURVEY, A-555
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

DEVELOPER:
KB HOMES
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
ATTN: ROBERT HULBERT, 281-668-3850

ENGINEER:
JONES & CARTER, INC.
6335 GULFTON, #100
HOUSTON, TEXAS 77081
ATTN: TERRY REEVES, 713-777-5337

DEVELOPER:
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PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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

SCALE: 1" = 100'
0 50 100 200

NOVEMBER 20, 2014
KGA# 04603

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	660'	445'	235'	S 69°55'56" E	433'
C2	460'	94'	47'	S 60°48'11" W	94'
C3	25'	38'	25'	N 89°50'55" E	35'
C4	1070'	7'	4'	N 45°04'52" W	7'
C5	25'	37'	23'	N 02°17'20" W	34'
C6	1170'	150'	75'	N 49°59'26" E	150'
C7	25'	38'	24'	S 88°25'43" E	35'
C8	830'	11'	5'	N 44°49'37" W	11'
C9	25'	38'	25'	S 00°25'02" E	35'
C10	820'	70'	35'	S 48°45'42" W	70'
C11	25'	37'	23'	S 88°08'51" E	34'
C12	630'	13'	7'	N 46°09'16" W	13'

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 44°43'48" E
L2	43'	N 40°18'52" E
L3	60'	N 44°48'11" E
L4	22'	S 49°18'39" W
L5	80'	N 43°14'50" E

- GENERAL NOTE:
- 1) THERE ARE 7 STRAIGHTS ON THIS PLAT.
 - 2) THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS RELEASED PRELIMINARY FLOOD INSURANCE RATE MAPS SHOWN ON THE INTERNET AT [HTTP://FLOODMAP.CO.FORT-BEND.TX.US/FLOODPLANNING/INDEX.HTML](http://floodmap.co.fort-bend.tx.us/floodplanning/index.html). AS OF THE DATE OF THE SURVEY, ACCORDING TO MAP NO.'S 481570031N AND 481570032N, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X (DEEMED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD)).
 - 3) ELEVATIONS SHOWN HEREON ARE BASED ON HOSSED 73, STAINLESS STEEL ROD IN A SLEEVE AND CAP STAMPED "HOSSED 73 1807" NEAR THE INTERSECTION OF MCKEEVER ROAD AND MICHAEL ROAD LOCATED 47 FEET EAST OF THE CENTER OF MCKEEVER, 44 FEET SOUTH OF MICHAEL ROAD, AND 35 FEET SOUTHEAST OF A CONCRETE CULVERT IN KEYMAP PAGE 6506 WITH A PUBLISHED ELEVATION OF 61.5 FEET, HAVD 1988 (GEOD 12A) ADJUSTMENT.
 - 4) TEMPORARY BENCHMARK A BEING A "DOX" CUT IN CONCRETE AT BACK-OF-CURB OF A BALL NOSE IN THE MEDIAN OF W BROADWAY STREET LOCATED APPROXIMATELY 1.639 FEET EAST OF THE INTERSECTION OF FM 521 AND W BROADWAY. ELEVATION = 65.10 FEET, HAVD 1988 (GEOD 12A) ADJUSTMENT.
 - 5) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - 6) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.
 - 7) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - 8) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
 - 9) 4 FOOT SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND 6' SIDEWALKS ON RIGHTS-OF-WAY 80 FEET OR WIDER.
 - 10) THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH AMENDED PUD.
 - 11) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
 - 12) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
 - 13) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. SUCH PERMISSION SHALL 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.
 - 14) ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR MAD 83, AND MAY BE CONVERTED TO GRID WITH AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - 15) THIS PLAT IS LOCATED IN BRAZORIA-FORT BEND MID MD NO. 1.

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



**MATTERS
REMOVED FROM
CONSENT
AGENDA**

OLD BUSINESS

Items postponed until January 30, 2015

NEW BUSINESS

**P&Z AGENDA
ITEM**

New Business

A

Public Hearing for Replat of Shadow Creek
Ranch SF-57



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Rene Rodriguez of LJA Engineering
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Final Replat of Shadow Creek Ranch - SF 57

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez, from LJA, applicant; on behalf of 741 SCR, LTD, owner; for approval of a Final Replat of Shadow Creek Ranch - SF 57, a 94 lot residential subdivision on 23.470 acres of land, generally located at the northeast corner of Windward Bay Drive and Broadway Street.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

FINAL REPLAT OF SHADOW CREEK RANCH – SF 57

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Replat of Shadow Creek Ranch - SF 57, a 94 lot residential subdivision on 23,470 acres of land, to wit:

Legal Description: A subdivision of 23.470 acres of land situated in the F. Hooper Survey, Abstract 198 and the H.T.& B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas, same being a Partial Replat of Shadow Creek Ranch SF-57, a subdivision recorded in Plat No. 20060296, Plat Records of Fort Bend County, Texas.

General Location: Located at the northeast corner of Windward Bay Drive and Broadway Street.

ZONING: The proposed subdivision is located within the Shadow Creek Ranch Planned Unit Development (PUD) and is currently zoned Single Family Residential – 5 (R-5), a zoning district that is unique to Shadow Creek Ranch, and was created with the PUD. The Shadow Creek Ranch PUD was approved in September of 1999 for approximately 3,305 acres of land within the city of Pearland. The original plat was approved in November of 2006 and was for 106 single family lots. The current replat proposes a slight change in the road layout, adds an additional access point on Windward Bay Drive, and reduces the total lot count from 106 to 94 total lots.

SHADOW CREEK RANCH PUD: The proposed subdivision is in conformance with the Shadow Creek Ranch PUD

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply to the subject development as the PUD was approved under the previous Land Use and Urban Development Ordinance.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The proposed subdivision is in conformance with the Land Use and Urban Development Ordinance.

CONFORMANCE TO THE THOROUGHFARE PLAN: This section of Shadow Creek will be served by Windward Bay Drive, a minor collector with a right-of-way of 60’.

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

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

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

PARKLAND FEES: Park fees are not required within the Shadow Creek Ranch Development.

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

PUBLIC NOTIFICATION: Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

STAFF RECOMMENDATION: Staff recommends approval of the Final Replat of Shadow Creek Ranch – SF 57 as proposed by the applicant for the following reasons:

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Replat of Shadow Creek Ranch – SF 57



