

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

February 2, 2015

6:30 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.



**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 2, 2015, 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 – APPROVAL OF MINUTES AND EXCUSED ABSENCES**

1. Approve the Minutes of the January 5, 2015 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the Absence of Thomas Duncan from the January 5, 2015 P&Z Regular meeting.

**B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF AVALON TERRACE SECTION 5**

A request by Brent Lindelof of Jones and Carter, applicant; on behalf of MHI, owner; for approval of a Final Plat of Avalon Terrace Section 5, a 621 of single-family residential subdivision on approximately 14.75 acres of land on the following described property, to wit

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

**General Location:** 500 feet west of the northwest corner of Max Road and Hughes Ranch Road.

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF ENERGY ESTATES**

A request by Chris L. Hendricks of Wilson Survey, applicant; on behalf of William and Kathrine Mars, owner; for approval of a Final Plat of Energy

Decision  
Date  
02/06/2015

Decision  
Date  
02/06/2015



Estates, a 3 lot single-family residential subdivision on approximately 5.611 acres of land, to wit:

**Legal Description:** A subdivision of 5.611 acres of land in the H.T. & B.R.R. Co. Survey, Section 7, Abstract No. 219 in the City of Pearland, Brazoria County, Texas.

**General Location:** The 2200 Block of Steven Drive.

Decision  
Date  
02/06/2015

**D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION 17**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, L.P., owner, for approval of a Final Plat of Southern Trails Section 17, a 149 lot single-family residential subdivision on approximately 52.023 acres of land, to wit:

**Legal Description:** A subdivision of 52.023 acres of land situated in the H.T. & B.R.R. Company Survey, Section 80, also known as J.S.Talmage Survey, Abstract No. 564, Brazoria County, Texas. Being a portion of Lots 43, 44, 45, 53, 54, 55 and 56 of Section 80 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, plat records of Brazoria County, Texas.

**General Location:** The northwest corner of CR 59 and Kirby Drive.

**III. MATTERS REMOVED FROM CONSENT AGENDA**

**IV. OLD BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2014-22Z**

A request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for approval of a change in zoning from the General Commercial (GC) and Office and Professional (OP) zoning districts, to a Planned Development (PD) known as Baker’s Landing; on approximately 79.94 acres of land, to wit:

**Legal Description:** All of that certain 79.94 acres of land, located in the A.C.H. & B. Survey, Section 1, A-147 and in the H.T. & B.R.R. Co. Survey 11, A-239, Brazoria County, Texas, out of the tracts of land described as Lots A, B, C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U and V”, and 2.011 acres in the deed from Felton M. Baker and wife, Mary C. Baker to the Felton M.



and Mary C. Baker Revocable Trust, recorded under Document Number 2005011939, of the Official Records of Brazoria County, Texas

**General Location:** Between Main Street (SH 35) to the west and Old Alvin Road to the east; and south of East Walnut Street, Pearland, TX

**V. NEW BUSINESS**

**B. PUBLIC HEARING – REPLAT OF RESERVE "C" OF ORCHARD GLEN**

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 21 of single-family residential subdivision on approximately .3816 acres of land, to wit:

**Legal Description:** A Subdivision of 0.3816 acres of land, located in the H.T.&B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas

**General Location:** The 3500 Block of Old Holly Drive, Pearland, TX

**C. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF RESERVE "C" OF ORCHARD GLEN**

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 21 of single-family residential subdivision on approximately .3816 acres of land, to wit:

**Legal Description:** A Subdivision of 0.3816 acres of land, located in the H.T.&B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas

**General Location:** The 3500 Block of Old Holly Drive, Pearland, TX

**D. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Comprehensive Plan Update – May 4, 2015 JPH
3. Zoning Update
4. National APA Conference –April 18-21, 2015 in Seattle
5. Next JPH/P&Z Meeting, February 16, 2015 – Regular Meeting

Decision Date 02/06/2015



## 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 30th day of January 2015, A.D., at 5:30 p.m.

\_\_\_\_\_  
Jennifer Tatum, Office Assistant

Agenda removed \_\_\_\_\_ day of February, 2015.

## II. Consent Agenda Items

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. Approval of Minutes

1. Approve the Minutes of the January 5, 2015 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the Absence of Thomas Duncan from the January 5, 2015 P&Z Regular meeting

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JANUARY 5, 2015, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes opened the meeting for the P&Z Regular Meeting at 8:51 p.m.

In attendance were:

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

**CONSENT AGENDA**

**CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSED ABSENCES**

Approve the Minutes of the December 15, 2014 P&Z Regular Meeting, held at 6:30 p.m.

**NEW BUSINESS**

P&Z Commissioner Derrick Reed joined the meeting at 8:55 p.m.

**CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2014-10**

A request of Stone Development Group, applicant; on behalf of Baath Investments LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Full Service/Detail Shop) on approximately 2.33 acres of land on the following described property:

**Legal Description:** Being a 2.3312 acre (101.546 SQ.FT.) tract of land out of tract 48 of the Allison-Richey Gulf Coast Home Company subdivision of the H.T. & B.R.R. Company survey, section no. 81, abstract no. 200, Brazoria county, Texas, according to the plat of said subdivision recorded in volume 2, page 98, of the plat records of Brazoria County, Texas, being out a called 2.615 acre tract save and except 0.2875 acre (12,522 sq. ft.) tract of land conveyed to the city of Pearland as described in deed filed under C.F. No. 2012007393 B.C.D.R.; said 2.3312 acre tract being more

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particularly described by metes and bounds as follows, bearings are based more particularly described by metes and bounds as follows, bearings are based on the Texas State Plan coordinate system (South Central Zone NAD82);

**General Location:** East side of Business Center Drive; west side of State Highway 288; and just south of Pearland Town Center, Pearland, TX

City Planner Johnna Matthews read the staff report stating staff recommended approval with conditions. Ms. Matthews stated this project would not have a negative impact on the surrounding areas.

- Provide street trees on State Hwy 288, applicant will comply
- Conform to BP-288 zoning district

P&Z Commissioner Ginger McFadden inquired about the green features and asked if the owner would be applying for LEED certification. Applicant Dan Bertoni stated that other requirements were needed in order to apply.

P&Z Chairperson Henry Fuertes inquired if the submitted building elevations and site plans would be part of the approval. City Planner Johnna Matthews replied yes.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Conditional Use Permit Application No. 2014-10 with the following conditions, P&Z Commissioner Elizabeth McLane seconded.

- Provide street trees on Hwy 288, applicant will comply
- Conform to BP- 288 zoning district

The vote was 6–0. Conditional Use Permit Application No. 2014-10 was approved.

## **CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2014-22Z**

A request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for approval of a change in zoning from the General Commercial (GC) and Office and Professional (OP) zoning districts, to a Planned Development (PD) known as Baker's Landing; on approximately 79.94 acres of land, to wit:

**Legal Description:** All of that certain 79.94 acres of land, located in the A.C.H. & B. Survey, Section 1, A-147 and in the H.T. & B.R.R. Co. Survey 11, A-239, Brazoria County, Texas, out of the tracts of land described as Lots A, B, C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U and V", and 2.011 acres in the deed from Felton M. Baker and

wife, Mary C. Baker to the Felton M. and Mary C. Baker Revocable Trust, recorded under Document Number 2005011939, of the Official Records of Brazoria County, Texas

**General Location:** Between Main Street (SH 35) to the west and Old Alvin Road to the east; and south of East Walnut Street, Pearland, TX

City Planner Johnna Matthews read the staff report stating staff could not recommend approval at this time due to the following reasons:

- The development, as proposed does not meet the *Village District* future land use designation of the Comprehensive Plan or the recommendations of the Old Townsite Plan (OTS) Plan, adopted by the City Council.
- Insufficient documentation to ensure product diversity and amenities that translate to project value. Repetitive product that is substantially similar to preponderance of existing residential (e.g. 55 foot lots).
- As proposed, Baker's Landing PD does not meet the intent of a PD (Section 2.2.2.1 of the Unified Development Code (UDC), which is to result in a higher quality development for the community than would result from the use of conventional zoning.
- The PD as proposed, does not contain details on amenities and landscaping.

P&Z Vice Chairperson Daniel Tunstall requested to postpone the zone change.

Director of Community Development Lata Krishnarao stated that staff wanted to hear any concerns that the P&Z Commission had with the proposed PD. P&Z Commissioner Elizabeth McLane stated that staff should read the new report submitted by the applicant and report back.

P&Z Commissioner Mary Starr inquired about the definition of Village District and Old Townsite Plan. Director of Community Development Lata Krishnarao stated that both definitions were listed in the staff report.

P&Z Chairperson Henry Fuyentes stated that you would find common homes, just North of this site, and diversity in the homes in this proposal.

P&Z Vice Chairperson Daniel Tunstall inquired if the applicant had made any changes since the workshop. Ms. Matthews stated no. Mr. Tunstall stated he would like to see more styles of homes such as the Craftsman style. Mr. Tunstall also stated he did not

have an issue with R4 but would like to see some lots zoned for Neighborhood Services. Mr. Tunstall also stated he did not want a cut through with traffic. This would be an issue for future residents due to the larger park and water feature.

P&Z Commissioner Derrick Reed stated that he agreed with Mr. Tunstall and asked the applicant if they could make some changes and work with staff. Mr. Reed stated he did not want to see multi-family and inquired if the utilities were going to be underground. Mr. Reed also inquired what all needed to be done to meet Old Town requirements. Mr. Paul Grohman stated that utilities would be underground except what was not permitted by Centerpoint. Director of Community Development Lata Krishnarao stated if the PD required underground utilities, it would be easier to negotiate with Centerpoint. Ms. Krishnarao stated the PD should start with a condition to require all utilities to be underground. Mr. Grohman stated the biggest complaint from the workshop was no multifamily, they complied with this and would like a decision tonight. Mr. Tunstall stated that this needed to be postponed until the final document was done and then they would have something to vote on.

City Planner Johnna Matthews stated that homes abutting State Hwy 35 require a 35 foot buffer and that staff would like to see more of a buffer. Mr. Alan Mueller questioned why more of a buffer was needed. Director of Community Development Lata Krishnarao stated that the properties were not zoned residential and that the 30 foot buffer would be the front yard. Now that the lots are zoned R4 that abut State Hwy 35, a larger buffer would help. Ms. Krishnarao stated that we were not here to debate this topic.

P&Z Commissioner Ginger McFadden stated she would like to see a larger buffer. P&Z Commissioner Elizabeth McLane stated she agreed and would like to see a larger buffer as well.

P&Z Commissioner Mary Starr inquired what size buffer staff was looking for. City Planner Johnna Matthews stated this would be discussed with the applicant. Ms. Krishnarao asked the P&Z Commission to give staff a number to start with in order to enhance the buffer. P&Z Vice Chairperson Daniel Tunstall stated that this was a PD and they could request a 40 or 50 foot buffer if need be.

P&Z Vice Chairperson Daniel Tunstall inquired about the materials and height of the fencing. Mr. Grohman stated the fence would be masonry and 6 feet tall. Mr. Tunstall and Mr. Fuertes stated they would like to see an 8 foot fence. Mr. Fuertes also stated he did not want to see too many masonry fences on both sides of the road. Ms. Krishnarao stated there would be a landscape buffer in place. Mr. Grohman stated that they might look into an enhanced wood fence for Old Alvin Road.

City Planner Johnna Matthews inquired about a minimum percentage for the brick and stone. Mr. Alan Mueller stated that one hundred percent masonry was proposed along the front façade of the homes, with fifty percent of brick and stone proposed for the side facades of the home. P&Z Commissioner Derrick Reed stated a requirement should be put into the PD regarding the percentage.

Deputy City Attorney Nghiem Doan stated that if this PD was approved pending changes that it was approved no matter what was changed.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Zone Change Application No. 2014-22Z, P&Z Commissioner Elizabeth McLane seconded.

P&Z Vice Chairperson Daniel Tunstall made the motion to postpone Zone Change Application No. 2014-22Z, P&Z Commissioner Derrick Reed seconded.

The vote was 5–1 with P&Z Chairperson Henry Fuertes in opposition. Zone Change Application No. 2014-22Z was postponed until 2/2/2015.

#### **CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2014-23Z**

A request of Windrose Land Services, Inc., applicant; on behalf of T&B Alexander Family LTD Partnership, owner; for approval of a change in zoning from the Heavy Industrial (M-2) zoning district to the General Commercial (GC) zoning district, on approximately 9.9 acres of land, to wit:

**Legal Description:** Tract 1: Tract or parcel containing 4.2066 acres or 183,242 square feet of land situated in the A.C.H. & B.R.R. Co. Survey, Abstract No. 507, Brazoria County, Texas, being out of a called 14.02 acre tract of land conveyed to T. & B. Alexander Family, LTD, Partnership as recorded under Brazoria County Clerks File No. 98-053938, same being out of Lot 19 of the L.W. Murdock Subdivision, map or plat thereof recorded under Volume 29, Page 174 of the Brazoria County Deed Records  
Tract 2:

A tract or parcel containing 5.7495 acres or 250,450 square feet of land situated in the A.C.H. & B.R.R. Co. Survey, Abstract No. 507, Brazoria County, Texas, being out of a called 14.02 acre tract of land conveyed to T. & B. Alexander Family, LTD, Partnership as recorded under Brazoria County Clerks File No. 98-053938, same being out of Lot 19 of the L.W. Murdock Subdivision, map or plat thereof recorded under Volume 29, Page 174 of the Brazoria County Deed Records.

**General Location:** Northwest and southwest corners of Main Street and Bailey Road, Pearland, TX

Senior Planner Ian Clowes read the staff report stating staff recommended approval.

P&Z Chairperson Henry Fuertes stated that the North corner of the property would not get great use without a zone change. Mr. Fuertes also stated that Pearland High School changed the Industrial setting when it was built.

P&Z Vice Chairperson Daniel Tunstall stated that the zone M2 had a lot of uses that did not belong across from a high school, but a gas station should be ok.

Discussion ensued concerning M2 zoning and its uses.

P&Z Commissioner Derrick Reed made the motion to approve Zone Change Application No. 2014-23Z, P&Z Commissioner Mary Starr seconded.

The vote was 6–0. Zone Change Application No. 2014-23Z was approved.

