AGENDA

CITY OF PEARLAND
PLANNING & ZONING COMMISSION

February 16, 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 16, 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 February 2, 2015 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the Absence of Derrick Reed from the February 2, 2015 P&Z Regular meeting.

B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 3

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Final Plat of Riverstone Ranch at Clear Creek Section 3, a 77 lot single-family residential subdivision, to wit:

Legal Description: Being a subdivision of 19.979 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a part of lots 70, 71, 72, 73, 74, 87, 88, 89, 90, and 91 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

General Location: Northwest of Country Club Road and Green Tee Terrace Subdivision, Section 7, Pearland, TX.

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 8

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, owner; for approval of a Preliminary Plat of Southlake Section 8, a 56 lot single-family residential subdivision on approximately 18.219 acres of land on the following described property, to wit

Legal Description: A subdivision of 18.219 acres of land situated in H.T. & B.R.R. Co. Survey, Section 84, Abstract-538 Brazoria County, Texas.

General Location: Southwest corner of Windward Bay Drive and Southlake Boulevard.

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

A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-01Z

A request of Thomas Offenberger, applicant; on behalf of JK Joseph &

Matthew John, owners; for approval of a change in zoning from the Light Industrial (M-1) zoning district to the General Business (GB) zoning district; on approximately 0.9678 acres of land, to wit:

Legal Description: Being all that certain 0.9678 acres of land being the northerly part of that 1.727 acre tract known as JKJ Development, a minor plat recorded as document 2008015246 in the official public records of Brazoria County, Texas.

General Location: 200 feet north of the northwest corner of Mykawa Road and W. Orange Street, Pearland, TX

B. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-02Z

A request of Gerald L. Koza Jr., applicant; on behalf of Associated Properties, owner; for approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district; on approximately 4.020 acres of land, to wit:

Legal Description: Being a 4.020 acre tract in the H.T. & B.R.R. Company Survey, Abstract No. 542 in Brazoria County, Texas. Said 4.020 acre tract is part of Lot 52 of Zychlinsky Subdivision according to the plat recorded in Volume 29, Page 43 of the Deed Records of Brazoria County, Texas and is further described as being all of a one (1) acre tract, a 2.179 acre tract and part of a 2.000 acre tract as described in a deed to Associated Properties as recorded in Clerk's File No. 2011034738 in the Brazoria County Clerk's Office.

General Location: 3706-3902 Alice Street, Pearland, TX

C. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-03Z

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Beltway 23, LTD., owner; for approval of a change in zoning to amend the Kinglsey and Broadway Planned Development (PD), to allow Mini-Warehouse/Self Storage; Auto Accessories and/or Parts Retail Sales; to prohibit Hotels/Motels; and to revise landscape requirements and various exhibits; on approximately 18.1 acres of land, to wit:

Legal Description: The herein described 20.3 acres (prior to right-of-way dedication), more or less, being generally located in Section 80, J. S.

Talmage Survey Abstract 564, Brazoria County, Texas; the south line being along the south line of Lot 2, Section 80, J. S. Talmage Survey, Abstract 564 according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records; the west line being the east line of City of Pearland Ordinance No. 1035; the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance 924 and the east line being the west line of City of Pearland Ordinance No 924; All that certain 20.3 acres, more or less, annexed into the City of Pearland by Pearland Ordinance 1465 and being all of Lots 1 & 2, Section 80, J. S. Talmage Survey, Abstract 564

General Location: Southeast corner of Broadway Street and Kinglsey Drive, Pearland, TX

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update Joint Workshop - April 27, 2015
3. National APA Conference –April 18-21, 2015 in Seattle
4. Next JPH/P&Z Meeting, March 2, 2015 – Regular Meeting

VI. ADJOURNMENT

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

I, Jennifer Tatum, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 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 February 2, 2015 P&Z meeting.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, FEBRUARY 2, 2015, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 6:32 p.m. with the following present:

Chairperson Henry Fuertes	Vice-Chairperson Daniel Tunstall
Commissioner Mary Starr	Commissioner Thomas Duncan
Commissioner Ginger McFadden	Commissioner Elizabeth McLean

Also present were: City Planner Johnna Matthews, Senior Planner Ian Clowes, Deputy City Attorney Nghiem Doan, Acting City Engineer Richard Mancilla, and Office Supervisor Judy Brown.

Commissioner Derrick Reed was not present at the meeting.

CONSENT AGENDA

P&Z Commissioner Mary Starr made the motion to approve all the items on the Consent Agenda, and P&Z Commissioner Elizabeth McLean seconded the motion.