ZONING MAP

Final Replat of Shadow Creek Ranch SF-57



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 = 423 feet

OCTOBER 2014
PLANNING DEPARTMENT





AERIAL MAP

Final Replat of Shadow Creek Ranch SF-57

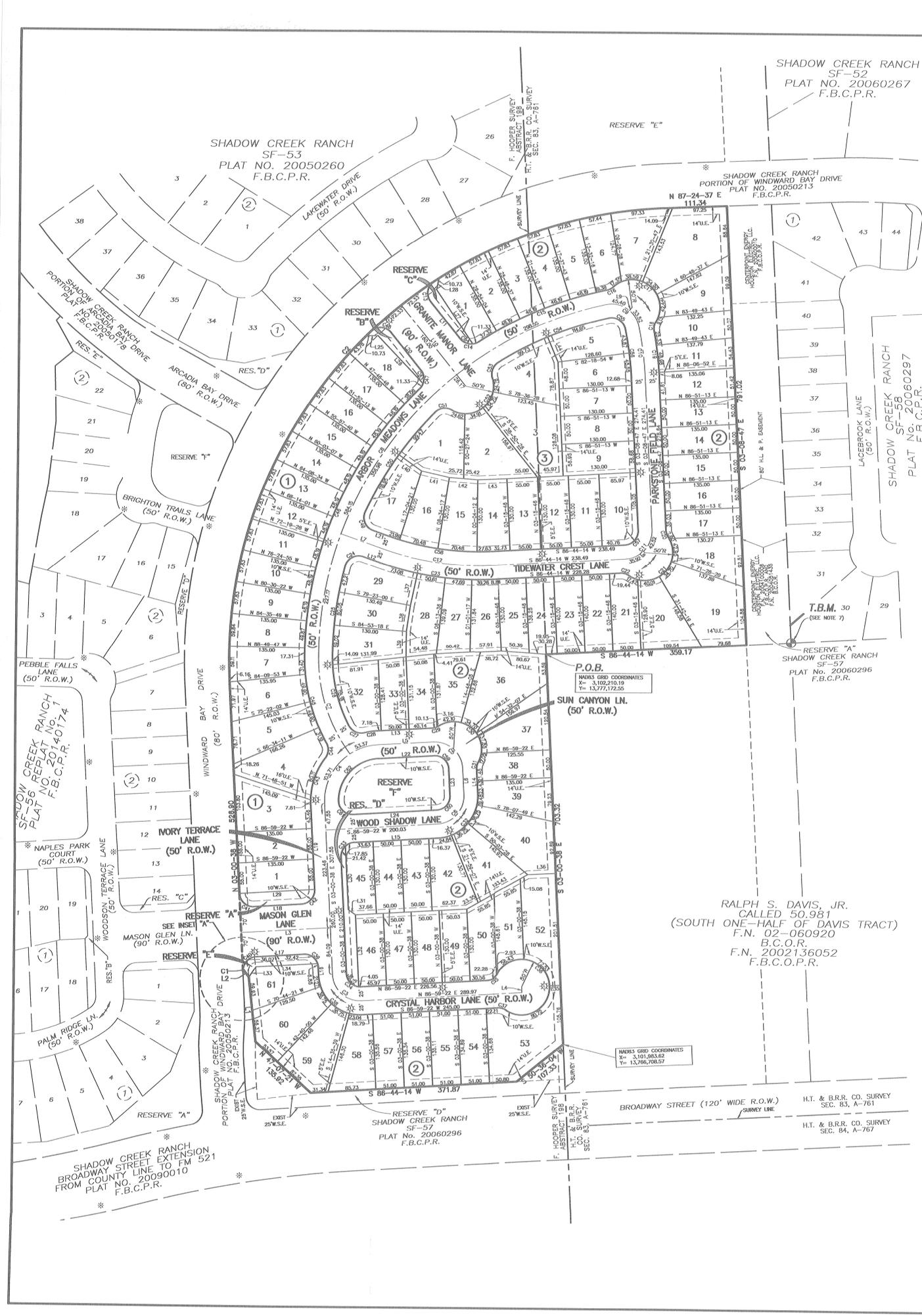


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 423 feet

OCTOBER 2014
PLANNING DEPARTMENT





LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	7,425	55.00
LOT 2	7,425	55.00
LOT 3	10,473	51.26
LOT 4	11,764	130.44
LOT 5	9,549	49.85
LOT 6	8,459	49.75
LOT 7	7,705	48.88
LOT 8	7,405	49.85
LOT 9	90-26-07	78.92
LOT 10	7,157	48.18
LOT 11	7,157	48.18
LOT 12	7,157	48.18
LOT 13	7,157	48.18
LOT 14	7,157	48.18
LOT 15	7,157	48.18
LOT 16	7,157	48.18
LOT 17	7,157	48.18
LOT 18	7,152	64.16

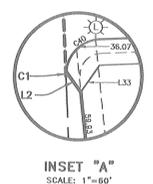
LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	7,039	63.38
LOT 2	7,157	48.18
LOT 3	7,157	48.18
LOT 4	7,157	48.18
LOT 5	7,157	48.18
LOT 6	6,976	49.30
LOT 7	9,475	37.63
LOT 8	15,652	34.20
LOT 9	9,178	41.17
LOT 10	6,929	50.67
LOT 11	7,033	48.97
LOT 12	6,824	49.68
LOT 13	6,750	50.00
LOT 14	6,750	50.00
LOT 15	6,750	50.00
LOT 16	6,750	50.00
LOT 17	6,728	50.26
LOT 18	8,509	41.60
LOT 19	15,243	34.01
LOT 20	9,512	38.95
LOT 21	6,826	51.69
LOT 22	7,000	50.00
LOT 23	7,000	50.00
LOT 24	6,944	50.00
LOT 25	6,656	50.00
LOT 26	6,914	48.08
LOT 27	7,286	47.68
LOT 28	8,089	50.59
LOT 29	8,293	69.97
LOT 30	7,024	60.03
LOT 31	7,900	73.06
LOT 32	9,123	57.59
LOT 33	6,489	50.00
LOT 34	6,620	50.04
LOT 35	8,033	43.94
LOT 36	14,814	34.01
LOT 37	10,174	36.96
LOT 38	8,825	50.89
LOT 39	8,291	42.76
LOT 40	12,104	36.38
LOT 41	9,173	36.38
LOT 42	8,294	40.96
LOT 43	6,500	50.00
LOT 44	6,500	50.00
LOT 45	6,408	50.63
LOT 46	6,500	50.00
LOT 47	6,500	50.00
LOT 48	6,500	50.00
LOT 49	6,504	50.03
LOT 50	7,088	50.85
LOT 51	6,950	56.06
LOT 52	11,187	64.00
LOT 53	15,809	137.22
LOT 54	6,874	51.00
LOT 55	6,885	51.00
LOT 56	6,896	51.00
LOT 57	6,908	51.00
LOT 58	6,734	41.63
LOT 59	10,877	36.38
LOT 60	10,089	36.38
LOT 61	7,423	65.51

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 3		
LOT 1	0,194	53.64
LOT 2	0,415	34.17
LOT 3	3,624	33.74
LOT 4	0,317	35.08
LOT 5	4,032	60.83
LOT 6	4,883	58.21
LOT 7	4,500	50.00
LOT 8	4,500	50.00
LOT 9	1,386	56.68
LOT 10	4,428	65.76
LOT 11	1,150	55.00
LOT 12	1,150	55.00
LOT 13	1,150	55.00
LOT 14	1,367	60.35
LOT 15	1,941	70.41
LOT 16	1,941	70.41
LOT 17	4,926	74.21

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 4		
LOT 1	7,039	63.38
LOT 2	7,157	48.18
LOT 3	7,157	48.18
LOT 4	7,157	48.18
LOT 5	7,157	48.18
LOT 6	6,976	49.30
LOT 7	9,475	37.63
LOT 8	15,652	34.20
LOT 9	9,178	41.17
LOT 10	6,929	50.67
LOT 11	7,033	48.97
LOT 12	6,824	49.68
LOT 13	6,750	50.00
LOT 14	6,750	50.00
LOT 15	6,750	50.00
LOT 16	6,750	50.00
LOT 17	6,728	50.26
LOT 18	8,509	41.60
LOT 19	15,243	34.01
LOT 20	9,512	38.95
LOT 21	6,826	51.69
LOT 22	7,000	50.00
LOT 23	7,000	50.00
LOT 24	6,944	50.00
LOT 25	6,656	50.00
LOT 26	6,914	48.08
LOT 27	7,286	47.68
LOT 28	8,089	50.59
LOT 29	8,293	69.97
LOT 30	7,024	60.03
LOT 31	7,900	73.06
LOT 32	9,123	57.59
LOT 33	6,489	50.00
LOT 34	6,620	50.04
LOT 35	8,033	43.94
LOT 36	14,814	34.01
LOT 37	10,174	36.96
LOT 38	8,825	50.89
LOT 39	8,291	42.76
LOT 40	12,104	36.38
LOT 41	9,173	36.38
LOT 42	8,294	40.96
LOT 43	6,500	50.00
LOT 44	6,500	50.00
LOT 45	6,408	50.63
LOT 46	6,500	50.00
LOT 47	6,500	50.00
LOT 48	6,500	50.00
LOT 49	6,504	50.03
LOT 50	7,088	50.85
LOT 51	6,950	56.06
LOT 52	11,187	64.00
LOT 53	15,809	137.22
LOT 54	6,874	51.00
LOT 55	6,885	51.00
LOT 56	6,896	51.00
LOT 57	6,908	51.00
LOT 58	6,734	41.63
LOT 59	10,877	36.38
LOT 60	10,089	36.38
LOT 61	7,423	65.51