### **CONSIDERATION AND POSSIBLE ACTION – UNIFIED DEVELOPMENT CODE TEXT AMENDMENT**

A request of the City of Pearland Community Development Department; for approval of a Unified Development Code (UDC) amendment to add Micro-Breweries/ Micro-Distillery/Micro- Winery, and Coffee Roasting, to Section 2.5.1.1 (c); the land use matrix of the UDC; and to replace Section 4.2.2.5 (g) of the UDC to update the plant list.

**Legal Description:** N/A

**General Location:** N/A

Senior Planner Ian Clowes stated coffee roasting, brewery, and winery were being added. Several plants, trees, and shrubs were being added to the plant list as well.

P&Z Commissioner Mary Starr made the motion to approve Unified Development Code Text Amendment, P&Z Commissioner Elizabeth McLane seconded.

The vote was 6–0. Unified Development Code Text Amendment was approved.

### **DISCUSSION ITEMS**

Commissioners Activity Report- P&Z Vice Chairperson Daniel Tunstall stated he recently visited Fredericksburg Texas and was very impressed with the wineries, hotels, and shops.

Comprehensive Plan Update- City Planner Johnna Matthews stated there was not an update at the time.

Letter from applicant regarding Planning and Zoning Variance 2014-06 and staff memo- City Planner Johnna Matthews stated that a letter from Renee West and an email from Roland Garcia were included in the packet.

Next P&Z Meeting, February 2, 2015 – Regular Meeting

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 10:24 p.m. These minutes were respectfully submitted by:

\_\_\_\_\_  
Jennifer Tatum, Office Assistant

Minutes approved as submitted and/or corrected on this 2nd day of February 2015, A.D.

\_\_\_\_\_  
Henry Fuertes, Chairperson

# **EXCUSE ABSENCES**

Excuse the absence of P&Z Commissioner Thomas Duncan from the January 5, 2015 meeting.

## B. Final Plat of Avalon Terrace Section 5

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



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Brent Lindlehof  
**DATE:** 01/27/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Avalon Terrace Section 5

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Brent Lindelof of Jones and Carter, applicant; on behalf of MHI, owner; for approval of a Final Plat of Avalon Terrace Section 5, a 62 lot single-family residential subdivision on approximately 14.75 acres of land, generally located 500 feet west of the northwest corner of Max Road and Hughes Ranch Road.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 2, 2015

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## FINAL PLAT OF AVALON TERRACE SECTION 5

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

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

**General Location:** 500 feet west of the northwest corner of Max Road and Hughes Ranch Road.

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

**PREVIOUS PLATS:** The Preliminary Plat of Avalon Terrace Section 5 was approved on August 4, 2014.

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

**CONFORMANCE TO THE MASTER PLAT:** The submitted plat is in conformance with the approved Master Plat of Avalon Terrace which was approved in July of 2013 and consists of 206 total lots.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Hughes Ranch Road a major collector with minimum right-of-way of 80'.

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

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

**STORMWATER MANAGEMENT:** A Drainage Plan has been approved by the

Engineering Department.

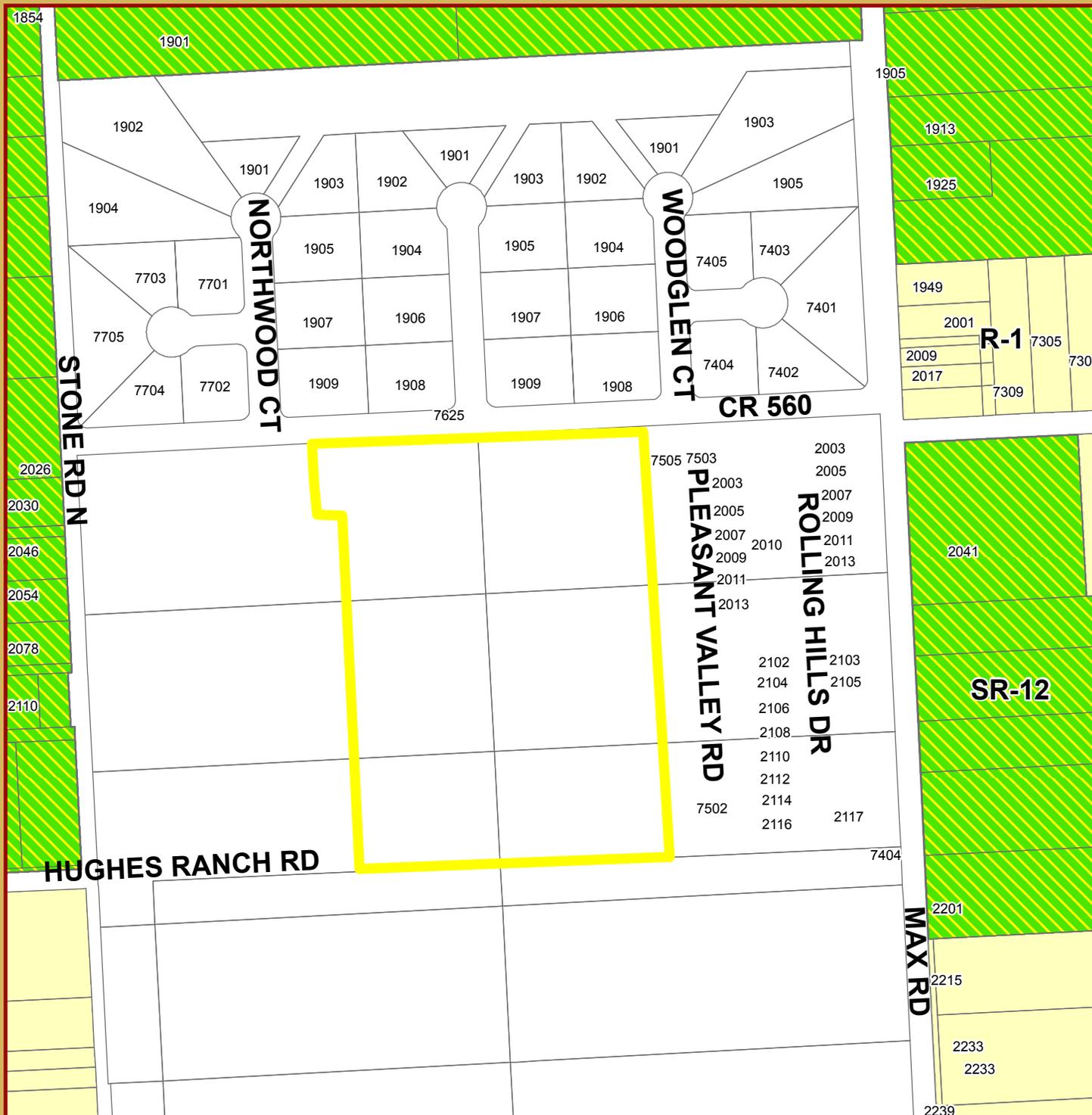
**ADDITIONAL COMMENTS:** This request has been reviewed by the city's Development Review Committee and there were no additional comments.

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

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

**SUPPORTING DOCUMENTS:**

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



## VICINITY MAP

### Final Plat of Avalon Terrace Section 5

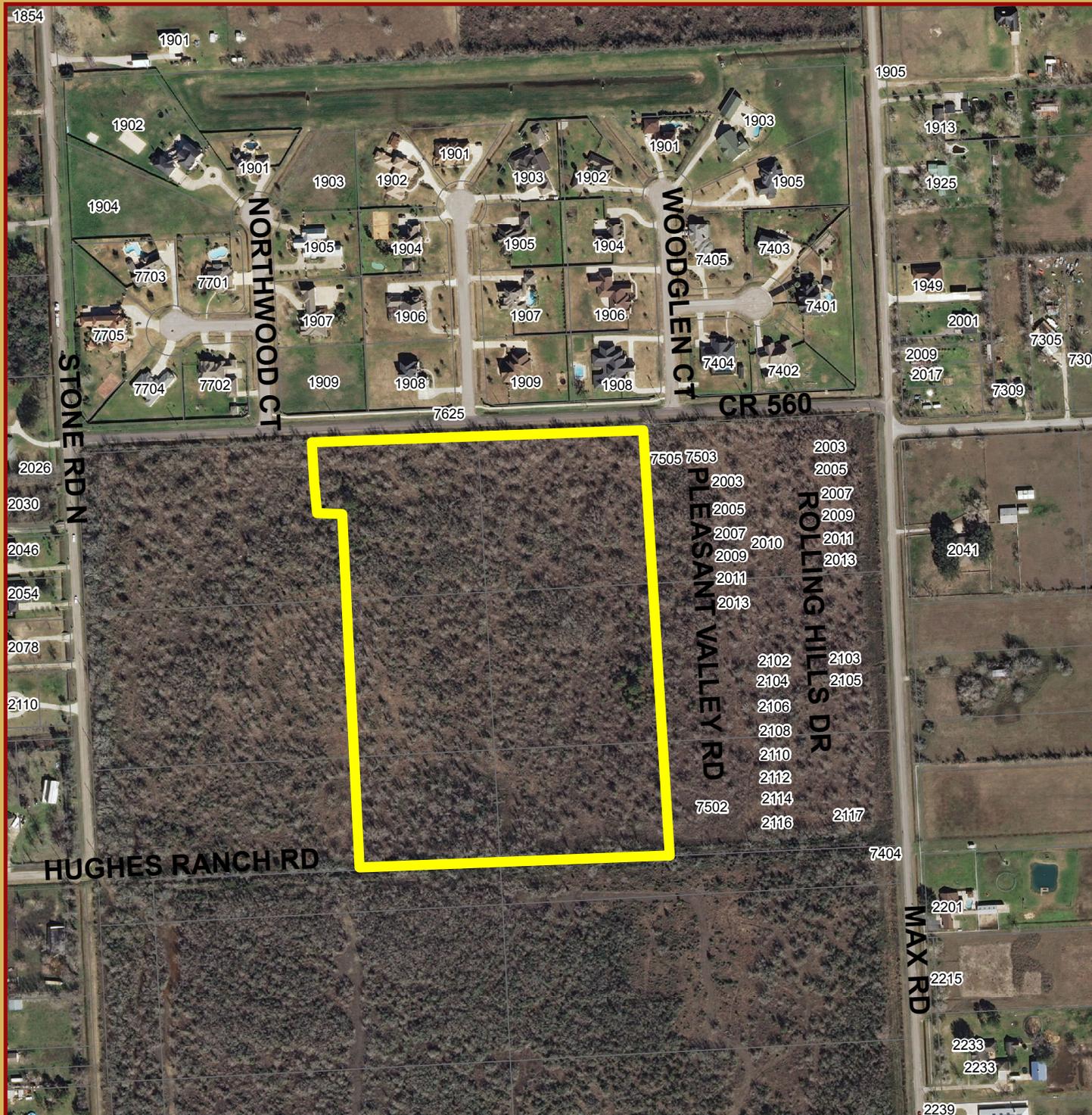


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 377 feet

MAY 2014  
PLANNING DEPARTMENT





## AERIAL MAP

### Final Plat of Avalon Terrace Section 5



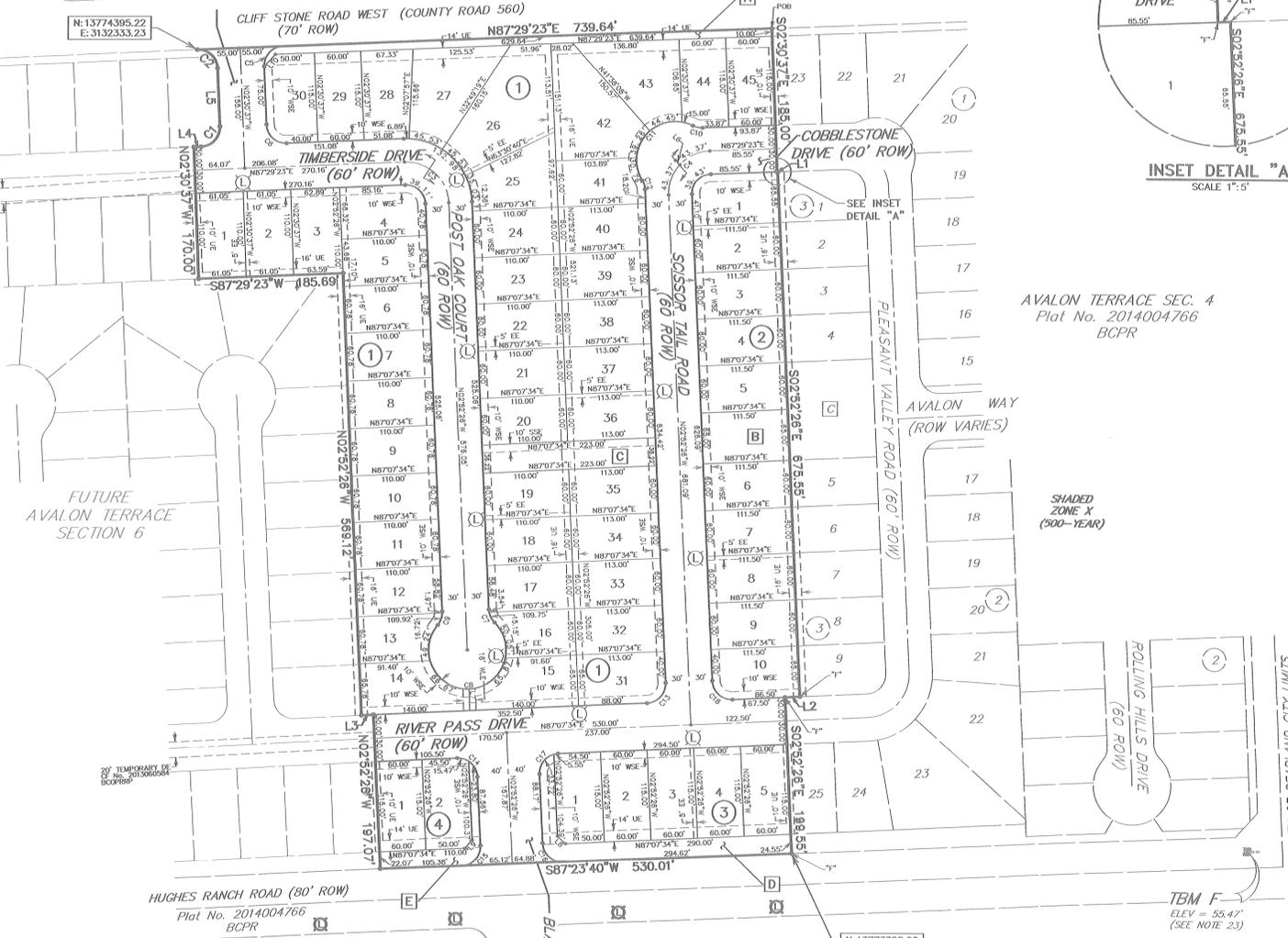
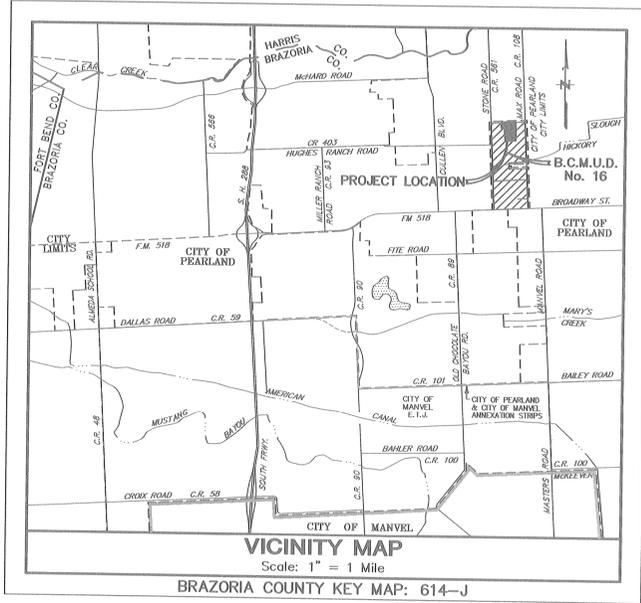
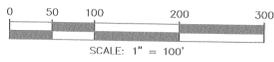
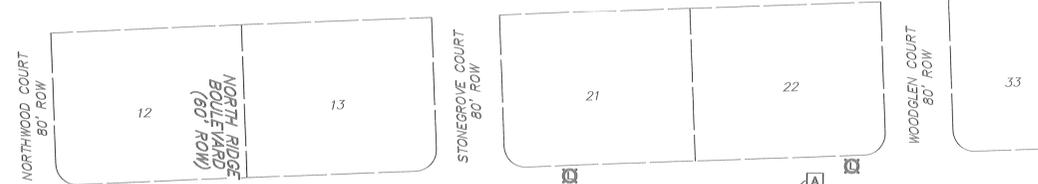
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1 inch = 377 feet