The Consent Agenda was approved 6-0.

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.

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 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.

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 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.

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.

MATTERS REMOVED FROM CONSENT AGENDA – No items removed/no action taken.

OLD BUSINESS

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

P&Z Commissioner Mary Starr made the motion to postpone the Consideration and Possible Action of Zone Change Application No. 2014-22Z until February 16, 2015 P&Z Regular Meeting, and P&Z Commissioner Elizabeth McLean seconded the motion.

The vote was 6-0. Zone Changed Application No. 2014-22Z was postponed until February 16, 2015.

NEW BUSINESS

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 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, Pearland, TX

P&Z Chairperson Henry Fuertes opened the public hearing for the Replat of Reserve "C" of Orchard Glen at 6:35 p.m.

Senior Planner Ian Clowes read the staff report stating the applicant wants to replat the recreational reserve into two single family residential lots. He stated that the plat is the only a legal document that is requiring the recreational reserve.

Staff received once public comment form, and a letter from the Pearland Farms HOA, and five phone calls, all in opposition.

The applicant was not present to speak.

Ms. Jacquelyn M. Trejo of 3511 Old Holly Drive, Pearland, TX 77584 spoke in opposition of the replat. She stated the original plan was to keep the space a recreational area and that the residents were not notified of the possible change.

There was not discussion among Commission/Staff/Applicant.

P&Z Chairperson Henry Fuertes adjourned the public hearing for the Replat of Reserve "C" of Orchard Glen at 6:42 p.m.

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 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, Pearland, TX

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

Senior Planner Ian Clowes stated the staff report was the same as from the public hearing.

P&Z Chairperson Henry Fuertes asked if staff had concerns. Deputy City Attorney stated that any concerns would have been addressed in the Preliminary and Final Plat, and not during the Replat.

Senior Planner Ian Clowes stated that the change in the use is what concerns staff.

P&Z Vice Chairperson Daniel Tunstall asked how many certificate of occupancies (CO's) had been issued for Orchard Glen. Staff was unable to answer at the time.

Resident Jacqueline Trejo stated there were approximately eight homes in Orchard Glen, with most of them currently occupied.

Commissioner Mary Starr asked if the reserve lot belonged to the developer and is this

why a petition does not have to be sent out.

Deputy City Attorney Nghiem Doan stated yes, but also because it is a replat which requires a public hearing.

The vote was 0-6. The Replat of Reserve "C" of Orchard Glen was denied.

DISCUSSION ITEMS

1. Commissioners Activity Report – Chairperson Fuertes discussed a recent mailing of a community newsletter and the discussion of diversity housing.
2. Comprehensive Plan Update – Tentative joint workshop date is May 4, 2015
3. Zoning Update – City Planner Johnna Matthews discussed the Bakers Landing would be heard on 2-16-15. All the items from the 1-5-15 JPH would have a 1st reading on 2-9-15, and a 2nd reading on 2-23-15.
4. National APA Conference –April 18-21, 2015 in Seattle. Need to know soon who will attend. Two commissioners are budgeted to attend. Mr. Thomas Duncan stated he was interested. Mr. Daniel Tunstall stated he would need to check his availability. Mr. Henry Fuertes stated he would be interested in attending.
5. Next JPH/P&Z Meeting, February 16, 2015 – Regular Meeting.

ADJOURNMENT

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

I, Judy Brown, Office Supervisor of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 16th day of February 2015, A.D., at 5:30 p.m.

_____
Judy Brown, Office Supervisor

Agenda removed _____ day of February, 2015.

EXCUSE ABSENCES

Excuse the absence of P&Z Commissioner Derrick Reed from the February 2, 2015 meeting.

B. FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 3

A request by Rene Rodriguez of LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Final Plat of Riverstone Ranch at Clear Creek Section 3, a 77 lot single-family residential subdivision.

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Rene Rodriguez, LJA Engineering**

DATE: **2/16/2015**

AGENDA ITEM SUBJECT: **Final Plat of Riverstone Ranch Section 3**

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

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Meritage Homes of Texas, owner; for approval of a Final Plat of Riverstone Ranch Section 3, a 77 lot single-family residential subdivision on approximately 19.979 acres of land located northwest of Country Club Road and Green Tee Terrace Subdivision, Section 7; at the Pearland city limit line

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 16, 2015

FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Meritage Homes of Texas, owner; for approval of a Final Plat of Riverstone Ranch Section 3, a 77 lot single-family residential subdivision on approximately 19.979 acres of land on the following described property, to wit

Legal Description: A subdivision of 19.979 acres of land situated in the T.J. Green Survey, Abstract-290, City of Pearland, Harris County, Texas.