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 5		
LOT 1	0,194	53.64
LOT 2	0,415	34.17
LOT 3	3,624	33.74
LOT 4	0,317	35.08
LOT 5	4,032	60.83
LOT 6	4,883	58.21
LOT 7	4,500	50.00
LOT 8	4,500	50.00
LOT 9	1,386	56.68
LOT 10	4,428	65.76
LOT 11	1,150	55.00
LOT 12	1,150	55.00
LOT 13	1,150	55.00
LOT 14	1,367	60.35
LOT 15	1,941	70.41
LOT 16	1,941	70.41
LOT 17	4,926	74.21

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	7-20-15	3.20	1.60	3.20	S 00-39-29 W
C2	810.00	90-25-15	1278.30	815.97	1149.71	N 42-11-59 E
C3	50.00	90-00-00	78.54	50.00	70.71	S 48-00-38 E
C4	100.00	90-00-00	157.08	100.00	141.42	S 41-59-22 W
C5	50.00	90-00-00	78.54	50.00	70.71	N 48-00-38 W
C6	50.00	90-00-00	78.54	50.00	70.71	N 41-59-22 E
C7	300.00	35-49-45	187.60	96.98	184.56	S 18-12-49 E
C8	650.00	77-48-27	882.70	524.55	816.42	S 38-36-17 W
C9	50.00	90-26-07	78.92	50.38	70.98	N 57-16-26 W
C10	600.00	8-54-36	93.31	46.75	93.21	N 07-36-05 W
C11	50.00	89-53-00	78.44	49.90	70.64	N 41-47-44 E
C12	500.00	22-59-17	200.61	101.67	199.27	S 81-46-08 E
C13	25.00	95-06-58	41.50	27.34	36.90	S 08-45-00 W
C14	25.00	84-15-39	36.77	22.61	33.04	S 80-56-19 E
C15	675.00	21-10-36	249.48	126.18	248.06	N 67-31-10 E
C16	25.00	30-41-46	43.39	6.86	13.23	N 62-45-35 E
C17	50.00	163-11-35	142.41	338.46	98.93	S 50-59-31 E
C18	25.00	41-18-09	40.02	9.42	17.63	S 09-57-12 W
C19	625.00	7-33-06	82.37	41.25	82.32	S 06-55-19 E
C20	25.00	30-31-13	43.32	6.82	13.16	S 18-24-23 E
C21	50.00	157-46-08	137.68	254.49	98.12	S 45-13-05 W
C22	25.00	37-21-55	46.30	8.45	16.02	N 74-34-49 W
C23	525.00	22-59-17	210.64	106.76	209.23	N 81-46-08 W
C24	25.00	94-46-49	41.36	27.18	36.80	S 62-20-06 W
C25	625.00	15-14-39	166.29	83.64	165.80	S 07-19-22 W
C26	275.00	26-55-55	129.26	65.85	128.08	S 13-45-54 E
C27	25.00	76-23-00	33.33	19.67	30.91	S 65-25-21 E
C28	125.00	10-36-13	23.13	11.60	23.10	N 81-41-15 E
C29	25.00	30-27-58	43.29	6.81	13.14	N 71-45-22 E
C30	50.00	150-55-56	131.71	192.87	96.80	S 48-00-38 E
C31	25.00	30-27-58	43.29	6.81	13.14	S 12-13-21 W
C32	75.00	90-00-00	117.81	75.00	106.67	S 41-59-22 W
C33	25.00	90-00-00	39.27	25.00	35.36	S 41-59-22 W
C34	25.00	90-00-00	39.27	25.00	35.36	S 48-00-38 E
C35	25.00	57-46-09	25.21	13.79	24.15	N 58-06-17 E
C36	50.00	274-38-20	239.67	46.11	67.79	S 13-27-37 E
C37	25.00	36-52-12	46.09	8.33	15.81	N 74-34-33 W
C38	75.00	90-00-00	117.81	75.00	106.67	N 48-00-38 W
C39	25.00	90-00-00	39.27	25.00	35.36	N 48-00-38 W
C40	25.00	90-00-00	39.27	25.00	35.36	S 41-59-22 W
C41	25.00	90-00-00	39.27	25.00	35.36	S 48-00-38 E
C42	25.00	90-00-00	39.27	25.00	35.36	N 41-59-22 E
C43	125.00	40-17-54	87.92	45.87	86.12	N 17-08-19 E
C44	25.00	66-13-03	28.89	16.30	27.31	N 04-10-45 E
C45	325.00	28-37-50	162.40	82.93	160.72	N 14-36-52 W
C46	675.00	45-45-07	539.00	284.80	524.79	N 22-34-36 E
C47	25.00	84-15-39	36.77	22.61	33.54	N 03-19-20 E
C48	25.00	95-06-58	41.50	27.34	36.90	N 86-21-58 W
C49	25.00	94-46-49	41.36	27.18	36.80	N 22-53-05 W
C50	625.00	20-01-23	218.42	110.33	217.31	N 34-31-01 E
C51	25.00	74-50-14	32.65	19.13	30.38	N 81-56-49 E
C52	50.00	136-20-51	118.99	124.84	92.83	N 51-11-31 E
C53	25.00	74-50-14	32.65	19.13	30.38	N 20-26-13 E
C54	625.00	19-39-11	214.38	108.25	213.33	N 67-40-55 E
C55	25.00	90-26-07	39.46	25.19	35.49	S 57-16-26 E
C56	575.00	8-54-36	89.42	44.80	89.33	S 07-36-05 E
C57	25.00	89-53-00	39.22	24.95	35.32	S 41-47-44 W
C58	475.00	22-59-17	190.58	96.59	189.30	N 81-46-08 W
C59	25.00	90-00-00	39.27	25.00	35.36	S 48-00-38 E
C60	25.00	90-00-00	39.27	25.00	35.36	S 41-59-22 W
C61	25.00	92-48-38	40.50	26.26	36.21	N 46-36-20 W
C62	75.00	87-11-22	114.13	71.41	103.43	N 43-23-40 E
C63	25.00	58-17-53	25.44	13.94	24.35	S 09-39-33 E
C64	25.00	58-17-53	25.44	13.94	24.35	N 67-57-26 W



- LEGEND**
- U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - S.T.M.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - ⊙ INDICATES PROPOSED STREET LIGHT
 - ⊙ INDICATES EXISTING STREET LIGHT
 - E.E. INDICATES ELECTRICAL EASEMENTS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - T.B.M. INDICATES TEMPORARY BENCHMARK

LINE	BEARING	DISTANCE
L1	N 06-31-16 W	116.30
L2	N 36-42-03 W	17

STATE OF TEXAS
COUNTY OF FORT BEND

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT; AND SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION, ACTING BY AND THROUGH GARY COOK, PRESIDENT OF SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION; OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-57 REPLAT No. 1, 23,470 ACRES OUT OF THE F. HOOPER SURVEY, ABSTRACT 198 AND THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 741SCR, LTD. AND SCR MAINTENANCE ASSOCIATION, 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 (11'6") 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, UNOBTSTRUCTED 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, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2014.

741SCR, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
GERALD W. NOTEBOOM,
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, 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

IN TESTIMONY HERETO, SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY COOK, PRESIDENT THIS DAY OF _____, 2014.