MAY 2014  
PLANNING DEPARTMENT



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



BLOCK	LOT	FRONTAGE
1	1	61.05'
1	2	61.05'
1	3	63.05'
1	4	65.78'
1	5	60.78'
1	6	60.78'
1	7	60.78'
1	8	60.78'
1	9	60.78'
1	10	60.78'
1	11	60.78'
1	12	60.78'
1	13	64.22'
1	14	88.32'
1	15	87.52'
1	16	63.45'
1	17	60.00'
1	18	60.00'
1	19	60.00'
1	20	60.00'
1	21	60.00'
1	22	60.00'
1	23	60.00'
1	24	60.00'
1	25	57.70'
1	26	58.92'
1	27	58.92'
1	28	60.00'
1	29	60.00'
1	30	65.00'
1	31	65.00'
1	32	60.00'
1	33	60.00'
1	34	60.00'
1	35	60.00'
1	36	60.00'
1	37	60.00'
1	38	60.00'
1	39	60.00'
1	40	60.00'
1	41	60.53'
1	42	57.15'
1	43	58.07'
1	44	60.49'
1	45	60.00'

AVALON TERRACE SEC. 4  
Plat No. 2014004766  
BCPR

SHADED ZONE X  
(300-YEAR)

REMAINDER OF A  
CALLED 238.414 ACRES  
TO MHI PARTNERSHIP, LTD.  
03-046549  
BCOPRRP

FUTURE  
AVALON TERRACE  
SECTION 6

CALLED 63.710 ACRES  
TO THE CITY OF PEARLAND  
BY SPECIAL WARRANTY DEED  
CLERK'S FILE NUMBER 2004006629  
B.C.D.R.

Minor Plat of City of Pearland  
Sports Complex Called 66.9054 Ac.  
Plat No. 2013028349  
BCMR

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	N44°22'34"E	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	N47°50'37"W	35.36'	25.00'
C3	55.00'	89°38'12"	86.04'	N47°41'31"W	77.53'	54.65'
C4	55.00'	90°21'48"	86.74'	N42°18'29"E	78.03'	55.35'
C5	25.00'	90°00'00"	39.27'	N42°29'23"E	35.36'	25.00'
C6	25.00'	90°00'00"	39.27'	N47°50'37"W	35.36'	25.00'
C7	25.00'	42°50'00"	18.69'	N24°17'26"W	18.26'	9.81'
C8	50.00'	26°40'01"	231.84'	N87°07'34"E	73.33'	53.93'
C9	25.00'	42°50'00"	18.69'	N18°32'34"E	18.26'	9.81'
C10	25.00'	29°00'15"	12.66'	N78°00'30"W	12.52'	6.47'
C11	50.00'	148°22'19"	129.48'	N42°18'29"E	96.22'	176.53'
C12	25.00'	29°00'15"	12.66'	N17°22'33"W	12.52'	6.47'
C13	25.00'	90°00'00"	39.27'	N42°07'34"E	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	N47°52'26"W	35.36'	25.00'
C15	25.00'	90°16'06"	39.39'	N42°15'37"E	35.44'	25.12'
C16	25.00'	89°43'54"	39.15'	N47°44'23"W	35.27'	24.88'
C17	25.00'	90°00'00"	39.27'	N42°07'34"E	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	N47°52'26"W	35.36'	25.00'

LINE	BEARING	DISTANCE
L1	N87°29'23"E	0.807'
L2	S87°07'34"W	19.00'
L3	S87°07'34"W	15.50'
L4	N87°29'23"E	9.07'
L5	N02°30'37"W	75.00'
L6	N47°41'31"W	8.00'
L7	N02°52'26"W	27.53'
L8	S47°52'26"E	14.14'
L9	N42°7'34"E	14.14'
L10	N42°29'23"E	21.21'

**[A] RESTRICTED RESERVE "A"**  
Restricted to Open Space/ Landscape  
Purposes Only  
0.1498 AC  
6,525 Sq Ft

**[D] RESTRICTED RESERVE "D"**  
Restricted to Open Space/ Landscape  
Purposes Only  
3,2211 AC  
9,632 Sq Ft

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

**[E] RESTRICTED RESERVE "E"**  
Restricted to Open Space/ Landscape  
Purposes Only  
0.0902 AC  
3,929 Sq Ft

**[C] RESTRICTED RESERVE "C"**  
Restricted to Open Space/ Landscape  
Purposes Only  
0.1854 AC  
8,077 Sq Ft

FLOODPLAIN CERTIFICATION

Structures built on lots in the designated Flood Plain must be elevated to 24" above the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's office for specific information. The B.F.E. is 53.7' based on a NGVD 1929 adjustment. Bearings shown hereon are based upon the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83). All coordinates are surface and may be converted to grid by multiplying by the combined scale factor of 0.99986897.

CERTIFICATE OF SURVEYOR

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

Marty Hicks  
Registered Professional Land Surveyor  
Texas No. 4387

LEGEND

AE	- AERIAL EASEMENT
BCDR	- BRAZORIA COUNTY DEED RECORDS
BCOPRRP	- BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
BCPR	- BRAZORIA COUNTY PLAT RECORDS
BL	- BUILDING SETBACK LINE
CF, No	- CLERK'S FILE NUMBER
CLOR	- CONDITIONAL LETTER OF MAP REVISION
DE	- DRAINAGE EASEMENT
EE	- ELECTRICAL EASEMENT (CENTERPOINT ENERGY ONLY)
LOMR	- LETTER OF MAP REVISION
POB	- POINT OF BEGINNING
ROW	- RIGHT-OF-WAY
SSE	- SANITARY SEWER EASEMENT
STM SE	- STORM SEWER EASEMENT
TEB	- TEMPORARY BENCH MARK
UE	- UTILITY EASEMENT
WLE	- WATER LINE EASEMENT
WSE	- WATER & SEWER EASEMENT
(L)	- PROPOSED STREET LIGHT LOCATION
(L)	- EXISTING STREET LIGHT LOCATION
(S)	- STREET NAME CHANGE
(S)	- SET 3/4" IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")
(F)	- FOUND 3/4" IRON ROD (WITH CAP STAMPED "COTTON SURVEYING")
(1)	- STREET BLOCK NUMBER

# FINAL PLAT AVALON TERRACE SEC. 5

A SUBDIVISION OF 14.75 ACRES OF LAND  
OUT OF THE  
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505  
BRAZORIA COUNTY, TEXAS

62 LOTS 5 RESERVES (0.81 ACRES) 4 BLOCKS  
JANUARY 20 2015

OWNER / DEVELOPER:  
MHI Partnership, Ltd.  
7676 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
(713) 952-6767  
ATTN: SCOTT WRIGHT

SURVEYOR:  
COTTON SURVEYING  
6335 GULFON DR., SUITE 103  
HOUSTON, TEXAS 77081  
(713) 981-0275  
ATTN: MARTIN HICKS, R.P.L.S.  
TSPS FIRM NO. 10046100

ENGINEER:  
J.C. JONES & CARTER, INC.  
ENGINEERS - PLANNERS - SURVEYORS  
6335 Gulton Dr., Suite 100  
Houston, Texas 77081  
(713) 777-5337  
ATTN: TRENT LINDELOF, P.E.  
TSPS FIRM NO. F-479

I, Gary R. Tesch, President of the MHI Partnership, Ltd being the owner of the property subdivided in this plat of Avalon Terrace Section 5, I do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby state that it fully realizes that it is applying for a permit from the City of Pearland to build within 100 feet of an existing oil or gas pipeline easement, and that the City of Pearland considers building near such a pipeline easement to have certain inherent dangers, including but not limited to, explosion and release of noxious, toxic and flammable substances. For the aforementioned reasons, MHI Partnership, Ltd. does hereby RELEASE and agrees to forever HOLD HARMLESS the City of Pearland, Texas, its officers, successors and assigns from all liability in any way arising from the building, use or habitation of the structure described in the said permit.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

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

By: MHI Partnership, Ltd.

By: \_\_\_\_\_  
Name Printed: GARY R. TESCH  
Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

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

Notary Public  
In and for Harris County, Texas.

GENERAL NOTES:

- The subject tract lies within Extra-Territorial Jurisdiction of the City of Pearland and is therefore not zoned.
- This tract of land is within two (2) miles of the city limits of the City of Pearland, Texas. (within the city of Pearland's ETJ)
- Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Brazoria County, Texas and incorporated Areas, Community Panel No. 48039C0030 I and 48039C0040 I, effective date April 21, 2009, the subject tract lies within areas Zone "AE" (area determined to be Special Flood Hazard Areas Inundated By 100-Year Flood with Base Flood Elevation Determined). The subject tract will be filled above the 100-Year Flood Elevation. A (LOMR) will be prepared for this development upon construction.
- All floodplain information noted in the plot reflects the status per the FEMA FIRM map that is effective at the time that the plot is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
- Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District No. 4.
- Storm sewer easements shall be kept free from fill or any other structures which inhibit the flow of surface water.
- No side entry to lots are allowed.
- No apparent pipeline or pipeline easement exist within the boundaries of this plat, except as shown.
- Four foot sidewalks are required to be constructed along both sides of street rights-of-way within this subdivision, and Six foot Sidewalks are Required to be constructed along Hughes Ranch Road and Cliff Stone Road.
- Development of this property shall be in accordance with a Strategic Partnership Agreement between the City of Pearland and Brazoria County M.U.D. No. 16 dated October 27, 2003. All structures constructed shall obtain City of Pearland Building Permits.
- This property is located wholly within Brazoria County Municipal Utility District No. 16.
- This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
- This plat was prepared from information provided by Stewart Title Company, G.F. No. 1403903081, effective date September 24, 2014.
- All bearing references are to the Texas State Plane Coordinate System, South Central Zone.
- All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
- Three-quarter inch (3/4") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted.
- Any construction proposed to be installed within a dedicated easement with prescribed rights to a private entity shall require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder of the easement removing any unapproved pavement, structures, utilities or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
- Access rights to driveways are hereby granted to all adjoining residential properties.
- The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of 12-inches above the top of curb, or 12-inches above the 100-year floodplain water surface elevation for structures to be located within the 100-year floodplain.
- All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO sight distance requirements for motorists.
- Driveway requirements for the location, widths and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.
- Reference Mark RM 3-35 being a disk in concrete pillar from the intersection of State Route 35 and FM 518, 0.1 mile west of FM 518 to station site 91.4 feet south of centerline, 1.2 feet northwest of witness post, 50 feet southeast of telephone pole, and 15 feet southeast of wooden pole. Elevation = 49.29' NGVD 29 (1978 Adjustment)
- Temporary Bench Mark F being an "X" cut in concrete on a BB inlet located 23 feet southeast of the southern cutback corner at the intersection of the north line of Hughes Ranch Road (80 feet wide) and the west line of Max Road (width varies) and 38 feet northeast of a sanitary manhole near the centerline of Hughes Ranch Road near the intersection with Max Road. Elevation = 55.47' NGVD 29 (1978 Adjustment)
- Avalon Terrace Section 4 Benchmark being a brass disk set on a storm inlet located along the west paving line of Pleasant Valley Road at the centerline intersection with Avalon Way. Elevation = 54.83' NGVD 29 (1978 Adjustment)
- Texas Coordinate System NAD 83, South Central Zone (grid) coordinates shown hereon were obtained with Real Time Global Kinetic Global Positioning Satellite Equipment. To convert these coordinates to surface coordinate apply a scale factor of 0.99986897.