General Location: Northwest of Country Club Road and Green Tee Terrace Subdivision, Section 7; at the Pearland city limit line

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SUMMARY: On behalf of Meritage Homes of Texas, Rene Rodriguez of LJA Engineering has submitted a Final Plat of Riverstone Ranch Section 3, a 77 lot single-family subdivision and 1 reserve on 19.979 acres of land located northwest of Country Club Road and Green Tee Estates Subdivision, Section 7, at the Pearland city limit line. Via this plat, 50' feet of right-of-way is being dedicated which will allow for the extension of Hughes Road, and Thunder Ridge Way into the subdivision. An additional 50 feet of right- of- way will be dedicated for Dry Willow Lane, and will connect to Meadow Wind Drive.

PREVIOUS PLATS: The Preliminary Plat of Riverstone Ranch at Clear Creek Section 3 was approved on August 18, 2014.

UNIFIED DEVELOPMENT CODE: The subject property is in conformance with the Unified Development Code. The plat will create 77 Single Family-1 (R-1) lots located within the Riverstone Ranch at Clear Creek Cluster Development Plan. The proposed lot sizes are between 6,600 square feet and 12,000 square feet in size and conform to the approved Cluster Plan.

CONFORMANCE TO THE MASTER PLAT: The submitted plat is in conformance with the approved Master Plat of Riverstone Ranch at Clear Creek which was approved on July 24, 2013.

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

AVAILABILITY OF UTILITIES: The subject property is served by Harris County

Municipal Utility District (MUD) 509. Utility connections will be extended from the adjoining residential subdivision located within the City of Houston ETJ to the north.

PARKLAND: The approved Cluster Development Plan requires land to be dedicated to the city for parkland. The thresholds for dedication are detailed within the cluster development plan document and all requirements have been met.

ADDITIONAL COMMENTS: The request has been reviewed by the city's Development Review Committee. Public Works requires the extension of a 10- foot wide water/ sewer easement along the west side of Hughes Ranch Road to be extended to Reserve "B" located east of the Honey Meadow Lane cul-de-sac in Riverstone Ranch at Clear Creek Section 2, which is west of the proposed Section 3.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Riverstone Ranch Section 3 as proposed by the applicant, for the following reasons:

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

2. This request is in conformance with the comprehensive plan as well as the Unified Development Code.

3. This plat is in conformance with the approved preliminary plat.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Final Plat of Riverstone Ranch Section 3