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION
A TEXAS NONPROFIT CORPORATION

BY: _____
GARY COOK, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY COOK, PRESIDENT, OF SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEING 23.470 ACRES OF LAND LOCATED IN THE F. HOOPER SURVEY, ABSTRACT 198 AND THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF SHADOW CREEK RANCH SF-57, A SUBDIVISION OF RECORD IN PLAT NUMBER 20060296, F.B.C.P.R., SAID 23.470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 50.981 ACRE TRACT (DESCRIBED AS THE SOUTH ONE-HALF OF THE DAVIS TRACT) CONVEYED TO RALPH S. DAVIS, JR., BY INSTRUMENT OF RECORD UNDER FILE NO. 02-060920, F.B.C.P.R., AND FILE NO. 2002136052, F.B.C.P.R. AND BEING A RE-ENTRANT CORNER OF SAID SHADOW CREEK RANCH SF-57;

THENCE, SOUTH 03° 00' 38" EAST, WITH THE COMMON LINE OF SAID 50.981 ACRE TRACT AND SHADOW CREEK RANCH SF-57, 703.32 FEET TO A POINT FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "D" AS SHOWN ON SAID SHADOW CREEK RANCH SF-57;

THENCE, WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "D", THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 50° 36' 04" WEST, 107.33 FEET TO A POINT FOR CORNER;
2. SOUTH 86°44' 14" WEST, 371.87 FEET TO A POINT FOR CORNER;
3. NORTH 47° 07' 21" WEST, 135.92 FEET TO A POINT FOR CORNER;
4. NORTH 06° 31' 16" WEST, 116.30 FEET TO A POINT FOR CORNER;
5. NORTH 36° 42' 03" WEST, 17.66 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 3.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 07° 20' 15", AND A CHORD WHICH BEARS SOUTH 07° 39' 29" WEST, 3.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WINDWARD BAY DRIVE (80-FOOT WIDE) AS SHOWN ON SHADOW CREEK RANCH PORTION OF WINDWARD BAY DRIVE, A SUBDIVISION OF RECORD IN PLAT NUMBER 20050213, F.B.C.P.R.;

THENCE, WITH AN EASTERLY AND SOUTHERLY LINE OF SAID WINDWARD BAY DRIVE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 03° 00' 38" WEST, 526.90 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 1,278.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 90° 25' 15", AND A CHORD WHICH BEARS NORTH 42° 11' 59" EAST, 1,149.71 FEET TO A POINT FOR CORNER;
3. NORTH 87° 24' 37" EAST, 111.34 FEET TO A POINT FOR THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" AS SHOWN ON AFOREMENTIONED SHADOW CREEK RANCH SF-57;

THENCE, SOUTH 03° 08' 47" EAST, WITH THE WEST LINE OF SAID RESTRICTED RESERVE "A", 791.02 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND BEING ON THE NORTH LINE OF THE AFOREMENTIONED 50.981 ACRE TRACT;

THENCE, SOUTH 86° 44' 14" WEST, ALONG THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-57 AND 50.981 ACRE TRACT, 359.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.470 ACRES OF LAND.

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 SHADOW CREEK RANCH SF-57 REPLAT No. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

HENRY N. FUERTES
CITY 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, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2014, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

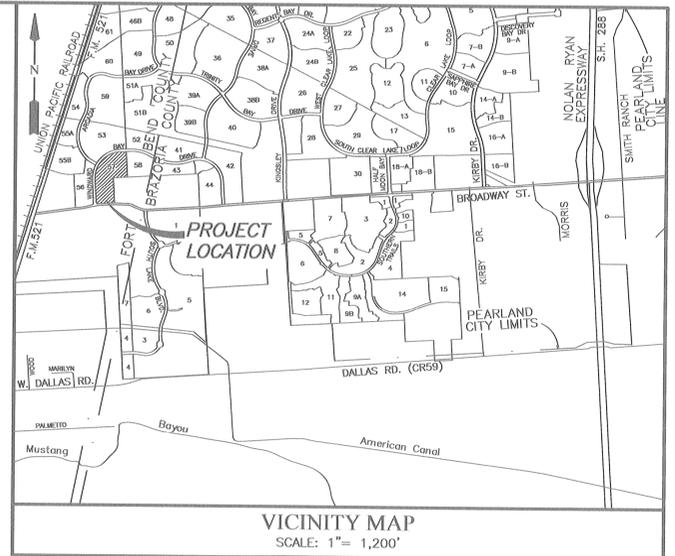
NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, F.N. 1415744480, DATED OCTOBER 9, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE NAD 83 GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99987.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
5. FIVE-EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1995", THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
7. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHEAST CORNER OF RESERVE "A" LOCATED IN SHADOW CREEK RANCH SF-57 (AS SHOWN BY SYMBOL).

ELEV. = 63.72" NGVD-29, 1987 ADJUSTMENT

8. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0320L, REVISED APRIL 2, 2014, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND FORT BEND COUNTY.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 AND THE CITY LIMITS OF THE CITY OF PEARLAND.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
15. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
16. THERE ARE 19 STREET LIGHTS PROPOSED ON THIS PLAT.
17. 4 FOOT WIDE SIDE WALKS SHALL BE BUILT ON BOTH SIDES OF ALL STREETS DEDICATED TO THE PUBLIC IN ACCORDANCE WITH ADA REQUIREMENTS.
18. NO LOTS SHALL HAVE DIRECT ACCESS TO ARCADIA BAY DRIVE, WINDWARD BAY DRIVE OR BROADWAY STREET.
19. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
20. 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.



VICINITY MAP

SCALE: 1"= 1,200'

KEY MAP NO. 612N

FINAL PLAT OF SHADOW CREEK RANCH SF-57 PARTIAL REPLAT No. 1

A SUBDIVISION OF 23.470 ACRES OF LAND SITUATED IN F. HOOPER SURVEY, ABSTRACT 198 AND THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, SAME BEING A PARTIAL REPLAT OF SHADOW CREEK RANCH SF-57, A SUBDIVISION RECORDED IN PLAT No. 20060296, PLAT RECORDS OF CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
TO CHANGE LOT SIZES AND CONFIGURATION

96 LOTS 6 RESERVES (0.722 ACRES) 3 BLOCKS
NOVEMBER 6, 2014 JOB NO. 2027-0157C-310

OWNERS:

741SCR, LTD.

BY: PSWA, INC., ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

AND

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION
A TEXAS NONPROFIT CORPORATION
GARY W. COOK, PRESIDENT

2947 E. BROADWAY, SUITE 300, PEARLAND, TEXAS 77581
(281) 412-3733

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 RENE RODRIGUEZ

SHEET 2 OF 2

**P&Z AGENDA
ITEM**

B

Consideration and Possible Action on Replat of
Shadow Creek Ranch SF-57

**P&Z AGENDA
ITEM**

New Business

C

Public Hearing for Replat of Shadow
Creek Ranch SF-58



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Rene Rodriguez of LJA Engineering
DATE: 12/01/2014
AGENDA ITEM SUBJECT: Final Replat of Shadow Creek Ranch - SF 58

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez, from LJA, applicant; on behalf of 741 SCR, LTD, owner; for approval of a Final Replat of Shadow Creek Ranch - SF 58, a 54 lot residential subdivision on 12.975 acres of land, generally located at the northeast corner of Windward Bay Drive and Broadway Street.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2014

FINAL REPLAT OF SHADOW CREEK RANCH – SF 58

A request by Rene Rodriguez, from LJA, applicant; on behalf of 741 SCR, LTD, owner; for approval of a Final Replat of Shadow Creek Ranch - SF 58, a 54 lot residential subdivision located on 12.975 acres of land, to wit:

Legal Description: A subdivision of 12.975 acres of land situated in the H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas, same being a Partial Replat of Shadow Creek Ranch SF-58, a subdivision recorded in Plat No. 20060297, Plat Records of Fort Bend County, Texas.

General Location: Located on the south side of Windward Bay Drive north of Shadow Ridge.

ZONING: The proposed subdivision is located within the Shadow Creek Ranch Planned Unit Development (PUD) and is currently zoned Single Family Residential – 5 (R-5), a zoning district that is unique to Shadow Creek Ranch, and was created with the PUD. The Shadow Creek Ranch PUD was approved in September of 1999 for approximately 3,305 acres of land within the city of Pearland. The original plat was approved in November of 2006 and was for 59 single family lots. The current replat proposes a slight change in the road layout and reduces the total lot count from 59 to 54 total lots.

SHADOW CREEK RANCH PUD: The proposed subdivision is in conformance with the Shadow Creek Ranch PUD

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

LAND USE & URBAN DEVELOPMENT ORDINANCE: The proposed subdivision is in conformance with the Land Use and Urban Development Ordinance.

CONFORMANCE TO THE THOROUGHFARE PLAN: This section of Shadow Creek will be served by Windward Bay Drive, a minor collector with a right-of-way of 60’.