DRAINAGE PLAN NOTES

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

APPROVAL BY PLAT ROOM RECORDER

Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_  
Volume \_\_\_\_\_, Page \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

Brazoria Drainage District No. 4 \_\_\_\_\_ Date \_\_\_\_\_

Jarrod Aden, P.E.  
District Engineer \_\_\_\_\_ Date \_\_\_\_\_

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

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

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

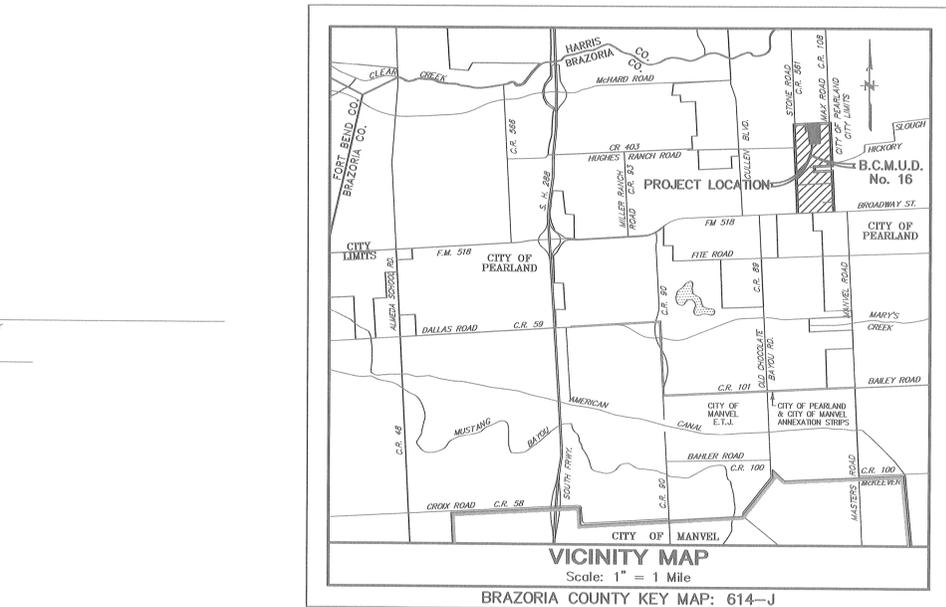
- South 02°30'37" East, 185.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 87°29'23" East, 0.80 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°52'26" East, 675.55 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");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

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

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

- North 02°52'26" West, 197.07 feet to a point for corner;
- South 87°07'34" West, 15.50 feet to a point for corner;
- North 02°52'26" West, 569.12 feet to a point for corner;
- South 87°29'23" West, 185.69 feet to a point for corner;
- North 02°30'37" West, 170.00 feet to a point for corner;
- North 87°29'23" East, 9.07 feet to a point for corner;
- Along the arc of curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 42°29'23" East, 35.36 feet to a point for corner;
- North 02°30'37" West, 75.00 feet to a point for corner;
- Along the arc of curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°30'37" West, 35.36 feet to a point for corner, being in the south right-of-way line of said Cliff Stone Road West and the south line of the remainder of said 238.414 acre tract;

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



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

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

Darrin Coker  
City Attorney  
City of Pearland, Texas

Henry Fuentes  
Chairperson  
City Planning Commission  
City of Pearland, Texas

Richard Mancilla, P.E.  
Interim City Engineer  
City of Pearland, Texas

# FINAL PLAT

# AVALON TERRACE

## SEC. 5

### A SUBDIVISION OF 14.75 ACRES OF LAND

### OUT OF THE

### H.T. & B.R.R. CO. SURVEY, ABSTRACT-505

### BRAZORIA COUNTY, TEXAS

62 LOTS 5 RESERVES (0.76 ACRES) 5 BLOCKS

JANUARY 20 2015

OWNER / DEVELOPER:

MHI Partnership, Ltd.  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063  
(713) 952-6767  
ATTN: SCOTT WRIGHT

SURVEYOR:

COTTON SURVEYING  
COMPANY  
6335 GULFON DR., SUITE 103  
HOUSTON, TEXAS 77081  
(713) 981-0275  
ATTN: MARTIN HICKS, R.P.L.S.  
TBPS FIRM NO. 10046100

ENGINEER:

JC JONES & CARTER, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
6335 Gulfon Dr., Suite 100  
Houston, Texas 77081  
(713) 777-5337  
ATTN: BRENT LINDELOF, P.E.  
TBPE FIRM NO. F-479

## C. Final Plat of Energy Estates

A request by Chris L. Hendricks of Wilson Survey, applicant; on behalf of William and Kathrine Mars, owner; for approval of a Final Plat of Energy Estates, a 3 lot single-family residential subdivision on approximately 5.611 acres of land, to wit:



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Chris Hendrick  
**DATE:** 01/27/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Energy Estates

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Chris L. Hendrick of Wilson Survey, applicant; on behalf of William and Kathrine Mars, owner; for approval of a Final Plat of Energy Estates, a 3 lot single-family residential subdivision on approximately 5.611 acres of land, generally located at the 2200 Block of Steven Drive.

**Staff Recommendation: Approval**



## PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 2, 2015

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### FINAL PLAT OF ENERGY ESTATES

A request by Chris L. Hendrick of Wilson Survey, applicant; on behalf of William and Kathrine Mars, owner; for approval of a Final Plat of Energy Estates, a 3 lot single-family residential subdivision on approximately 5.611 acres of land, to wit:

**Legal Description:** A subdivision of 5.611 acres of land in the H.T. & B.R.R. Co. Survey, Section 7, Abstract No. 219 in the City of Pearland, Brazoria County, Texas.

**General Location:** The 2200 Block of Steven Drive.

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**SUMMARY:** On behalf of William and Kathrine Mars, Chris Hendrick of William Survey has submitted a Final Plat for Energy Estates, a 3 lot single-family subdivision on 5.611 acres of land off of Steven Drive between O'Day Road to the east and Garden Road to the west. This plat has completed the cul-de-sac of Steven Drive off of Kelly Lane and added 3 additional single family lots to the existing single family neighborhood.

**PREVIOUS PLATS:** The Preliminary Plat of Energy Estates was approved in February of 2011. The property owner received a 2 year extension for the Preliminary plat on February 7, 2013.

**UNIFIED DEVELOPMENT CODE:** The proposed subdivision is in conformance with all requirements of the Unified Development Code.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Steven Drive a local street with a right-of-way of 60 feet. The proposed extension of Steven Drive is offset due to the preservation of existing mature trees.

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

**AVAILABILITY OF UTILITIES:** The subject parcel is served by water and sewer lines that currently are in place along Steven Drive. The lines have been extended to the site by the developer.

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

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

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Energy Estates 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 the Unified Development Code.

**SUPPORTING DOCUMENTS:**

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



February 7, 2013

Mr. Bill Mars  
80 White Road  
Houston, TX 77047

RE: Preliminary Plat of Energy Estates

Dear Mr. Mars:

The Pearland Planning & Zoning Commission granted a two year extension of time for the Preliminary Plat Energy Estates during their meeting on February 4, 2013. This extends the deadline for approval of a final plat for this subdivision to March 27, 2013 as per Section 1.2.5.3 of the Unified Development Code.

If you have any questions or need more information, please contact me at 281-652-1709.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Ian Clowes', is written over a horizontal line.

Ian T. Clowes  
Planner II



## VICINITY MAP

### Final Plat of Energy Estates



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 = 258 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## AERIAL MAP

### Final Plat of Energy Estates



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 = 258 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
 COUNTY OF BRAZORIA

WE, WILLIAM THOMAS MARS AND KATHERINE M. MARS, OWNERS OF THE PROPERTY SUBDIVIDED IN ENERGY ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL FIVE FEET, SIX INCHES (5'6") 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 AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: WILLIAM THOMAS MARS  
 BY: KATHERINE M. MARS

STATE OF TEXAS  
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM THOMAS MARS, 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 CONSIDERATION THEREIN SET FORTH.

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

SIGNATURE: \_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KATHERINE M. MARS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

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

SIGNATURE: \_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 5.611 acre tract in Lot 35 of the H.T. & B.R.R. CO. Survey, Section 7, Abstract No. 219 in Brazoria County, Texas. Said 5.611 acre tract is that same tract of land described in a deed to Michael P. O'Day and Constance O'Day as recorded in Clerk's File No. 2008062134 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the north line of a 4.0293 acre tract of land described in a deed to Loi Van Nguyen and Ha Ngoc Phan as recorded in Clerk's File No. 2008008307 in the Brazoria County Clerk's Office with the east right-of-way line of Garden Road, (based on a width of 70 feet), said point being in the south line of Hickory Place Subdivision as recorded in Volume 11, Pages 1 & 2 in the Brazoria County Plat Records;

THENCE, North 87°22'44" East, along the north line of said 4.0293 acre tract, same being the south line of said Hickory Place Subdivision, for a distance of 408.51 feet to a 5/8-inch iron rod found for the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE, North 87°22'44" East, along the north line of the aforementioned 5.611 acre tract, same being the south line of said Hickory Place Subdivision, at 315.39 feet pass the west right-of-way line of Steven Drive, (based on a width of 60-feet), at 375.39 feet pass the east right-of-way line of Steven Drive, and continue for a total distance of 568.90 feet to a 5/8-inch iron rod found for the northeast corner of the herein described tract, said point being the northwest corner of a 0.725 acre tract described in a deed to Michael P. O'Day and Constance O'Day as recorded in Clerk's File No. 2007000005 in the Brazoria County Clerk's Office;

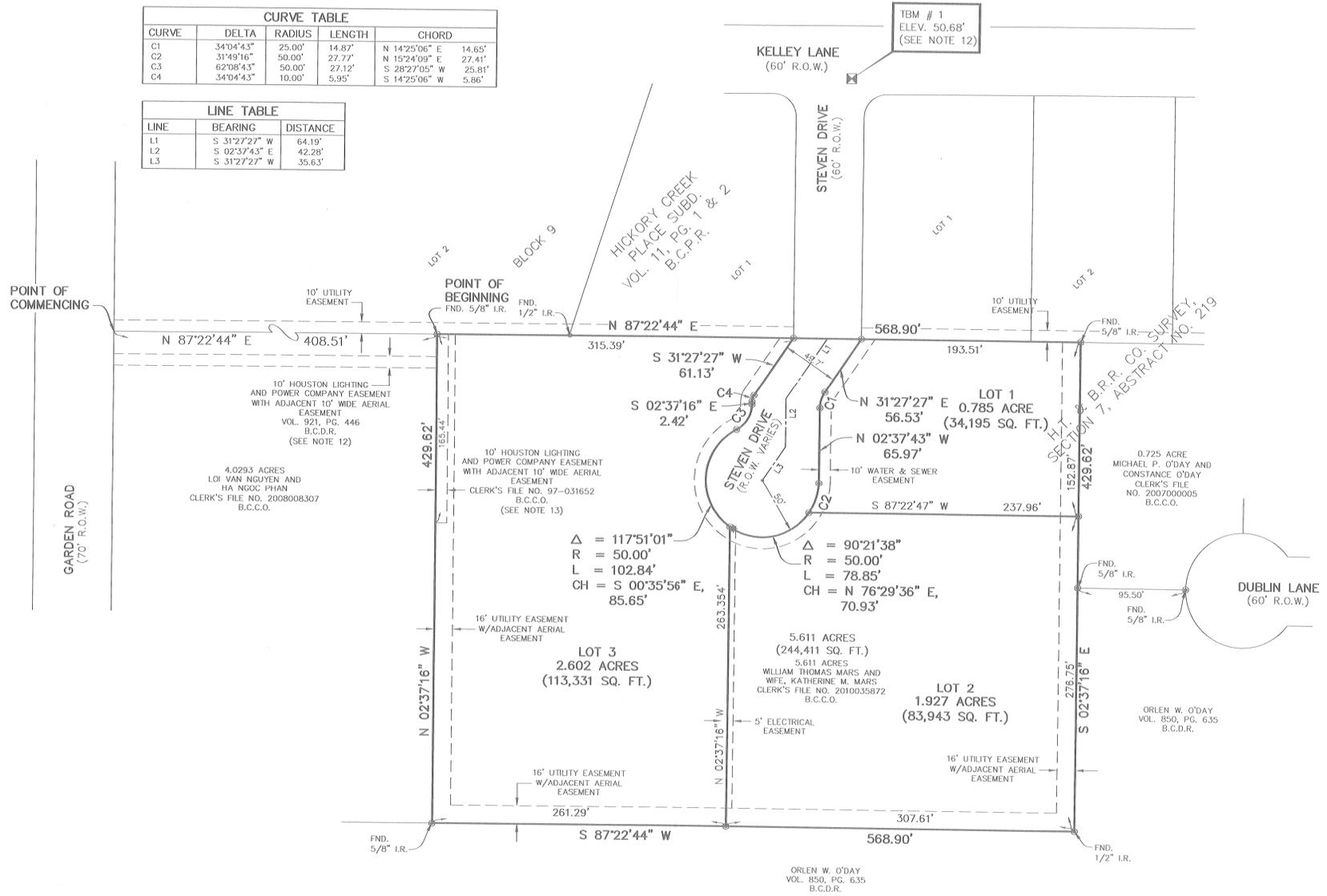
THENCE, South 02°37'16" East, along the east line of said 5.611 acre tract, same being the west line of said 0.725 acre tract, at a distance of 215.10 feet pass a 5/8-inch iron rod found for the southwest corner of said 0.725 acre tract, said point being the most northerly northwest corner of a tract of land described in a deed to Orlen W. O'Day as recorded in Volume 850, Page 635 in the Brazoria County Deed Records, and continue for a total distance of 429.62 feet to a 1/2" iron rod found for the southeast corner of said 5.611 acre tract, said point being the southeast corner of the herein described tract;

THENCE, South 87°22'44" West, along the south line of said 5.611 acre tract, same being a northerly line of said Orlen W. O'Day tract, for a distance of 568.90 feet to a 5/8-inch iron rod found for the southwest corner of the herein described tract, said point being the southeast corner of the aforementioned 4.0293 acre tract;

THENCE, North 02°37'16" West, along the west line of said 5.611 acre tract, same being the east line of said 4.0293 acre tract for a distance of 429.62 feet to the POINT OF BEGINNING, containing a computed area of 5.611 acres (244,411 square feet).