VICINITY MAP

Final Plat of Riverstone Ranch at Clear Creek Section 3

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

1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT

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AERIAL MAP

Final Plat of Riverstone Ranch at Clear Creek Section 3

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

1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT

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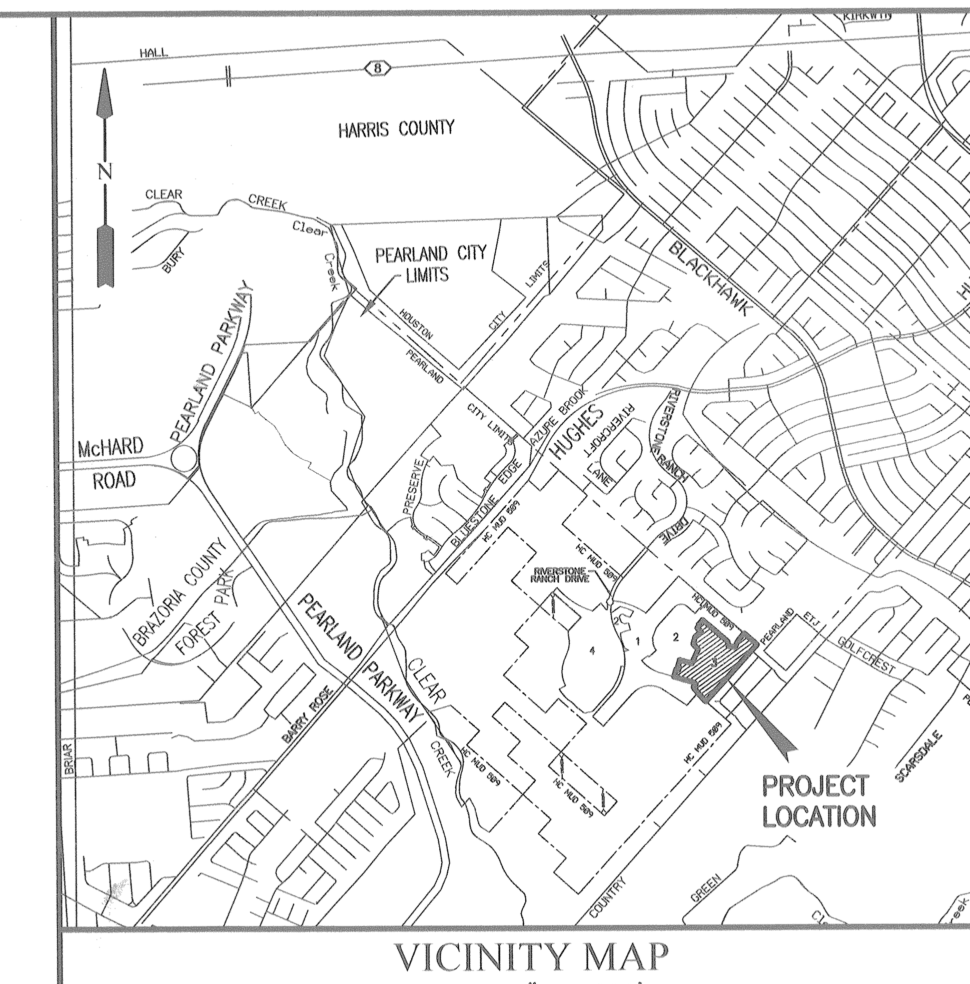
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47-45-35 W	20.00
L2	N 47-43-32 W	50.00
L3	N 42-16-28 E	6.86
L4	N 40-18-50 W	116.16
L5	N 00-58-49 E	15.03
L6	N 42-16-28 E	60.00
L7	N 54-04-01 W	54.96
L8	N 71-55-54 W	61.40
L9	S 73-45-04 E	39.60
L10	N 16-14-56 E	50.00
L11	N 16-14-56 E	96.79
L12	N 48-18-49 W	92.15
L13	N 41-41-11 E	50.00
L14	N 41-41-11 E	10.77
L15	S 07-23-46 E	74.11
L16	S 78-34-40 E	120.68
L17	N 17-52-37 E	20.54
L18	S 48-18-49 E	41.74
L19	N 33-13-26 E	126.90
L20	N 30-05-12 W	31.97
L21	N 48-18-49 W	54.65
L22	S 17-52-37 W	74.16
L23	S 42-06-09 W	112.00
L24	S 48-18-49 E	205.32
L25	S 41-41-11 W	15.00
L26	S 41-41-11 W	91.40
L27	N 42-16-28 E	14.90
L28	N 33-13-26 E	93.71
L29	S 48-18-49 E	54.65
L30	N 17-52-37 E	74.16
L31	S 42-06-09 W	101.82
L32	S 48-18-49 E	119.83
L33	N 48-18-49 W	77.96
L34	S 17-52-37 W	74.16
L35	N 48-18-49 W	52.44
L36	S 33-13-26 W	126.90
L37	S 48-18-49 E	39.56
L38	N 48-18-49 W	41.74
L39	N 48-18-49 W	84.04
L40	S 41-41-11 W	41.40
L41	N 41-41-11 E	41.40
L42	S 03-19-22 E	0.87
L43	N 42-06-09 E	111.82
L44	N 78-41-51 W	19.92
L45	S 56-13-21 W	24.26