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

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

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

PARKLAND FEES: Park fees are not required within the Shadow Creek Ranch Development.

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

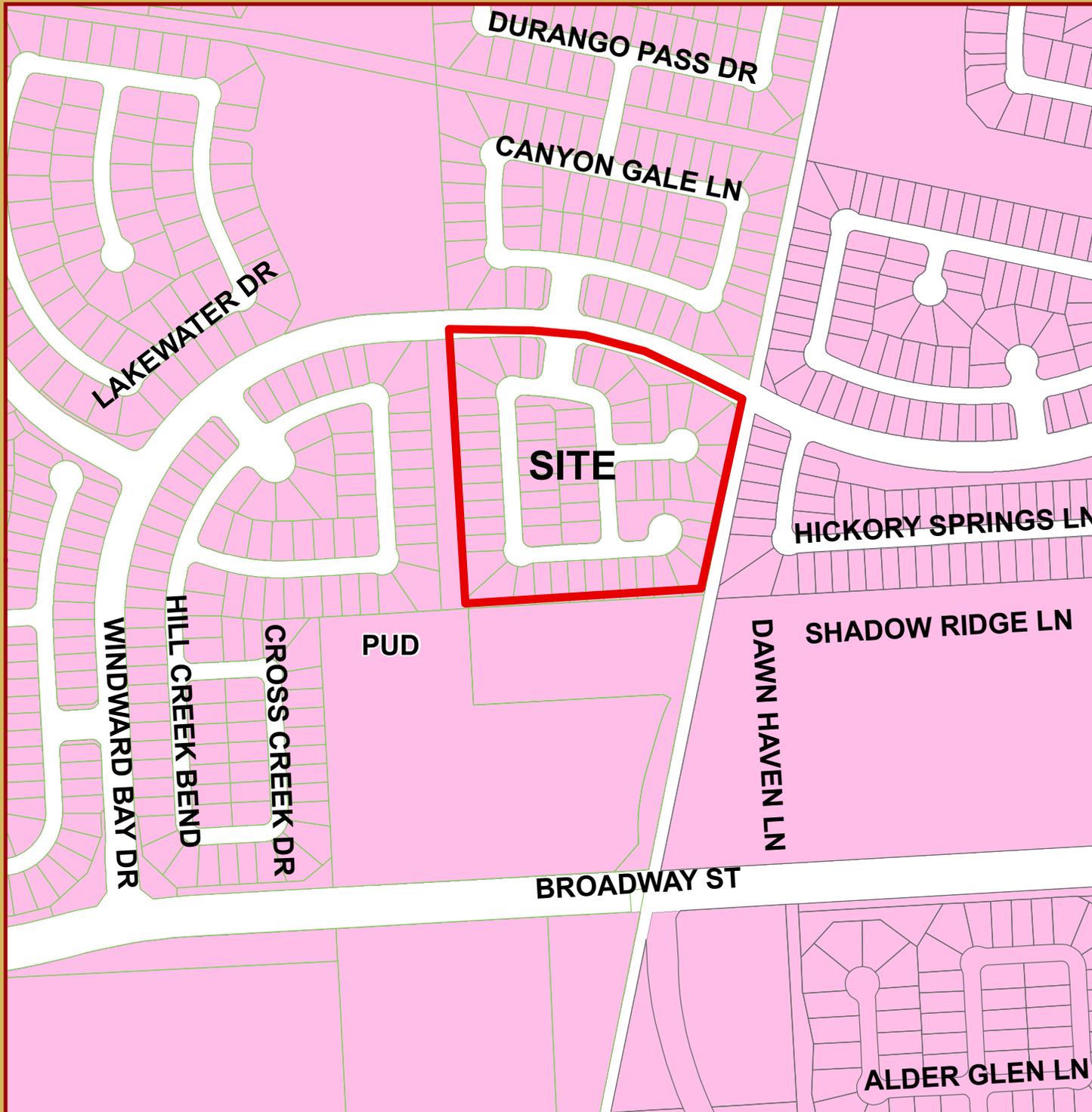
PUBLIC NOTIFICATION: Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

STAFF RECOMMENDATION: Staff recommends approval of the Final Replat of Shadow Creek Ranch – SF 58 as proposed by the applicant for the following reasons:

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Replat of Shadow Creek Ranch – SF 58