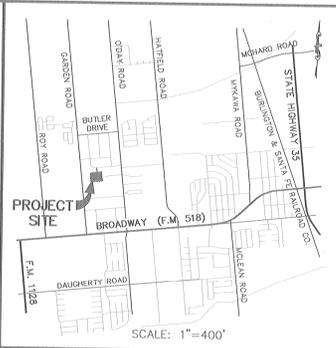
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°04'43"	25.00'	14.87'	N 14°25'06" E 14.65'
C2	31°49'16"	50.00'	27.77'	N 15°24'09" E 27.41'
C3	62°08'43"	50.00'	27.12'	S 28°27'05" W 25.81'
C4	34°04'43"	10.00'	5.95'	S 14°25'06" W 5.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°27'27" W	64.19'
L2	S 02°37'43" E	42.28'
L3	S 31°27'27" W	35.63'

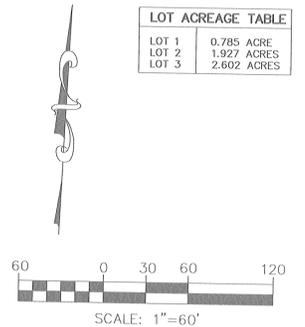


Δ = 117°51'01"  
 R = 50.00'  
 L = 102.84'  
 CH = S 00°35'56" E, 85.65'

Δ = 90°21'38"  
 R = 50.00'  
 L = 78.85'  
 CH = N 76°29'36" E, 70.93'



LOT ACREAGE TABLE	
LOT 1	0.785 ACRE
LOT 2	1.927 ACRES
LOT 3	2.602 ACRES



# FINAL PLAT OF ENERGY ESTATES

A SUBDIVISION OF 5.611 ACRES IN THE H.T. & B.R.R. CO. SURVEY, SECTION 7, ABSTRACT NO. 219 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2258 STEVEN DRIVE  
 OCTOBER, 2014  
 1 BLOCK 3 LOTS

OWNER:  
 WILLIAM THOMAS MARS AND KATHERINE M. MARS  
 2727 LAKECREST DRIVE  
 PEARLAND, TEXAS 77584  
 PH: (713) 557-6525

**CERTIFICATE OF CITY PLANNING COMMISSION**  
 THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS FINAL PLAT OF ENERGY ESTATES AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

JOHNNA MATTHEWS  
 CITY PLANNER

NARCISO LIRA III, P.E.  
 CITY ENGINEER

DARRIN COKER, CITY ATTORNEY

**CERTIFICATE OF SURVEYOR**  
 I, MICHAEL D. WILSON, 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTH (5/8) INCH AND A LENGTH OF TWO (2) FEET, UNLESS OTHERWISE NOTED.

MICHAEL D. WILSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4821

SURVEYOR:  
**THE WILSON SURVEY GROUP**  
 PROFESSIONAL LAND SURVEYORS  
 2006 E. BROADWAY PEARLAND, TEXAS  
 (281) 485-3991 FAX (281) 485-3998  
 CONTACT: MICHAEL D. WILSON

ENGINEER:  
**Everest Design Group, llc**  
 ENGINEERING & PLANNING  
 907 S. FRIENDSWOOD DRIVE, SUITE 200  
 FRIENDSWOOD, TX 77546  
 PHONE: 281-993-3770 FAX: 281-648-2294

- NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE
  - ACCORDING TO THE F.I.R.M. NO. 480300030 I, DATED SEPTEMBER 22, 1999 A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YEAR FLOOD PLAIN. FLOOD PLAIN LINES SHOWN HEREON WERE SCALED FROM THE FLOOD MAP. ALL FLOODPLAIN INFORMATION NOTED ON THIS PLAT IS EFFECTIVE AT THE TIME OF RECORDING. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM INFORMATION IS UPDATED.
  - THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
  - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, C.F. # 7910-14-6422, DATED OCTOBER 17, 2014.
  - 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.
  - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
  - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 8 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 REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4, AND MAINTENANCE OF ANY DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER.
  - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
  - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
  - PROJECT BENCHMARK IS CITY OF PEARLAND GPS NO. 7, ELEVATION = 50.33' NGVD 29 (87 ADJ.).
  - TBM NO. 1 IS THE TOP OF RIM (NORTH SIDE) OF A MANHOLE LOCATED APPROXIMATELY 12 FEET EAST OF THE EAST EDGE OF ASPHALT OF STEVEN DRIVE AND APPROXIMATELY 8 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT OF KELLEY LANE. ELEVATION = 50.68' NGVD 29 (87 ADJ.). N 137°43'52.56, E 3139044.49. (SCALE FACTOR 0.99987328988).
  - THE PORTION OF THE HOUSTON LIGHTING & POWER COMPANY EASEMENT RECORDED IN VOLUME 921, PAGE 446 IN THE BRAZORIA COUNTY DEED RECORDS, LYING WITHIN THE LIMITS OF THIS TRACT, HAVE BEEN RELEASED BY CENTERPOINT ENERGY IN A "RELEASE OF EASEMENT" DOCUMENT EXECUTED ON MARCH 21, 2011.
  - AS PER CENTERPOINT ENERGY SURVEYING AND RIGHT-OF-WAY DEPARTMENT, THE PORTION OF THE HOUSTON LIGHTING & POWER COMPANY EASEMENT RECORDED IN CLERK'S FILE NO. 97-031652 IN THE BRAZORIA COUNTY CLERK'S OFFICE, RUNNING IN AN EAST-WEST DIRECTION, WAS ABANDONED AT THE TIME ELECTRIC FACILITIES WERE REMOVED FROM WITHIN THAT PORTION OF THE EASEMENT.

FILE COPY - PLANNING  
 SUBMITTAL DATE: 10/22/14  
 DRC DATE: 10/28/14  
 PLEASE REVIEW PLAT AND RETURN TO  
 PLANNING DEPT BY: 10/30/14

## D. Final Plat of Southern Trails Section 17

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, L.P., owner, for approval of a Final Plat of Southern Trails Section 17, a 149 lot single-family residential subdivision on approximately 52.023 acres of land, to wit:



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Rene Rodriguez  
**DATE:** 01/27/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Southern Trails Section 17

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, L.P., owner; for approval of a Final Plat of Southern Trails Section 17, a 149 lot single-family residential subdivision on approximately 52.023 acres of land, generally located at the northwest corner of CR 59 and Kirby Dr.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 2, 2015

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## FINAL PLAT OF SOUTHERN TRAILS SECTION 17

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, L.P., owner, for approval of a Final Plat of Southern Trails Section 17, a 149 lot single-family residential subdivision on approximately 52.023 acres of land, to wit:

**Legal Description:** A subdivision of 52.023 acres of land situated in the H.T. & B.R.R. Company Survey, Section 80, also known as J.S.Talmage Survey, Abstract No. 564, Brazoria County, Texas. Being a portion of Lots 43, 44, 45, 53, 54, 55 and 56 of Section 80 of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, plat records of Brazoria County, Texas.

**General Location:** The northwest corner of CR 59 and Kirby Drive.

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**SUMMARY:** On behalf of CL Ashton Woods, LP, Rene Rodriguez of LJA Engineering is requesting approval of a Final Plat for Southern Trails Section 17, a 149 lot single-family subdivision on 52.023 acres within the Southern Trails Planned Unit Development. This section includes street dedications for both Kirby Drive and CR 59.

**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 Ordinance.

**CONFORMANCE WITH THE SOUTHERN TRAILS PUD:** The proposed Final Plat of Southern Trails Section 17 is in conformance with the Southern Trails Planned Development.

**PLATTING STATUS:** The Preliminary Plat of Southern Trails Section 17 was approved in July of 2014.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Kirby Drive and CR. 59, both secondary thoroughfares with a minimum right-of-way of 100 feet.

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

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

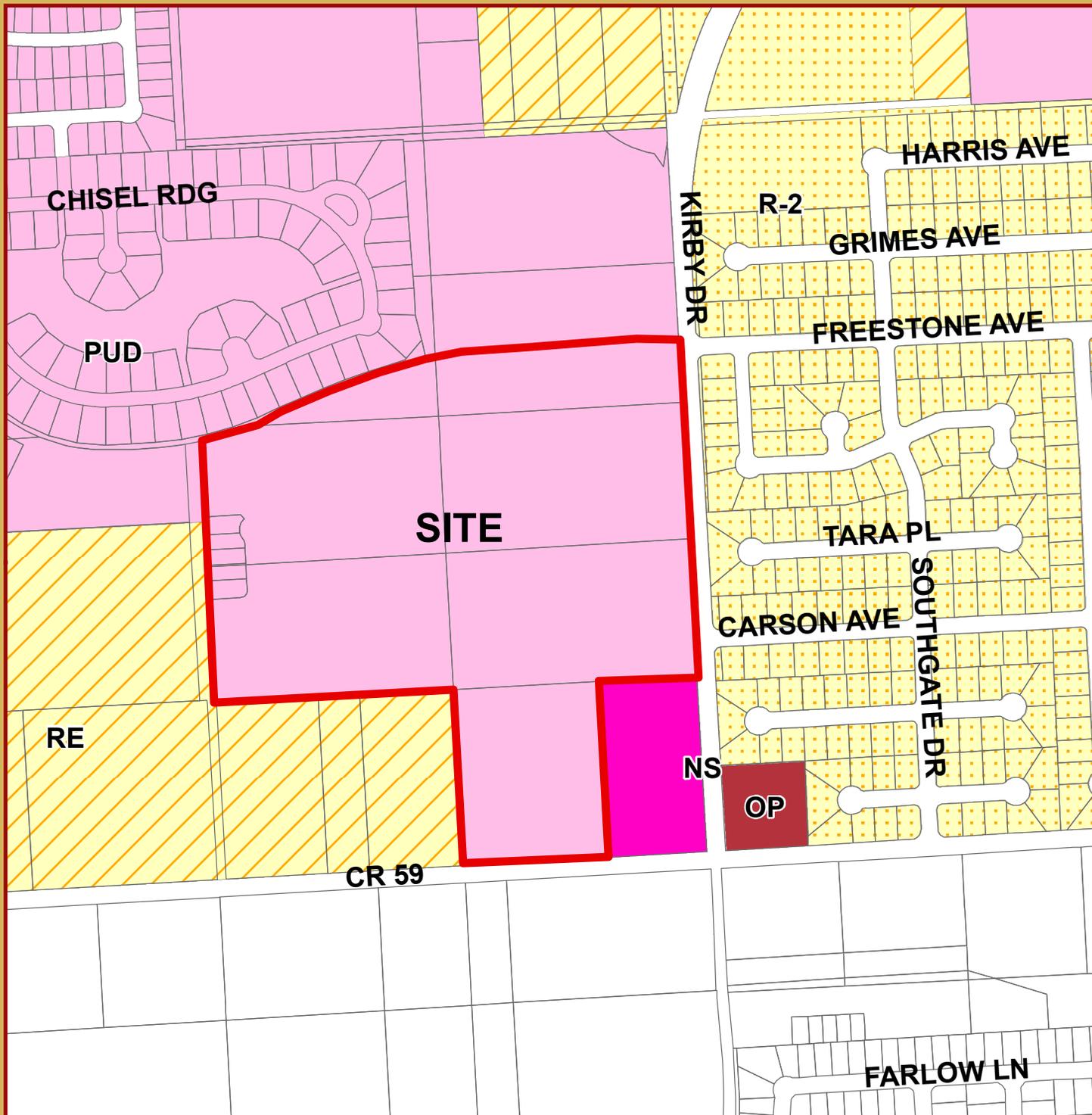
**PARKS, OPEN SPACE, AND TREES:** Park fees for Section 17 have been paid at this time.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Southern Trails Section 17 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 Southern Trails Planned Unit Development.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Southern Trails Section 17



## VICINITY MAP

### Final Plat of Southern Trails Section 17



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 = 517 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## AERIAL MAP

### Final Plat of Southern Trails Section 17



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.