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	90-00-00	39.27	25.00	35.36	N 28-45-04 W
C2	375.00	0-29-24	3.21	1.60	3.21	N 16-00-15 E
C3	25.00	92-21-17	40.30	26.05	36.07	N 02-08-11 W
C4	2025.00	2-21-17	83.22	41.62	83.22	N 42-51-49 E
C5	375.00	24-13-31	158.55	80.48	157.38	N 29-59-23 E
C6	500.00	25-26-15	221.98	112.85	220.16	N 61-01-56 W
C7	50.00	90-35-17	79.05	50.52	71.07	N 03-01-10 W
C8	700.00	10-14-34	125.14	62.74	124.97	S 28-06-09 W
C9	50.00	86-05-11	75.12	46.70	68.25	S 76-16-01 W
C10	795.00	12-22-34	171.72	86.20	171.39	N 54-30-06 W
C11	50.00	89-24-43	78.03	49.49	70.35	N 86-58-50 E
C12	450.00	24-23-51	191.62	97.28	190.17	N 30-04-33 E
C13	350.00	24-13-31	147.98	75.11	146.88	S 29-59-23 W
C14	525.00	1-35-33	14.59	7.30	14.59	S 72-57-17 E
C15	25.00	81-12-26	35.43	21.43	32.54	N 67-14-16 E
C16	725.00	6-35-22	83.38	41.74	83.34	N 29-55-45 E
C17	25.00	69-04-31	30.14	17.21	28.35	N 01-18-48 W
C18	50.00	196-44-15	171.69	339.83	98.94	N 62-31-06 E
C19	25.00	53-41-35	23.43	12.65	22.58	S 45-47-22 E
C20	75.00	11-56-45	15.64	7.85	15.61	S 66-39-46 E
C21	820.00	12-22-34	177.12	88.91	176.78	S 54-30-06 E
C22	25.00	89-24-43	39.01	24.74	35.17	N 86-58-50 E
C23	425.00	24-23-51	180.97	91.88	179.61	N 30-04-33 E
C24	25.00	90-00-00	39.27	25.00	35.36	N 03-18-49 W
C25	25.00	90-24-58	39.45	25.18	35.48	S 03-06-20 E
C26	25.00	29-55-35	13.06	6.68	12.91	S 63-16-37 E
C27	50.00	272-06-30	237.46	48.19	69.40	S 57-48-51 W
C28	25.00	62-10-55	27.13	15.08	25.82	N 17-13-22 W
C29	25.00	106-56-58	46.67	33.75	40.18	S 78-12-42 W
C30	325.00	6-51-36	38.91	19.48	38.89	S 21-18-25 W
C31	475.00	24-23-51	202.26	102.69	200.74	S 30-04-33 W
C32	25.00	30-05-00	13.13	6.72	12.98	S 27-13-59 W
C33	50.00	149-00-57	130.04	180.39	96.37	S 86-41-57 W
C34	25.00	29-31-15	12.88	6.59	12.74	N 33-33-11 W
C35	770.00	12-22-34	166.32	83.49	166.00	N 54-30-06 W
C36	25.00	86-05-11	37.56	23.35	34.13	S 76-16-01 W
C37	675.00	6-02-24	71.16	35.61	71.13	S 30-12-13 W
C38	25.00	88-53-13	38.78	24.52	35.01	S 17-15-35 E
C39	525.00	13-23-23	122.69	61.63	122.41	S 55-00-31 E
C40	25.00	30-11-27	13.17	6.74	13.02	S 63-24-33 E
C41	50.00	150-58-12	131.75	193.13	96.81	S 03-01-10 E
C42	25.00	30-11-27	13.17	6.74	13.02	S 57-22-12 W
C43	25.00	90-35-17	39.53	25.26	35.54	N 03-01-10 W
C44	475.00	25-26-15	210.88	107.21	209.16	N 61-01-56 W
C45	25.00	30-05-00	13.13	6.72	12.98	S 63-21-19 E
C46	50.00	272-10-35	237.52	48.14	69.36	S 57-41-29 W
C47	25.00	62-05-35	27.09	15.05	25.79	N 17-16-01 W
C48	25.00	90-00-00	39.27	25.00	35.36	S 86-41-11 W
C49	50.00	180-00-00	157.08	INFINITY	100.00	N 48-18-49 W



VICINITY MAP

SCALE: 1"= 1,200'

KEY MAP NO. 615H&M

LEGEND

B.L.	INDICATES BUILDING LINE
EXIST.	INDICATES EXISTING
U.E.	INDICATES UTILITY EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.S.E.	INDICATES WATER AND SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
H.C.D.R.	INDICATES HARRIS COUNTY DEED RECORDS
H.C.M.R.	INDICATES HARRIS COUNTY MAP RECORDS
H.C.C.F.	INDICATES HARRIS COUNTY CLERK FILE
H.C.O.P.R.R.P.	INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.C.M.U.D.	INDICATES HARRIS COUNTY MUNICIPAL UTILITY DISTRICT
(symbol)	INDICATES PROPOSED STREET LIGHT
(symbol)	INDICATES EXISTING STREET LIGHT
(symbol)	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
S.N.	INDICATES SEE NOTE

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	9,100	70.00
LOT 2	9,100	70.00
LOT 3	9,100	70.00
LOT 4	9,100	70.00
LOT 5	9,510	79.07
LOT 6	11,197	107.35
LOT 7	9,950	81.57
LOT 8	8,757	70.00
LOT 9	8,904	79.70