ZONING MAP

Final Replat of Shadow Creek Ranch SF-58

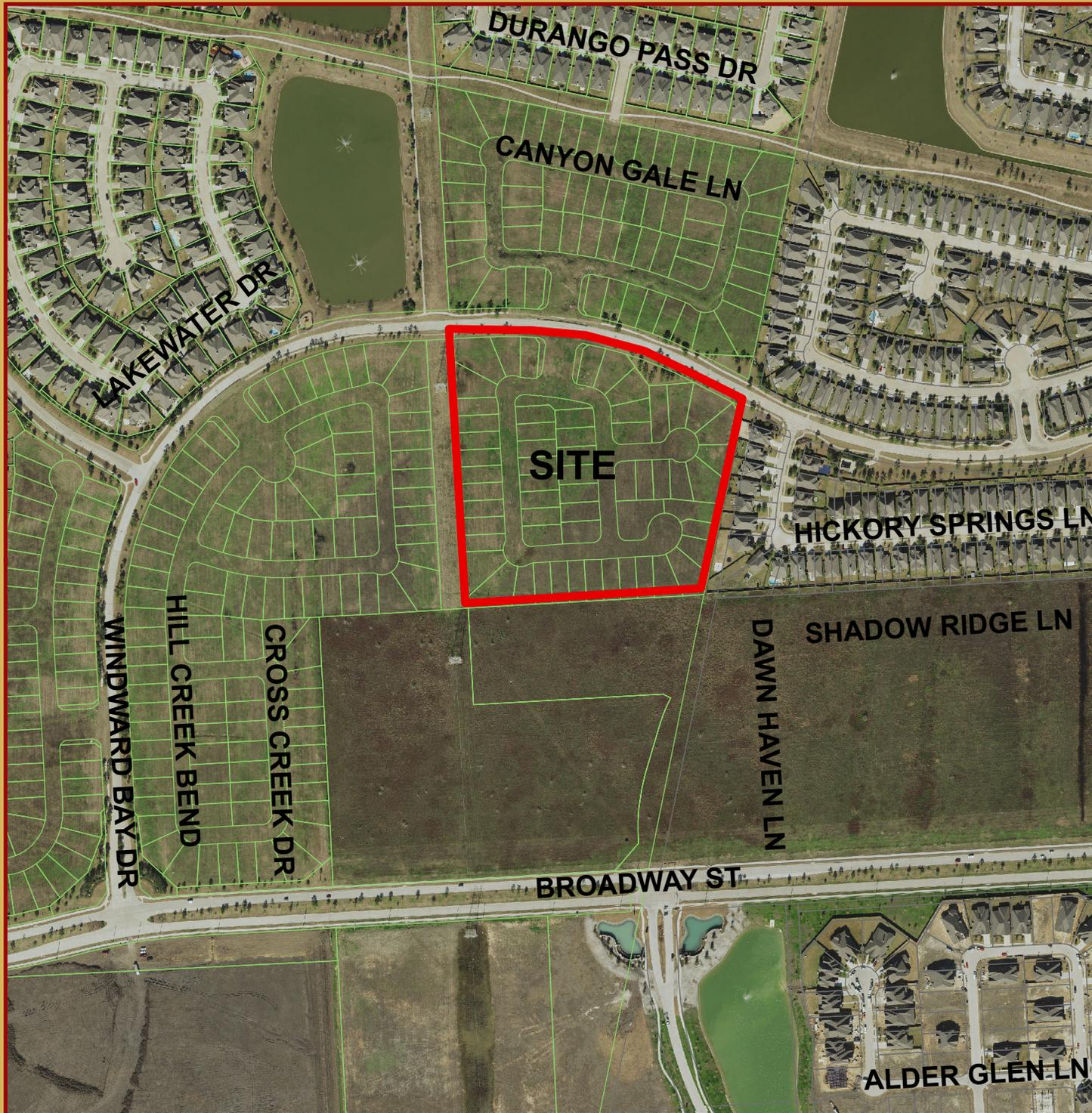


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 423 feet

OCTOBER 2014
PLANNING DEPARTMENT





AERIAL MAP

Final Replat of Shadow Creek Ranch SF-58

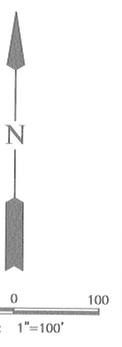


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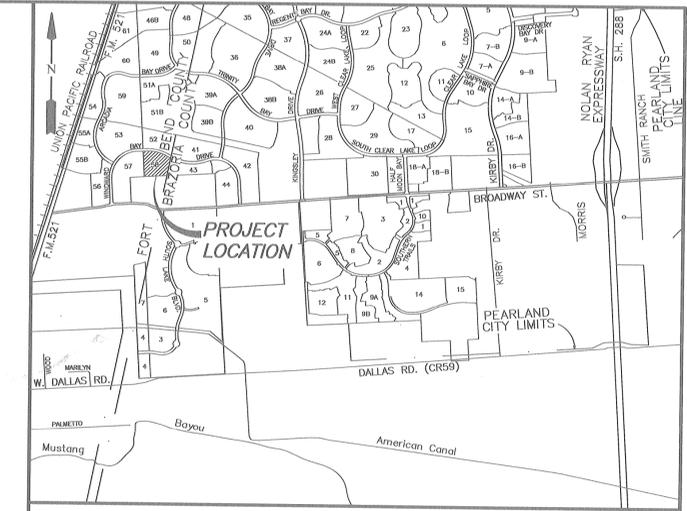
OCTOBER 2014
PLANNING DEPARTMENT





CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1160.00	29-51-15	604.42	309.24	597.61	S 77-39-46 E
C2	750.00	5-11-03	67.86	33.95	67.84	S 05-03-41 W
C3	550.00	24-34-32	235.91	119.80	234.10	N 83-48-24 W
C4	50.00	68-22-21	59.67	33.96	56.19	N 37-19-57 W
C5	50.00	75-07-09	65.55	38.45	60.96	N 49-10-39 E
C6	500.00	16-01-22	139.82	70.37	139.37	N 03-36-24 E
C7	50.00	90-07-00	78.64	50.10	70.78	S 48-12-16 E
C8	50.00	87-03-07	75.97	47.49	68.87	S 40-22-47 W
C9	25.00	93-32-09	40.81	26.59	36.43	S 54-25-18 W
C10	705.00	1-19-50	16.37	8.19	16.37	S 06-50-18 W
C11	25.00	86-50-36	37.96	23.72	34.42	S 37-10-24 E
C12	575.00	9-09-04	91.84	46.02	91.74	S 76-05-40 E
C13	75.00	68-22-21	89.50	50.94	84.28	S 37-19-57 E
C14	25.00	90-07-00	39.32	25.05	35.39	S 48-12-16 E
C15	25.00	75-07-09	32.78	19.22	30.48	N 49-10-39 E
C16	475.00	9-15-59	76.82	38.49	76.74	N 06-59-05 E
C17	25.00	51-39-25	22.54	12.10	21.78	N 23-28-37 W
C18	50.00	276-13-06	241.05	44.85	66.77	N 88-48-14 E
C19	25.00	45-12-26	19.73	10.41	19.22	S 24-18-34 W
C20	525.00	9-54-43	90.82	45.53	90.71	S 06-39-43 W
C21	75.00	75-07-09	98.33	57.67	91.44	S 49-10-39 W
C22	25.00	89-53-00	39.22	24.95	35.32	S 41-47-44 W
C23	25.00	90-07-00	39.32	25.05	35.39	S 48-12-16 E
C24	25.00	57-46-09	25.21	13.79	24.15	N 57-51-09 E
C25	50.00	274-38-20	239.67	46.11	67.79	S 13-42-45 E
C26	25.00	36-52-12	16.09	8.33	15.81	N 74-49-40 W
C27	25.00	24-33-49	10.72	5.44	10.64	N 74-27-19 W
C28	50.00	130-14-37	121.51	134.60	93.74	N 48-12-16 W
C29	25.00	24-33-49	10.72	5.44	10.64	N 09-08-08 E
C30	25.00	21-04-44	9.20	4.65	9.15	N 13-41-09 W
C31	50.00	127-29-33	111.26	101.37	89.68	N 39-31-16 E
C32	25.00	19-42-50	8.60	4.34	8.56	S 86-35-23 E
C33	575.00	2-21-13	23.62	11.81	23.62	N 84-43-49 E
C34	25.00	80-13-01	35.00	21.06	32.21	N 45-47-55 E
C35	795.00	1-57-49	27.25	13.62	27.24	N 06-40-18 E
C36	25.00	93-32-09	40.81	26.59	36.43	N 39-06-52 W
C37	25.00	87-03-07	37.98	23.75	34.43	N 40-22-47 E
C38	525.00	24-34-32	225.18	114.35	223.46	S 83-48-24 E
C39	25.00	68-22-21	29.83	16.98	28.09	S 37-19-57 E
C40	25.00	89-53-00	39.22	24.95	35.32	S 41-47-44 W
C41	25.00	90-07-00	39.32	25.05	35.39	N 48-12-16 W
C42	25.00	59-06-12	25.79	14.17	24.66	N 23-13-43 W
C43	25.00	62-19-17	27.19	15.12	25.87	S 36-51-03 W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 07-39-13 W	97.30
L2	N 50-25-22 W	9.14
L3	S 41-47-44 W	5.00
L4	S 03-15-46 E	10.00
L5	N 86-44-14 E	130.87
L6	N 11-37-04 E	20.52
L7	S 07-39-13 W	70.14
L8	S 03-08-47 E	112.17
L9	N 86-44-14 E	80.68
L10	N 11-37-04 E	20.52
L11	S 11-37-04 W	20.52
L12	S 86-44-14 W	80.88
L13	S 03-08-47 E	100.00
L14	N 86-44-14 E	93.55
L15	N 07-39-13 E	70.14
L16	N 10-53-00 E	118.21
L17	S 56-04-09 W	21.14
L18	N 35-42-22 W	113.06
L19	S 85-29-06 W	131.26
L20	S 62-44-09 E	43.34
L21	S 11-37-55 W	36.23
L22	N 29-26-00 W	63.54
L23	N 40-45-43 W	21.14
L24	N 04-25-26 E	130.52
L25	S 86-51-13 W	118.29
L26	N 48-08-47 W	14.14
L27	N 65-43-07 W	123.77
L28	N 17-32-26 E	22.24
L29	N 78-22-56 W	138.08
L30	S 78-22-56 E	18.74
L31	S 17-32-26 W	22.10



VICINITY MAP
SCALE: 1"=1,200'
KEY MAP NO. 612N

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.048	2,094	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.162	7,039	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.017	756	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.052	2,268	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.016	686	RESTRICTED TO EMERGENCY ACCESS
F	0.083	3,613	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.378	15,770	

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	6,856	48.09
LOT 2	7,217	47.88
LOT 3	7,161	55.38
LOT 4	8,466	65.00
LOT 5	8,015	55.48
LOT 6	7,496	59.41
LOT 7	10,576	79.59
LOT 8	10,776	94.13
LOT 9	6,900	51.31
LOT 10	6,665	51.05
LOT 11	7,143	54.99
LOT 12	8,716	60.00
LOT 13	7,500	50.00
LOT 14	7,353	58.26
LOT 15	7,898	48.81
LOT 16	9,335	62.75
LOT 17	9,440	78.27
LOT 18	6,710	50.47
LOT 19	6,750	50.00
LOT 20	6,750	50.00
LOT 21	6,750	50.00
LOT 22	6,750	50.00
LOT 23	6,750	50.00
LOT 24	6,750	50.00
LOT 25	6,750	50.00
LOT 26	6,744	50.43
LOT 27	9,103	41.27
LOT 28	16,008	34.01
LOT 29	9,647	39.18
LOT 30	6,728	50.16
LOT 31	6,750	50.00
LOT 32	6,750	50.00
LOT 33	6,750	50.00
LOT 34	6,750	50.00
LOT 35	6,750	50.00
LOT 36	6,750	50.00
LOT 37	7,839	48.84
LOT 38	16,691	36.16
LOT 39	15,963	38.51
LOT 40	8,975	65.25