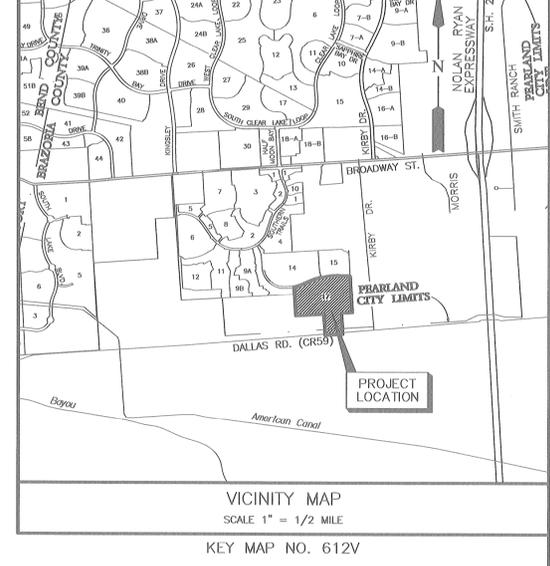
1 inch = 517 feet

OCTOBER 2014  
PLANNING DEPARTMENT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
C1	1230.00	13-43-15	294.55	147.98	293.85
C2	2570.00	17-58-04	805.94	406.30	802.64
C3	1170.00	9-11-57	187.85	94.13	187.65
C4	1230.00	5-56-46	127.65	63.88	127.59
C5	25.00	89-56-37	39.25	24.98	35.34
C6	2000.00	19-14-56	671.91	339.15	668.75
C7	55.00	84-05-50	80.73	49.61	73.67
C8	300.00	68-18-05	357.63	203.50	336.82
C9	850.00	21-41-55	321.90	162.90	319.98
C10	55.00	90-00-00	86.39	55.00	77.78
C11	2000.00	4-31-15	157.81	78.94	157.76
C12	300.00	81-10-30	425.03	257.02	390.36
C13	2500.00	11-33-47	504.53	253.13	503.68
C14	600.00	17-46-30	188.14	93.82	185.39
C15	300.00	39-41-05	207.79	108.26	203.66
C16	750.00	11-45-05	153.83	77.18	153.56
C17	750.00	7-17-43	95.50	47.81	95.43
C18	50.00	90-00-54	78.55	50.01	70.72
C19	25.00	91-15-15	39.82	25.55	35.74
C20	25.00	88-02-53	38.42	24.16	34.75
C21	2030.00	13-20-52	472.92	237.53	471.85
C22	25.00	26-25-47	11.53	5.87	11.43
C23	50.00	144-10-01	125.81	154.65	95.15
C24	25.00	33-56-07	14.81	7.63	14.59
C25	330.00	4-46-53	27.54	13.78	27.53
C26	25.00	81-55-31	35.75	21.70	32.78
C27	570.00	10-13-20	101.70	50.98	101.56
C28	25.00	92-37-51	40.42	26.18	36.16
C29	25.00	87-48-40	38.31	24.06	34.67
C30	630.00	10-48-19	118.81	59.58	118.63
C31	25.00	80-23-19	35.08	21.12	32.27
C32	330.00	14-37-56	84.28	42.37	84.05
C33	25.00	86-21-14	37.68	23.46	34.21
C34	275.00	17-22-59	83.43	42.04	83.11
C35	25.00	54-18-53	23.70	12.82	22.82
C36	50.00	275-55-39	240.79	45.08	66.96
C37	25.00	43-25-55	18.95	9.96	18.50
C38	325.00	20-28-50	116.17	58.71	115.55
C39	25.00	78-41-43	34.34	20.50	31.70
C40	330.00	14-49-55	85.43	42.95	85.19
C41	880.00	18-38-04	286.21	144.38	284.95
C42	25.00	86-56-10	37.93	23.70	34.40
C43	25.00	91-10-55	39.79	25.52	35.72
C44	725.00	7-51-07	99.35	49.76	99.28
C45	775.00	3-09-34	42.74	21.37	42.73
C46	25.00	46-09-18	20.14	10.65	19.80
C47	50.00	276-18-29	241.12	44.78	66.71
C48	25.00	50-26-19	22.01	11.77	21.30
C49	725.00	2-52-26	36.36	18.19	36.36
C50	775.00	7-59-59	108.21	54.19	108.12
C51	25.00	88-57-57	38.82	24.55	35.03
C52	25.00	90-00-54	39.28	25.01	35.36
C53	25.00	53-07-48	23.18	12.50	22.36
C54	50.00	275-57-49	240.82	45.05	66.94
C55	25.00	42-50-00	18.69	9.81	18.26
C56	25.00	89-59-06	39.26	24.99	35.35
C57	25.00	89-59-03	39.27	25.00	35.35
C58	25.00	90-00-25	39.27	25.00	35.36
C59	25.00	90-00-54	39.28	25.01	35.36
C60	25.00	35-09-36	15.34	7.92	15.10
C61	50.00	160-51-56	140.38	29.65	98.61
C62	25.00	35-41-28	15.57	8.05	15.32
C63	25.00	90-00-00	39.27	25.00	35.36
C64	25.00	25-42-46	11.22	5.71	11.13
C65	50.00	141-25-31	123.42	142.88	94.39
C66	25.00	25-42-46	11.22	5.71	11.13
C67	1970.00	4-31-15	155.44	77.78	155.40
C68	330.00	16-59-10	97.83	49.28	97.47
C69	125.00	49-28-31	107.94	57.59	104.62
C70	50.00	141-32-20	123.52	143.33	94.42
C71	125.00	49-28-31	107.94	57.59	104.62
C72	330.00	21-36-03	124.41	62.95	123.68
C73	2030.00	2-17-31	81.20	40.61	81.20
C74	25.00	88-02-53	38.42	24.16	34.75
C75	25.00	91-53-53	40.10	25.84	35.94
C76	1970.00	10-32-57	362.72	181.87	362.20
C77	25.00	89-09-06	38.30	24.63	35.09
C78	2475.00	9-02-18	390.43	195.62	390.03
C79	25.00	48-50-24	21.31	11.35	20.67
C80	50.00	276-22-23	241.18	44.73	66.67
C81	25.00	47-33-31	20.75	11.02	20.16
C82	2525.00	8-58-22	395.43	198.12	395.03
C83	25.00	93-42-20	40.89	26.67	36.48
C84	1970.00	5-45-04	197.74	98.95	197.66
C85	25.00	84-05-50	36.69	22.55	33.49
C86	270.00	68-18-05	321.86	183.15	303.14
C87	800.00	21-41-55	310.54	157.15	308.69
C88	25.00	90-00-00	39.27	25.00	35.36
C89	25.00	42-50-00	18.69	9.81	18.26
C90	50.00	265-40-01	231.84	53.93	73.33
C91	25.00	42-50-00	18.69	9.81	18.26
C92	25.00	90-00-00	39.27	25.00	35.36
C93	25.00	90-00-00	39.27	25.00	35.36
C94	2030.00	4-31-15	160.17	80.13	160.13
C95	270.00	81-10-30	382.53	231.32	351.33
C96	25.00	90-00-00	39.27	25.00	35.36
C97	25.00	38-42-56	16.89	8.78	16.57
C98	50.00	91-11-56	79.59	51.06	71.45

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65-33-01 E	155.27
L2	S 87-16-59 E	137.38
L3	N 86-46-15 E	19.27
L4	N 86-42-51 E	50.00
L5	N 48-15-55 E	6.00
L6	S 41-42-41 W	5.00
L7	N 59-31-46 W	66.30
L8	N 03-18-13 W	5.00
L9	N 77-40-39 E	77.04
L10	S 42-00-02 W	5.00
L11	S 12-23-26 E	90.84
L12	N 77-40-39 E	77.04
L13	S 77-40-39 W	77.04
L14	S 86-41-47 W	48.95
L15	S 03-17-19 E	94.46
L16	N 03-17-19 W	94.42
L17	S 86-41-47 W	70.30
L18	N 12-23-26 W	90.05
L19	S 86-42-41 W	71.63
L20	N 44-47-14 E	20.02
L21	S 81-07-22 W	112.36
L22	S 35-16-34 W	20.90
L23	S 59-21-04 E	19.91
L24	N 46-10-10 W	20.41
L25	S 86-42-51 W	48.47
L26	S 73-34-25 E	70.56
L27	N 48-17-19 W	21.21
L28	S 48-17-19 E	72.99
L29	S 41-42-41 W	21.21
L30	N 43-40-18 E	14.28
L31	N 54-45-30 W	16.06
L32	S 04-38-13 E	69.05
L33	N 60-02-41 W	20.90
L34	S 78-44-58 W	49.23
L35	S 89-53-51 W	84.84
L36	N 77-40-39 E	60.75
L37	N 78-59-26 E	60.55
L38	N 84-41-23 E	64.94
L39	N 86-42-41 E	20.13
L40	S 86-41-47 W	64.97
L41	N 86-42-41 E	20.70
L42	S 86-42-41 W	62.08
L43	N 81-54-54 E	58.28
L44	N 72-29-37 E	58.28
L45	N 67-43-18 E	58.28
L46	N 55-50-47 E	55.35
L47	N 34-55-20 E	53.82
L48	N 14-33-08 E	53.87
L49	S 03-07-36 E	66.23
L50	S 19-35-50 W	62.25
L51	S 43-32-58 W	62.25
L52	S 67-29-47 W	69.15
L53	S 86-42-11 W	107.98
L54	N 40-48-39 W	20.00
L55	S 86-42-11 W	108.97
L56	S 38-17-16 W	22.45



VICINITY MAP  
SCALE 1" = 1/2 MILE  
KEY MAP NO. 612V

**LEGEND**

- EXIST. INDICATES EXISTING
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- SIM.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
- R.O.W. INDICATES RIGHT OF WAY
- A.E. INDICATES ACCESS EASEMENT

HABARI TRUST NO. 2  
CALLED 53.3 ACRES  
FILE NO. 99-046946  
B.C.O.R.

MINOR SUBDIVISION PLAT OF  
SHEPHERD OF THE HEART  
CALLED 10.000 ACRES  
DOC. NO. 2006031441  
B.C.O.R.

ELIM SUBDIVISION  
VOL. 23, PGS. 383-384  
B.C.P.R.

FAIRBANKS GROUP  
CALLED 5.00 ACRES  
DOC. NO. 2015022718  
B.C.O.R.

SECTION 80  
ALLISON RICHEY GULF COAST HOME  
COMPANY  
PART OF SUBURBAN GARDENS  
VOL. 2, PG. 98 B.C.P.R.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.787	34,260	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.422	18,372	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.073	3,181	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.127	5,543	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.095	4,117	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	8.413	366,470	RESTRICTED TO LANDSCAPE/OPEN SPACE/DETENTION
G	0.363	15,832	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.780	33,972	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.181	7,883	RESTRICTED TO DIRECTOR'S LOT
J	0.161	7,032	RESTRICTED TO DIRECTOR'S LOT
K	0.168	7,314	RESTRICTED TO DIRECTOR'S LOT
L	0.168	7,314	RESTRICTED TO DIRECTOR'S LOT
M	0.195	8,510	RESTRICTED TO DIRECTOR'S LOT
TOTAL	11.933	519,798	

FINAL PLAT OF  
**SOUTHERN TRAILS**  
SECTION 17

A SUBDIVISION OF 52.023 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 80, ALSO KNOWN AS  
J.S. TALMAGE SURVEY, ABSTRACT NUMBER 564, BRAZORIA COUNTY, TEXAS,  
BEING A PORTION OF LOTS 43, 44, 45, 53, 54, 55 AND 56 OF SECTION 80,  
OF THE ALISON RICHEY GULF COAST HOME COMPANY  
PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN  
VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

149 LOTS 8 RESERVES (11.06 ACRES) 4 BLOCKS  
JANUARY 21, 2015 JOB NO: 1021-0703-310

OWNERS:  
**CL ASHTON WOODS, L.P.**  
JUSTINE KLINKE  
3355 WEST ALABAMA, SUITE 1240, HOUSTON, TEXAS 77098 PH. (713) 255-7401

**BRIAN P. THOMPSON, OWNER**  
**WELLINGTON STEVENS III, OWNER**  
**SAM H. HALL, OWNER**  
**BRAZORIA COUNTY MUNICIPAL**  
**UTILITY DISTRICT NO. 34**  
BRIAN P. THOMPSON, PRESIDENT  
TRAVIS MCGUIRE, SECRETARY

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, CL ASHTON WOODS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH THOMAS H. BURLERSON, EXECUTIVE VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., SOLE MEMBER OF CL TEXAS I G.P., L.L.C., MANAGING GENERAL PARTNER, OF CL ASHTON WOODS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS; BRIAN P. THOMPSON, OWNER; I. WELLINGTON STEVENS III, OWNERS; I, SAM H. HALL, OWNER; AND WE, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34, ACTING BY AND THROUGH BRIAN P. THOMPSON, PRESIDENT AND TRAVIS MCGUIRE, SECRETARY OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34, OWNERS HEREAFTER REFERRED TO AS OWNERS OF THE 52.023 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SOUTHERN TRAILS SECTION 17, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, 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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

IN TESTIMONY WHEREOF, CL ASHTON WOODS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CL TEXAS I G.P., L.L.C., MANAGING GENERAL PARTNER BY FORESTAR (USA) REAL ESTATE GROUP, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS H. BURLERSON, EXECUTIVE VICE-PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CL ASHTON WOODS, L.P.  
A TEXAS LIMITED PARTNERSHIP

BY: CL TEXAS I G.P., L.L.C.  
ITS MANAGING GENERAL PARTNER

BY: FORESTAR (USA) REAL ESTATE GROUP, INC.  
ITS SOLE MEMBER

BY: \_\_\_\_\_  
THOMAS H. BURLERSON, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS H. BURLERSON, EXECUTIVE VICE PRESIDENT, OF FORESTAR (USA) REAL ESTATE GROUP, INC., SOLE MEMBER OF CL TEXAS I G.P., L.L.C., MANAGING GENERAL PARTNER OF CL ASHTON WOODS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN P. THOMPSON, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, TRAVIS MCGUIRE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34

BY: \_\_\_\_\_  
BRIAN P. THOMPSON, PRESIDENT

ATTEST: \_\_\_\_\_  
TRAVIS MCGUIRE, SECRETARY

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN P. THOMPSON, PRESIDENT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34, 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 \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRAVIS MCGUIRE, SECRETARY OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34, 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 \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN P. THOMPSON, PRESIDENT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN P. THOMPSON, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND IN THE CITY OF PEARLAND, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
WELLINGTON STEVENS III, OWNER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WELLINGTON STEVENS III, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND IN THE CITY OF PEARLAND, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
SAM H. HALL, OWNER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM H. HALL, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS OF THE ACTUAL SURVEY HAVE BEEN SET; THAT ALL BLOCK CORNERS, RESERVE CORNERS, LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. ALL CORNERS WILL BE MARKED WITH IRON RODS 5/8 INCH IN DIAMETER, UNLESS OTHERWISE NOTED. (SEE NOTE 17)

GARY D. NUTTER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5659

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SOUTHERN TRAILS SECTION 17 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 \_\_\_\_\_, 2015.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2015.

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

LOT	SQ. FT.	LOT FRONTAGE
<b>BLOCK 1</b>		
LOT 1	7,577	60.00
LOT 2	7,690	60.00
LOT 3	7,690	60.00
LOT 4	7,690	60.00
LOT 5	7,690	60.00
LOT 6	7,690	60.00
LOT 7	7,687	60.00
LOT 8	7,681	60.00
LOT 9	9,409	50.85
LOT 10	11,890	39.89
LOT 11	7,813	55.10
LOT 12	7,500	60.00
LOT 13	7,500	60.00
LOT 14	7,500	60.00
LOT 15	7,500	60.00
LOT 16	7,500	60.00
LOT 17	7,500	60.00
LOT 18	7,499	60.00
LOT 19	7,935	57.44

LOT	SQ. FT.	LOT FRONTAGE
<b>BLOCK 2</b>		
LOT 1	9,041	76.76
LOT 2	9,938	89.89
LOT 3	11,598	60.72
LOT 4	12,077	67.05
LOT 5	14,406	60.10
LOT 6	12,881	73.30
LOT 7	9,148	57.95
LOT 8	7,475	58.31
LOT 9	7,515	58.31
LOT 10	7,476	58.31
LOT 11	8,721	69.85
LOT 12	7,760	64.92
LOT 13	7,283	60.41
LOT 14	7,290	60.75
LOT 15	7,511	60.57
LOT 16	7,035	60.67
LOT 17	8,749	68.79
LOT 18	8,511	66.69
LOT 19	6,996	63.54
LOT 20	7,673	60.61
LOT 21	7,468	60.75
LOT 22	7,318	60.36
LOT 23	7,008	64.95
LOT 24	7,664	65.00
LOT 25	7,377	60.00
LOT 26	7,731	60.00
LOT 27	8,085	60.00
LOT 28	7,075	67.08
LOT 29	8,627	70.00
LOT 30	8,959	63.49
LOT 31	7,391	63.16
LOT 32	7,928	60.21