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	9,866	80.00
LOT 2	8,125	65.00
LOT 3	9,093	64.87
LOT 4	10,632	73.19
LOT 5	9,135	63.77
LOT 6	9,557	65.13
LOT 7	8,625	80.56
LOT 8	12,531	46.10
LOT 9	9,955	48.18
LOT 10	8,172	69.00
LOT 11	7,839	64.04
LOT 12	8,725	64.96
LOT 13	7,726	65.00
LOT 14	6,600	55.00
LOT 15	6,667	55.00
LOT 16	6,990	60.02
LOT 17	7,290	70.08
LOT 18	7,063	70.08
LOT 19	7,338	70.44
LOT 20	8,352	71.68
LOT 21	6,600	55.00
LOT 22	6,600	55.00
LOT 23	6,600	55.00
LOT 24	6,600	55.00
LOT 25	6,600	55.00
LOT 26	6,600	55.00
LOT 27	6,600	55.00
LOT 28	6,319	56.81
LOT 29	10,098	35.71
LOT 30	9,382	37.91
LOT 31	12,347	37.91
LOT 32	10,519	38.80
LOT 33	7,876	75.10
LOT 34	8,176	69.13
LOT 35	10,338	37.90
LOT 36	10,743	37.91
LOT 37	15,401	37.91
LOT 38	12,633	37.91
LOT 39	8,288	69.13

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 3		
LOT 1	9,467	66.24
LOT 2	8,468	65.00
LOT 3	8,466	65.00
LOT 4	9,001	63.17
LOT 5	16,803	44.09
LOT 6	10,139	52.94
LOT 7	8,228	64.92
LOT 8	8,618	61.99
LOT 9	9,487	72.95
LOT 10	9,354	80.17
LOT 11	8,249	74.10
LOT 12	7,888	68.60
LOT 13	6,427	56.69
LOT 14	10,674	38.84
LOT 15	12,278	37.07
LOT 16	6,718	55.16
LOT 17	6,660	55.00
LOT 18	6,658	55.00
LOT 19	6,656	55.00
LOT 20	7,124	52.55
LOT 21	7,600	52.21
LOT 22	8,469	59.36
LOT 23	11,131	87.91
LOT 24	8,446	68.83
LOT 25	7,788	72.41
LOT 26	8,183	55.41
LOT 27	6,809	56.75
LOT 28	6,985	55.00
LOT 29	8,581	68.92

RESERVE TABLE

RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE/LANDSCAPE	0.533	23,226
TOTAL		0.533	23,226

N

100 50 0 100

SCALE: 1"=100'

FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 3

A SUBDIVISION OF 19.979 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS, ALSO BEING A PART OF LOTS 70, 71, 72, 73, 74, 87, 88, 89, 90 AND 91 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

77 LOTS 1 RESERVE (0.533 ACRES) 3 BLOCKS

FEBRUARY 6, 2015 JOB NO. 2040-5103-310

OWNERS:

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

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

ENGINEER:

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

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

Date\Time : Wed, 04 Feb 2015 - 8:52am
Path\Name : J:\Projdsk1\PLATTING\2040\FINPLT\Riverstone Ranch Sec 3 FP.dwg

C. PRELIMINARY PLAT OF SOUTHLAKE SECTION 8

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, owner; for approval of a Preliminary Plat of Southlake Section 8, a 56 lot single-family residential subdivision on approximately 18.219 acres of land on the following described property

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Rene Rodriguez, LJA Engineering**

DATE: **2/16/2015**

AGENDA ITEM SUBJECT: **Preliminary Plat of Southlake Section 8**

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

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, owner; for approval of a Preliminary Plat of Southlake Section 8, a 56 lot single-family residential subdivision on approximately 18.219 acres of land on the southwest corner of Windward Bay Drive and Southlake Boulevard.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 16, 2015

PRELIMINARY PLAT OF SOUTHLAKE SECTION 8

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, owner; for approval of a Preliminary Plat of Southlake Section 8, a 56 lot single-family residential subdivision on approximately 18.219 acres of land on the following described property, to wit

Legal Description: A subdivision of 18.219 acres of land situated in H.T. & B.R.R. Co. Survey, Section 84, Abstract-538 Brazoria County, Texas.

General Location: Southwest corner of Windward Bay Drive and Southlake Boulevard.

SUMMARY: On behalf of 518 SCR, Rene Rodriguez of LJA Engineering has submitted a Preliminary Plat for Southlake Section 8, a 56 lot single-family residential subdivision and 4 reserves, on approximately 18.219 acres of land located at the southwest corner of Windward Bay Drive and Southlake Boulevard.

PLATTING STATUS: This is the first plat for Southlake Section 8. This section is in conformance with the proposed residential area identified for this property by the Shadow Creek Ranch PUD expansion approved on February 27, 2006.