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	7,442	55.62
LOT 2	6,500	50.00
LOT 3	6,500	50.00
LOT 4	6,500	50.00
LOT 5	6,500	50.00
LOT 6	6,500	50.00
LOT 7	7,927	55.00
LOT 8	7,300	55.00
LOT 9	7,020	54.00
LOT 10	7,020	54.00
LOT 11	7,020	54.00
LOT 12	7,020	54.00
LOT 13	7,020	54.00
LOT 14	6,965	54.00

- LEGEND**
- U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES EXISTING STREET LIGHT
 - E.E. INDICATES ELECTRICAL EASEMENTS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - T.B.M. INDICATES TEMPORARY BENCHMARK
 - RES. INDICATES RESERVE
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PROPERTY RECORDS
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE

RALPH S. DAVIS
CALLED 50.981 ACRES
(SOUTH ONE-HALF OF DAVIS TRACT)
F.N. 02-060920
B.C.O.R.
F.N. 2002-136052
F.B.C.O.P.R.

**FINAL PLAT OF
SHADOW CREEK RANCH
SF-58 REPLAT No. 1**

A SUBDIVISION OF 12.975 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, SAME BEING A REPLAT OF SHADOW CREEK RANCH SF-58, A SUBDIVISION RECORDED IN PLAT No. 20060297, PLAT RECORDS OF CITY OF PEARLAND, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:
TO CHANGE LOT SIZES AND CONFIGURATION

54 LOTS 6 RESERVES (0.378 ACRES) 2 BLOCKS
NOVEMBER 6, 2014 JOB NO. 2027-0158C-310

OWNERS:
741SCR, LTD.

BY: PSWA, INC., ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

AND
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION
A TEXAS NONPROFIT CORPORATION
GARY W. COOK, PRESIDENT
2947 E. BROADWAY, SUITE 300, PEARLAND, TEXAS 77581
(281) 412-3733

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT AND SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION, ACTING BY AND THROUGH GARY COOK, PRESIDENT OF SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION; OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-58 REPLAT No. 1, 12.975 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS AND SHADOW CREEK RANCH MAINTENANCE ASSOCIATION DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 741SCR, LTD. AND SCR MAINTENANCE ASSOCIATION, 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 (11'6") 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, UNOBTSTRUCTED 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, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2014.

741SCR, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
GERALD W. NOTEBOOM,
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., 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

IN TESTIMONY HERETO, SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY COOK, PRESIDENT THIS _____ DAY OF _____, 2014.

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION
A TEXAS NONPROFIT CORPORATION

BY: _____
GARY COOK, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY COOK, PRESIDENT, OF SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, A TEXAS NONPROFIT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO 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

BEING 12.975 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF SHADOW CREEK RANCH SF-58, A SUBDIVISION OF RECORD IN PLAT NUMBER 20060297, PLAT RECORDS OF SAID FORT BEND COUNTY, (F.B.C.P.R.), SAID 12.975 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SHADOW CREEK RANCH SF-58, AND ON THE EAST LINE OF SHADOW CREEK RANCH SF-57, A SUBDIVISION OF RECORD IN PLAT NUMBER 20060296, F.B.C.P.R.;

THENCE, WITH THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-57 AND SAID SHADOW CREEK RANCH SF-58, NORTH 03° 08' 47" WEST, 790.08 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD BAY DRIVE (80-FOOT WIDE) AS SHOWN ON SHADOW CREEK RANCH PORTION OF WINDWARD BAY DRIVE, A SUBDIVISION OF RECORD IN PLAT NUMBER 20050213, F.B.C.P.R.;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WINDWARD BAY DRIVE, THE FOLLOWING THREE (3) COURSES:

1. NORTH 87° 24' 37" EAST, 111.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 604.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 29° 51' 15", AND A CHORD WHICH BEARS SOUTH 77° 39' 46" EAST, 597.61 FEET TO A POINT FOR CORNER;
3. SOUTH 62° 44' 09" EAST, 182.13 FEET TO A POINT FOR CORNER BEING THE NORTHEAST CORNER OF AFOREMENTIONED SHADOW CREEK RANCH SF-58 AND THE NORTHWEST CORNER OF SHADOW CREEK RANCH SF-43, A SUBDIVISION OF RECORD IN VOLUME 24, PAGE 376 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), ALSO BEING ON THE COMMON COUNTY LINE OF SAID FORT BEND COUNTY AND SAID BRAZORIA COUNTY;

THENCE, WITH SAID COMMON COUNTY LINE AND THE COMMON LINE OF SAID SHADOW CREEK RANCH SF-58 AND SAID SHADOW CREEK RANCH SF-43, SOUTH 11° 37' 55" WEST, 554.16 FEET TO A POINT FOR CORNER ON THE NORTH LINE THAT CERTAIN CALLED 50.981 ACRE TRACT (DESCRIBED AS THE SOUTH ONE-HALF OF THE DAVIS TRACT) CONVEYED TO RALPH S. DAVIS, JR., BY INSTRUMENT OF RECORD UNDER FILE NO. 02-060920, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), AND FILE NO. 2002136052, OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY (F.B.C.P.R.);

THENCE, SOUTH 86° 44' 14" WEST, DEPARTING SAID COMMON LINES, AND ALONG THE LINE COMMON TO SAID 50.981 ACRE TRACT AND SAID SHADOW CREEK RANCH SF-58, 703.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.975 ACRES OF LAND.

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 SHADOW CREEK RANCH SF-58 REPLAT No. 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

HENRY N. FUERTES
CITY 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.
ASSISTANT CITY ENGINEER

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2014, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

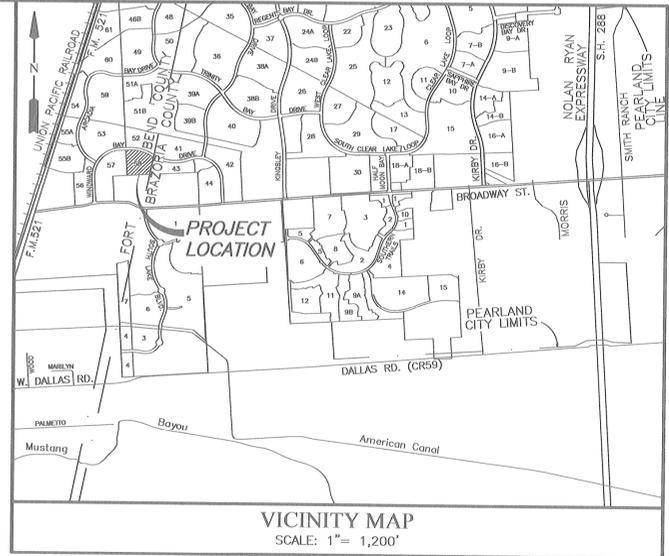
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, F.N. 1415744471, DATED OCTOBER 9, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID NAD 83 AND MAY BE CONVERTED TO GRID BY DIVIDING BY A FACTOR OF 0.99987.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
5. FIVE-EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1995", THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NVD-29, 1973 ADJUSTMENT.
7. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA END." LOCATED AT THE SOUTHWEST CORNER OF SHADOW CREEK RANCH SF-58 (AS SHOWN BY SYMBOL).
ELEV. = 63.72' NVD-29, 1987 ADJUSTMENT
8. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0320L, REVISED APRIL 2, 2014, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND FORT BEND COUNTY.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 AND THE CITY LIMITS OF THE CITY OF PEARLAND.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
15. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
16. THERE ARE 11 STREET LIGHTS PROPOSED ON THIS PLAT.
17. 4 FOOT SIDE WALKS SHALL BE BUILT ON BOTH SIDES OF ALL STREETS DEDICATED TO THE PUBLIC IN ACCORDANCE WITH ADA REQUIREMENTS.
18. NO LOTS SHALL HAVE DIRECT ACCESS TO WINDWARD BAY DRIVE.
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. LOTS 4, 5 & 6, OF BLOCK 1 SHALL NOT HAVE DRIVEWAY ACCESS ALONG RAINFOLOWER KNOLL LANE.
21. LOTS 12, 13 & 14, OF BLOCK 1 SHALL NOT HAVE DRIVEWAY ACCESS ALONG THORNBRIDGE BEND COURT.