LOT	SQ. FT.	LOT FRONTAGE
<b>BLOCK 3</b>		
LOT 1	7,926	60.21
LOT 2	7,845	61.59
LOT 3	12,248	42.57
LOT 4	12,402	39.89
LOT 5	7,313	61.23
LOT 6	7,487	60.00
LOT 7	7,489	60.00
LOT 8	7,492	60.00
LOT 9	7,495	60.00
LOT 10	7,498	60.00
LOT 11	7,600	60.78
LOT 12	8,618	70.00
LOT 13	7,501	60.00
LOT 14	7,501	60.00
LOT 15	7,500	60.00
LOT 16	7,500	60.00
LOT 17	7,476	60.15
LOT 18	10,670	45.72
LOT 19	15,402	39.89
LOT 20	8,049	57.14
LOT 21	8,829	70.91
LOT 22	8,750	70.00
LOT 23	8,939	73.73
LOT 24	8,966	73.22
LOT 25	8,793	70.00
LOT 26	8,943	69.59
LOT 27	9,160	67.58
LOT 28	9,879	71.22
LOT 29	10,560	68.77
LOT 30	13,236	42.13
LOT 31	9,754	73.45
LOT 32	10,957	68.49
LOT 33	9,774	68.93
LOT 34	8,894	62.29
LOT 35	8,749	68.16

LOT	SQ. FT.	LOT FRONTAGE
<b>BLOCK 4</b>		
LOT 1	8,498	71.79
LOT 2	7,503	62.52
LOT 3	7,495	62.52
LOT 4	7,399	62.52
LOT 5	7,555	62.52
LOT 6	7,962	62.52
LOT 7	7,977	62.76
LOT 8	9,447	49.92
LOT 9	17,892	39.89
LOT 10	11,078	39.89
LOT 11	9,680	39.52
LOT 12	9,680	39.51
LOT 13	7,745	60.03
LOT 14	7,595	59.41
LOT 15	7,402	59.41
LOT 16	7,300	59.41
LOT 17	7,290	59.41
LOT 18	7,371	59.41
LOT 19	8,877	75.01
LOT 20	8,759	70.65
LOT 21	7,208	60.00
LOT 22	7,215	60.00
LOT 23	7,222	60.00
LOT 24	7,229	60.00
LOT 25	7,236	60.00
LOT 26	7,243	60.00
LOT 27	8,093	74.58
LOT 28	9,171	96.87
LOT 29	9,178	96.87
LOT 30	9,297	97.19
LOT 31	7,619	68.27

LOT	SQ. FT.	LOT FRONTAGE
<b>BLOCK 4</b>		
LOT 31	7,619	68.27
LOT 32	7,619	68.27
LOT 33	7,757	68.27
LOT 34	8,909	77.63
LOT 35	8,263	70.00
LOT 36	7,200	60.00
LOT 37	7,200	60.00
LOT 38	7,200	60.00
LOT 39	7,200	60.00
LOT 40	7,512	60.00
LOT 41	8,093	60.14
LOT 42	10,109	52.30
LOT 43	15,370	39.38
LOT 44	10,444	39.38
LOT 45	10,591	40.02
LOT 46	8,431	54.83
LOT 47	7,885	60.11
LOT 48	7,620	60.00
LOT 49	7,340	60.00
LOT 50	7,200	60.00
LOT 51	7,200	60.00
LOT 52	7,200	60.00
LOT 53	7,666	65.00
LOT 54	7,466	80.00
LOT 55	8,400	70.00
LOT 56	8,533	69.31
LOT 57	8,607	69.14
LOT 58	8,466	69.57
LOT 59	8,397	70.00
LOT 60	10,026	98.42
LOT 61	10,671	112.05
LOT 62	10,671	112.05
LOT 63	10,818	107.80

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT HAS WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403030820, DATED OF NOVEMBER 21, 2014 AND ISSUED ON NOVEMBER 9, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE DESCRIBED TRACT.
- ALL COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999870127.
- 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.

- BENCHMARKS:  
CITY OF PEARLAND REFERENCE BENCHMARK:  
MONUMENT GPS - 9. BRASS SET FLUSH IN CONCRETE. STAMPED "CITY OF PEARLAND 9 - GPS MONU. 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 289 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS.  
ELEVATION = 59.03 NAVD 29, 1987 ADJUSTMENT  
ADD 0.19 FEET FOR NAVD 88, 1991 ADJUSTMENT

PROJECT REFERENCE BENCHMARK:  
N.G.S. BRASS DISK STAMPED "R668 1942" LOCATED ALONG F.M. 521, EAST OF THE PRESENT ROAD, IN THE NORTHEAST CONCRETE HEADWALL OF THE FORMAL HIGHWAY BRIDGE OVER A CANAL, ABOUT 0.15 NORTH OF THE FORT BEND - HARRIS COUNTY LINE.

ELEV. 61.786, NAVD 88, 1991 ADJUSTMENT.

TBM:  
CUT BOX NEAR THE NORTHWEST CORNER OF THE CONCRETE PARKING AREA FOR THE LIFT STATION IN RESERVE "D" OF THE FIRST AMENDING PLAT OF SOUTHGATE SECTION ONE, VOLUME 24, PAGES 123-126, B.C.P.R.

ELEV. = 63.35 NAVD 88, 1991 ADJUSTMENT

- THIS TRACT LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C 0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

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

- SIDE LOTS ARE DENIED DRIVEWAY ACCESS TO THE ADJOINING SIDE PUBLIC STREET.

- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.

- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.

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

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

- THERE ARE 32 STREET LIGHTS PROPOSED ON THIS PLAT.

- A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT. A SIX-FOOT SIDEWALK IS REQUIRED ALONG THE RIGHT-OF-WAY OF MAGNOLIA CROSSING LANE.

- THIS SUBDIVISION IS CONSISTENT WITH THE P.U.D. SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE ORDINANCE NO. 509-895 DATED FEBRUARY 9, 2004.

- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

BEING 52.023 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 80, AKA J. S. TALMAGE SURVEY, ABSTRACT NUMBER 564, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 43, 44, 45, 53, 54, 55 AND 56 OF SECTION 80, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THE RESIDUE OF THAT CERTAIN CALLED 522.62 ACRE TRACT CONVEYED TO CL ASHTON WOODS, L.P. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2005016204, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 0.1679 ACRE TRACT CONVEYED TO KATRINA BOGANY BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2005030833, B.C.P.R., ALL OF THAT CERTAIN CALLED 0.1679 ACRE TRACT CONVEYED TO BRIAN P. THOMPSON BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2009013551, B.C.P.R., ALL

# III. Old Business

## A. Zone Change Application No. 2014-22Z

A request of Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; for approval of a change in zoning from the General Commercial (GC) and Office and Professional (OP) zoning districts, to a Planned Development (PD) known as Baker's Landing; on approximately 79.94 acres of land, to wit:

## III. New Business

## B. Replat of Reserve "C" of Orchard Glen

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 2 lot single-family residential subdivision on approximately .3816 acres of land, to wit:



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Richard DeLeon  
**DATE:** 01/27/2015  
**AGENDA ITEM SUBJECT:** Replat of Reserve "C" of Orchard Glen

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 2 lot single-family residential subdivision on approximately .3816 acres of land, generally located at the 3500 Block of Old Holly Dr.

**Staff Recommendation: Denial**



## PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 2, 2015

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### REPLAT OF RESERVE "C" OF ORCHARD GLEN

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 2 lot single-family residential subdivision on approximately .3816 acres of land, to wit:

**Legal Description:** A Subdivision of 0.3816 acres of land, located in the H.T.&B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas.

**General Location:** The 3500 Block of Old Holly Drive.

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**SUMMARY:** On behalf of K Hovnanian of Houston II, Richard DeLeon has submitted a replat to allow for the subdivision of an existing recreational reserve. The property is zoned Single Family Residential – 2 (R-2) and the applicant would like to convert the reserve into two additional R-2 single family lots.

**PREVIOUS PLATS:** The Final Plat of Orchard Glen was approved in March of 2014 and includes a total of 77 lots.

**UNIFIED DEVELOPMENT CODE:** The proposed subdivision is in conformance with all requirements of the Unified Development Code.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Old Holly Drive a local street with a required minimum right-of-way of 50 feet.

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

**AVAILABILITY OF UTILITIES:** The subject parcel is served by water and sewer lines extended by the developer throughout the subdivision.

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

**NOTIFICATION:** Notices were sent out to property owners within 200 feet of the subject parcels. At this time staff has received 3 phone calls in opposition to this requested replat. Two of the phone calls were from residents located within the 200

foot notification area. Additionally, signs were placed on the property and notice was published in the newspaper.

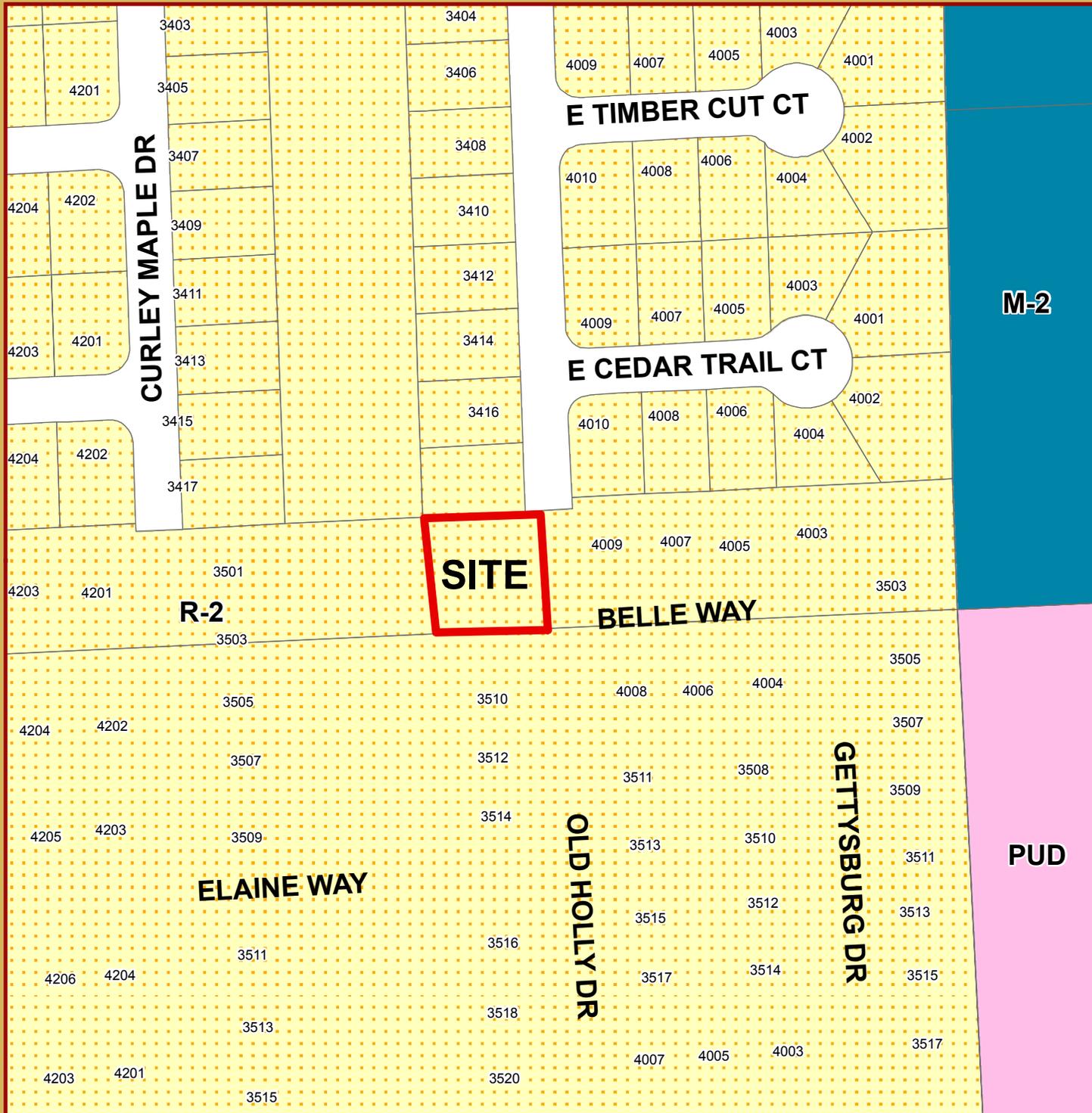
**ADDITIONAL COMMENTS:** This request has been reviewed by the city's Development Review Committee and there were no additional comments.

**STAFF RECOMMENDATION:** Staff is unable to recommend approval of the Replat of Reserve "C" of Orchard Glen as proposed by the applicant, for the following reasons:

1. The proposed subdivision will not adhere to the originally approved Final Plat which required the recreational reserve to be located on this site.
2. The conversion of a recreational reserve to single family residential would be a disservice to homeowners who purchased homes in the subdivision with the knowledge that a recreational reserve exists on this site. Allowing for the conversion of this property to single family would deprive the residents of much needed and desired open space.
3. No other useable open space currently exists within this development.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Aerial Map
- Replat of Reserve "C" of Orchard Glen