UNIFIED DEVELOPMENT CODE: The Unified Development Code (UDC) does not apply to the subject development as the property is located within the Shadow Creek Ranch Planned Unit Development (PUD), and was approved prior to the adoption of the UDC. Regulations of the previous Subdivision and Land Use and Urban Development Ordinance apply.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The Shadow Creek Ranch PUD is subject to the land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat conforms to the Land Use and Urban Development regulations as well as the requirements of the Shadow Creek Ranch PUD.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Windward bay Drive and Southlake Boulevard, both Major Collectors which require 80 feet of right-of-way.

AVAILABILITY OF UTILITIES: This Plat is located wholly within the Brazoria / Fort Bend Utility District (MUD) No. 1.

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

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

PARKS OPEN SPACE AND TREES: Park fees are not required within the Shadow Creek Ranch PUD.

ADDITIONAL COMMENTS: The request has been reviewed by the city's Development Review Committee. Public Works requires dedication of 10 foot wide water / sewer easements at the end of the cul de sacs.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Southlake Section 8 as proposed by the applicant, for the following reasons:

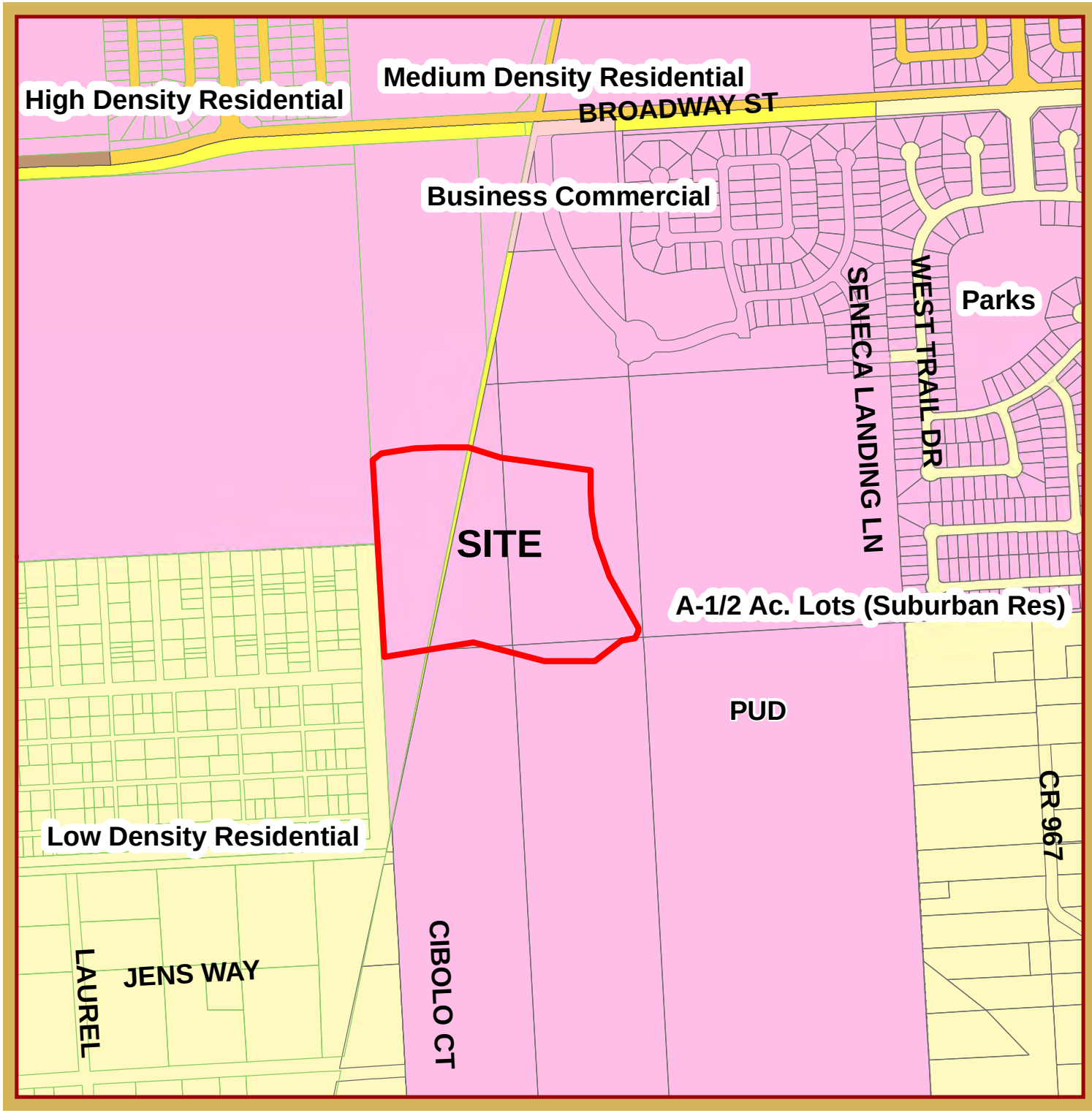
1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.