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 612N

FINAL PLAT OF SHADOW CREEK RANCH SF-58 REPLAT No. 1

A SUBDIVISION OF 12.975 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 83, ABSTRACT 761, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS, SAME BEING A REPLAT OF SHADOW CREEK RANCH SF-58, A SUBDIVISION RECORDED IN PLAT No. 20060297, PLAT RECORDS OF CITY OF PEARLAND, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:
TO CHANGE LOT SIZES AND CONFIGURATION

54 LOTS 6 RESERVES (0.378 ACRES) 2 BLOCKS
NOVEMBER 6, 2014 JOB NO. 2027-0158C-310

OWNERS:
741SCR, LTD.
BY: PSWA, INC., ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
P.O. BOX 34306, HOUSTON, TEXAS 77234

AND
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION
A TEXAS NONPROFIT CORPORATION
GARY W. COOK, PRESIDENT
2947 E. BROADWAY, SUITE 300, PEARLAND, TEXAS 77581
(281) 412-3733

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

CONTACT RENE RODRIGUEZ SHEET 2 OF 2

DATE/TIME : Wed, 05 Nov 2014 10:50:06am
FILE NAME : I:\Projects\PLATTING\2027\FINPL\SCR58_RP_2.PFD

**P&Z AGENDA
ITEM**

D

Consideration and Possible Action for
Replat of Shadow Creek Ranch SF-58

P&Z AGENDA ITEM

E

Discussion Items:

- 1. Commissioners Activity Report**
- 2. Comprehensive Plan Update**
- 3. Zoning Update**
- 4. Next JPH/P&Z Meeting - 12/15/2014**

2014 JPH Update

Project Number	Location & Proposal	Workshop	JPH	PZ	PZ Action	CC 1 st	CC 2 nd	Ordinance	Status
CUP 2014-01	2106 O'Day Auto Repair (G/O-MU)	n/a	2/17	2/17	Postponed				Withdrawn
2014-1Z	N. of Bailey Road, between Manvel Rd. to the east and CR 107 F to the west (SD & RE to R1)	n/a	3/17	3/17	Approved 7/0	4/14	4/28	2000M-111	Approved
2014-2Z	Modern Green PD		7/7	7/7	Approved w/Cond	9/22	10/13	2000M-117	Approved
CUP 2014-02	Main Street @ Dixie Farm Rd Petroleum Product Extraction (M-2)	n/a	3/17	3/17	Approved w/Cond		4/28	CUP 2014-02	Approved
2014-3Z	Magnolia Court @ Old Town Pearland (PD Amendment)	n/a	4/21	4/21	Approved	5/12	5/26	2000M-112	Approved
2014-4Z	Spectrum PD	n/a	4/21	4/21	Approved	5/12	5/26	2000M-113	Not Approved
2014-5Z	Province Village PUD	n/a	5/19	5/19	Postponed/ Approved Later	6/9	6/23	2000M-115	Approved
2013-18Z	1603 N. Main (GC to M1)	n/a	5/19	5/19	Approved	6/9	6/23	2000M-114	Approved
CUP 2014-04	Broadway and Hill House Car Wash (GB)	n/a	5/19	5/19	Postponed Approved Later	7/28	8/11	CUP 2014-04	Approved
2014-7Z	Pearland Parkway and Barry Rose (OP, R2 and GB to GB)	n/a	6/16	6/16	Postponed				Withdrawn
2014-8Z	4701 W. Walnut (R2 to OP)	n/a	6/16	6/16	Approved	7/14	7/28	2000M-116	Approved
CUP 2014-03	2905 Harkey Rd (Church) (NS)	n/a	6/16	6/16	Approved	7/14	7/14	CUP 2014-03	Approved
2014-9Z	NE Corner of Harkey and Fite (GB and R2 to GB)								Withdrawn City Project for Fire Station
2014-10Z	Brookside Rd (Future McHard) and Cullen RE to PD Pearland's Lake Park		7/21	7/21	Postponed on 7/21 Approved w/ Conditions on 9/15	10/27	10/27	2000M-123	Approved
2014-11Z	Pearland Pkwy and Barry Rose Rd. (GB, OP and R2 to PD) Pearland Marketplace	7/21	7/21	7/21	Approved	11/24	12/8	2000M-126	

Project Number	Location & Proposal	Workshop	JPH	PZ	PZ Action	CC 1 st	CC 2 nd	Ordinance	Status
CUP 2014-05	2500 Block of Miller Ranch Rd. Houston Chinese Church	n/a	7/21	7/21	Approved	8/11	8/25	CUP 2014-05	Approved
2014-12Z	Broadway and Shauntel Baks PD	7/21	8/18	8/18	Approved/w Cond	9/22	9/29	2000M-118	Approved
2014-13Z	Pearland Town Center PD Amendment		8/18	8/18	Approved/w Cond	9/22	9/29	2000M-119	Approved
2014-6Z	4602 Broadway Street (R2 to OP)	n/a	9/15	9/15	Approved	10/13	10/27	2000M-120	Approved
2014-14Z	3030 Cullen Pkwy (NS to GB)	n/a	9/15	9/15		10/13	10/27		Changed to CUP 2014-08
2014-15Z	Business Center PD Amendment	n/a	9/15	9/15	Approved w/Conditions	10/13	10/27	2000M-121	Approved
2014-16Z	Province Village PD Amendment	n/a	9/15	9/15	Approved w/Conditions	10/13	10/27	2000M-122	Approved
CUP 2014-08	3030 Cullen Pkwy	n/a	9/15	9/15	Approved	10/13	10/27	CUP 2014-08	Approved
CUP 2014-09	W. of Business Center, N of CR 59	n/a	10/20	10/20	Postponed to 1/2015				Postponed
2014-17Z	2701 Westchester Circle	n/a	10/20	10/20	Approved	11/10	11/24	2000M-124	
2014-18Z	12216 W. Broadway Street	n/a	10/20	10/20	Denied	11/10	11/24	2000M-125	Denied
2014-19Z	6906 Broadway Street (GC & GB to R-1 & GB)	n/a	11/17	11/17		12/8	12/22	2000M-127	
2014-20Z	Southern Trails PD Amendment	n/a	11/17	11/17		12/8	12/22	2000M-128	
n/a	Bakers Landing Old Alvin and Main Street	11/17	1/5	1/5		2/9	2/23		JPH schedule contingent upon JPH application being submitted on 12/5
2014-21Z	West of CR 48 and south of Broadway Street	n/a	12/15	12/15		1/12	1/26		
n/a	Oasis of Pearland (Pearland Pkwy. near Dixie Farm Rd.)	12/15	2/16			3/9	3/23		JPH schedule contingent upon JPH application being submitted on 1/16
CUP 2014-10	Auto Wash, West of CR 48, south of Towncenter	n/a	12/15	12/15		1/12	1/26		
The following projects were submitted previously; however were deemed incomplete or staff is awaiting additional information									
CUP 2014-06	Wal.Mart @ Dixie Farm and Broadway (Outdoor Storage/Display)								Originally submitted on 6/20. Applicant required to submit screening details. Applicant has indicated that he is in no

									hurry to get CUP approved. Staff will touch base with applicant week of September 22.
CUP 2014-07	Broadway and Manvel Rd. Bypass (Telecommunications Tower)								Met with a new applicant on 10.30.14. He will be resubmitting.
CUP 2014-11	Radio Tower Antenna 2716 Shanutel Street	n/a	12/15	12/15		1/12	1/26		Incomplete Application Submitted

**ADJOURN
MEETING**