## VICINITY MAP

### Replat of Reserve "C" of Orchard Glen

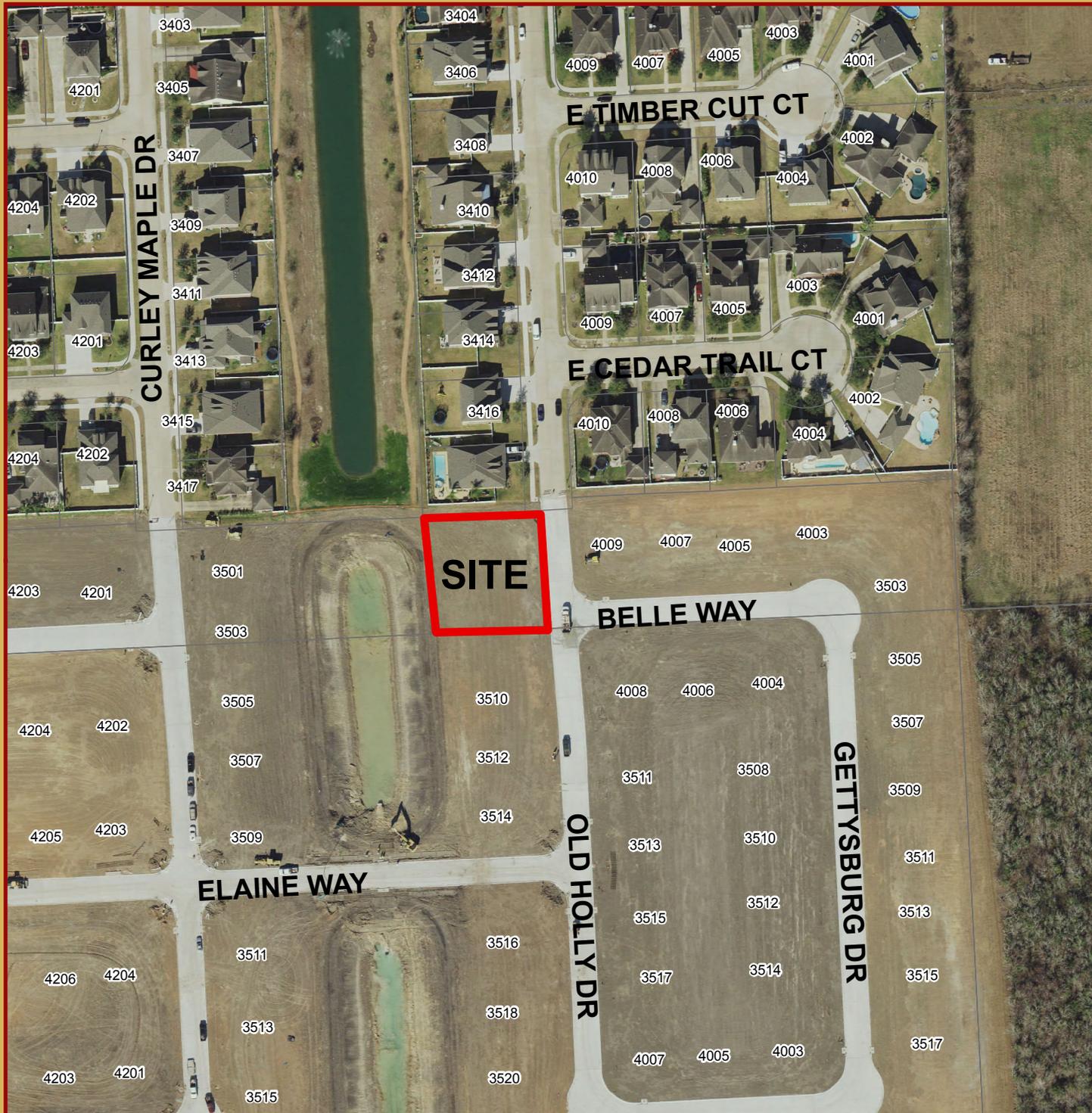


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 155 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## AERIAL MAP

### Replat of Reserve "C" of Orchard Glen



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.

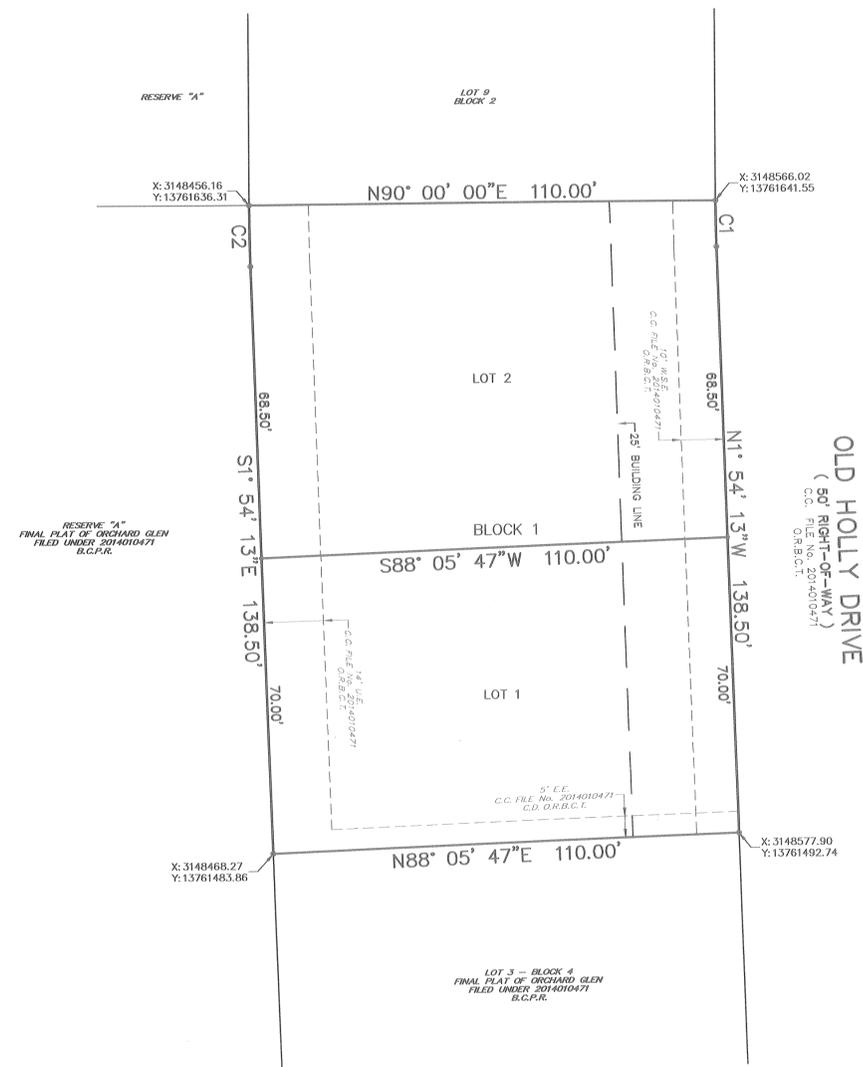
1 inch = 155 feet

OCTOBER 2014  
PLANNING DEPARTMENT



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	14.45	435.00	1.90	S0° 57' 06"E	14.45
C1	10.80	325.00	1.90	S0° 57' 06"E	10.80

AMENDING PLAT No. 1  
PEARLAND FARMS SECTION ONE  
Vol. 23, Pg. 301-302  
B.C.P.R.



METES AND BOUNDS DESCRIPTION OF 0.3816 ACRE

Being a tract of land containing 0.3816 acre, located in the H.T. & B.R.R. Company Survey, Section 12, Abstract 508, Brazoria County, Texas; Said 0.3816 acre being all of Restricted Reserve "C", Orchard Glen, a subdivision recorded under Document Number 2014010471 of the Brazoria County Plat Records (B.C.P.R.); Said 0.3816 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to said subdivision plat of Orchard Glen):

**BEGINNING**, at a 5/8-inch capped iron rod found at the northeast corner of said Restricted Reserve "C" and the southeast corner of Lot 9, Block 2, of Amending Plat No. 1, Pearland Farms Section One, a subdivision recorded in Volume 23, Pages 301-302, of the B.C.P.R. on the westerly Right-of-Way (R.O.W.) line of Old Holly Drive (fifty feet wide per Document Number 2014010471 of the B.C.P.R. and Volume 23, Pages 301-302, of the B.C.P.R.);

**THENCE**, with the easterly lines of said Restricted Reserve "C" and with said westerly R.O.W. line, the following two (2) courses:

- 10.80 feet along the arc of a curve to the left, having a radius of 325.00 feet, a central angle of 01° 54' 13", and a chord that bears South 00° 57' 06" East, a distance of 10.80 feet to a 5/8-inch capped iron rod found at a point of tangency;
- South 01° 54' 13" East, a distance of 138.50 feet to a 5/8-inch capped iron rod found at the southeast corner of said Restricted Reserve "C" and the northeast corner of Lot 3, Block 4, of said Orchard Glen;

**THENCE**, South 88° 05' 47" West, with the line common to said Restricted Reserve "C" and said Lot 3, a distance of 110.00 to a 5/8-inch capped iron rod found at the southwest corner of said Restricted Reserve "C" and the northwest corner of said Lot 3, on the easterly line of Restricted Reserve "A" of said Orchard Glen;

**THENCE**, with the lines common to said Restricted Reserve "C" and said Restricted Reserve "A", the following two (2) courses:

- North 01° 54' 13" West, a distance of 138.50 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the right;
- 14.45 feet along the arc of said curve to the right, having a radius of 435.00 feet, a central angle of 01° 54' 13", and a chord that bears North 00° 57' 06" West, a distance of 14.45 feet to a 5/8-inch capped iron rod found at the northwest corner of said Restricted Reserve "C", the northeast corner of said Restricted Reserve "A", the southwest corner of said Lot 9 and the southeast corner of Restricted Reserve "A" of said Amending Plat No. 1, Pearland Farms Section One;

**THENCE**, South 90° 00' 00" East, with the line common to said Restricted Reserve "C" and said Lot 9, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing 0.3816 acre of land.

I, Michael Hall, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).

**MICHAEL HALL**  
Registered Professional Land Surveyor  
State of Texas No. 5765

WE, WILLMINGTON TRUST, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REPLAT OF RESERVE "C" ORCHARD GLEN, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2013046168 AND SECURED BY 201304169 OF THE O.P.R.O.R.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
PRINT NAME

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (NAME OF PERSON (S) SIGNING THE PLAT OR INSTRUMENT), (CORPORATION TITLES IF APPROPRIATE), KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, "AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.")

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF NOVEMBER, 2014

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME

MY COMMISSION EXPIRES:

FILE COPY - PLANNING  
SUBMITTAL DATE: 11/19/14  
DRC DATE: 11/25/14  
PLEASE REVIEW PLAT AND RETURN TO  
PLANNING DEPT BY: 11/26/14



VICINITY MAP  
SCALE: 1" = 1/2 MI.  
KEY MAP :6155

NOTES

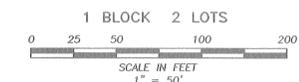
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, G.F. NO. ATMS4001062, EFFECTIVE DATE OCTOBER 29, 2014.
- ALL BEARINGS REFERENCES ARE TO AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOL. 23, PG. 301-302, BRAZORIA COUNTY PLAT RECORDS.
- 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 OWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- BENCHMARK: DISK IN CONCRETE ROADWAY LOCATED IN THE CENTERLINE OF WHITSTONE DRIVE, ±200' SOUTH OF MAGNOLIA ROAD (N.G.V.D. 1929, 1978 ADJUSTMENT) BEING B.M. NO. 1 AS SHOWN ON PARTIAL REPLAT OF COBBLESTONE, AS RECORDED IN VOLUME 19, PAGES 721-722, B.C.P.R. ELEVATION: 47.68'.
- T.B.M. NO. 1: BRASS CAP SET IN CONCRETE ON THE EAST SIDE OF CURLEY MAPLE DRIVE, 18 FEET SOUTH OF CENTERLINE INTERSECTION WITH W. TIMBERCUT COURT, 2.1 FEET NORTHWESTERLY FROM THE NORTHEAST CORNER OF A STORM SEWER INLET, AND 1.5 FEET EAST OF THE BACK OF CURB. BRASS CAP IS STAMPED "ELEV 47.07, RPLS NO 4337 (1978 ADJUSTMENT), ELEVATION: 47.07'.
- T.B.M. NO. 2: BRASS CAP SET IN CONCRETE ON THE WEST SIDE OF OLD HOLLY DRIVE, 16.2 FEET SOUTHWEST OF THE CENTERLINE INTERSECTION WITH E. TIMBER CUT COURT, 3.7 FEET NORTHEAST FROM THE NORTHWEST CORNER OF A STORM SEWER INLET AND 0.6 FEET WEST OF THE BACK OF CURB. BRASS CAP IS STAMPED ELEV. 46.27, RPLS NO. 4337 (1978 ADJUSTMENT), ELEVATION: 46.27'.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4800770045J, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #8.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS, SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- THE DISTANCES SHOWN ON THIS PLAT ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT H0352 76 PID AW5552 (NAD 1983). THE SCALE FACTOR FOR THIS MONUMENT IS 0.99987007.
- THIS PLAT IS LOCATED OFF THE 3500 BLOCK OF VETERANS ROAD.
- THERE ARE 25 PROPOSED STREET LIGHTS ON THE FACE OF THIS PLAT.
- ALL INTERNAL STREETS WITHIN THE SUBDIVISION SHALL HAVE A 4' SIDEWALK AND ALONG VETERANS ROAD ALL SIDEWALKS SHALL BE 6'.

REPLAT OF  
**RESERVE "C" ORCHARD GLEN**

A SUBDIVISION OF 0.3816 ACRES OF LAND  
LOCATED IN THE  
H.T.&B. R.R. CO. SURVEY  
SECTION 12  
ABSTRACT NO. 508  
CITY OF PEARLAND  
BRAZORIA COUNTY, TEXAS

OWNERS: K. HOVANIAN OF HOUSTON II, LLC  
CONTACT: DAVID ORLANDO  
1311 NORTHWEST FREWAY  
HOUSTON, TEXAS 77040  
(713) 460-0264

NOVEMBER, 2014



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, K. HOVANIAN OF HOUSTON II, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DAVID ORLANDO, THEREUNTO AUTHORIZED, ATTESTED BY JOHN C. ROSE, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF REPLAT OF RESERVE "C" ORCHARD GLEN IN PEARLAND, TEXAS, DO HEREBY MAKE SUBMISSION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS ORCHARD GLEN, SAME BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF THE GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF GRADES, AND DO HEREBY BIND OURSELVES AND SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBMITTED AS SHOWN UPON THE FOREGOING MAP OF REPLAT OF RESERVE "C" ORCHARD GLEN, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, K. HOVANIAN OF HOUSTON II, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ORLANDO, THEREUNTO AUTHORIZED, ATTESTED BY JOHN C. ROSE, THIS \_\_\_\_\_ DAY OF MARCH.

BY: \_\_\_\_\_  
DAVID ORLANDO  
VICE PRESIDENT

ATTEST: \_\_\_\_\_  
JOHN C. ROSE  
ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ORLANDO AND JOHN C. ROSE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF NOVEMBER, 2014.

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

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THE PLAT OF REPLAT OF RESERVE "C" ORCHARD GLEN, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF NOVEMBER, 2014.

HENRY FUERTES  
CHAIRPERSON

APPROVED FOR THE CITY OF PEARLAND THIS \_\_\_\_\_ DAY OF NOVEMBER, 2014.

DARRIN COKER  
CITY ATTORNEY

ANDREA BROUGHTON, P.E.  
CITY ENGINEER

## C. Replat of Reserve "C" of Orchard Glen

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K. Hovnanian of Houston II, LLC., owners; for approval of a Replat of Reserve "C" of Orchard Glen, a 2 lot single-family residential subdivision on approximately .3816 acres of land, to wit:

## D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update – May 4, 2015 JPH
3. Zoning Update
4. National APA Conference – April 18-21, 2015 in Seattle
5. Next JPH/P&Z Meeting, February 16, 2015 – Regular Meeting and Staff Training

## IV. Adjournment