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

3. The request is in conformance with the Thoroughfare Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Aerial Map
- Preliminary Plat of Southlake Section 8



VICINITY MAP

Preliminary Plat of Southlake Section 8

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 = 708 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

AERIAL MAP

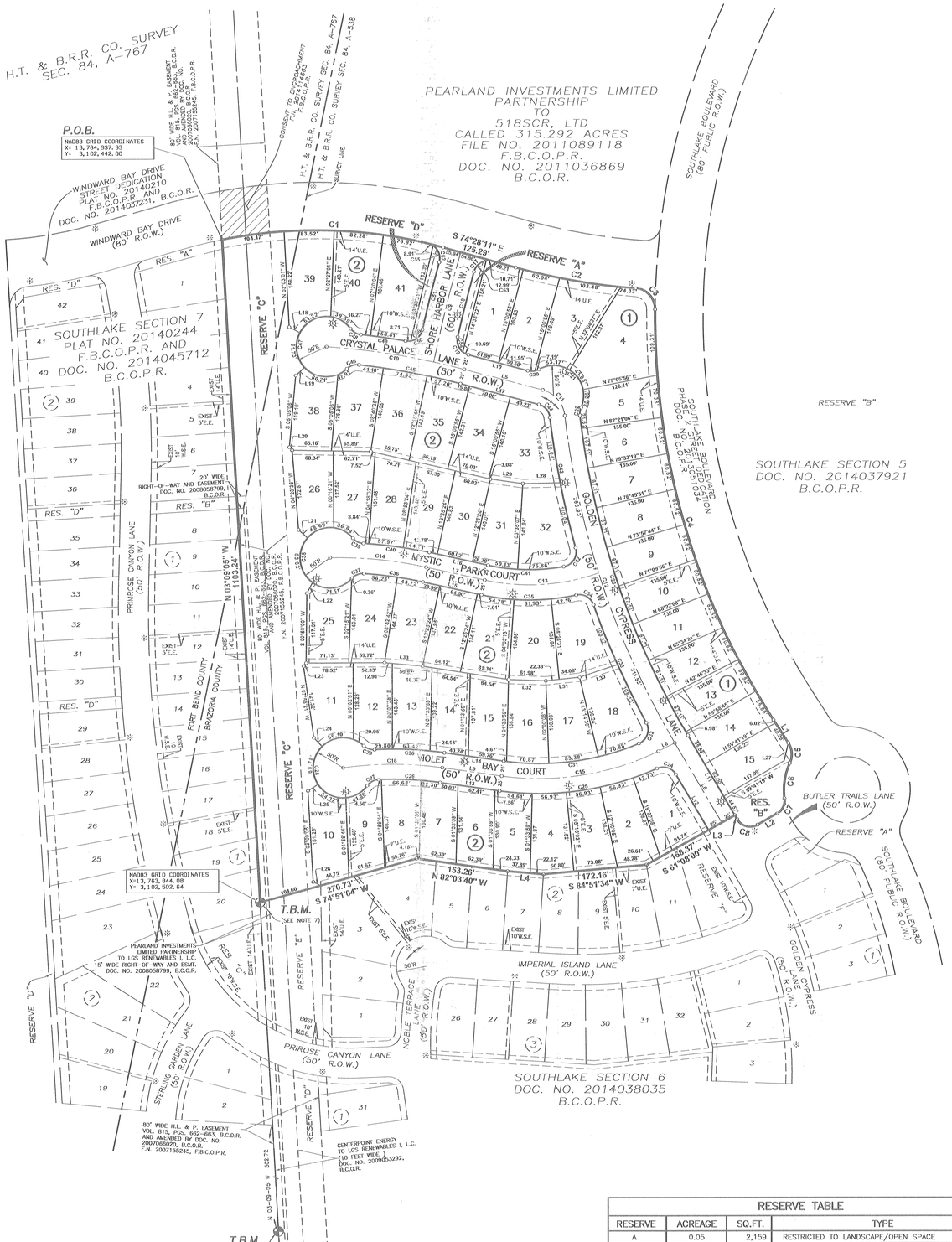
Preliminary Plat of Southlake Section 8

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 = 708 feet

OCTOBER 2014
PLANNING DEPARTMENT

N



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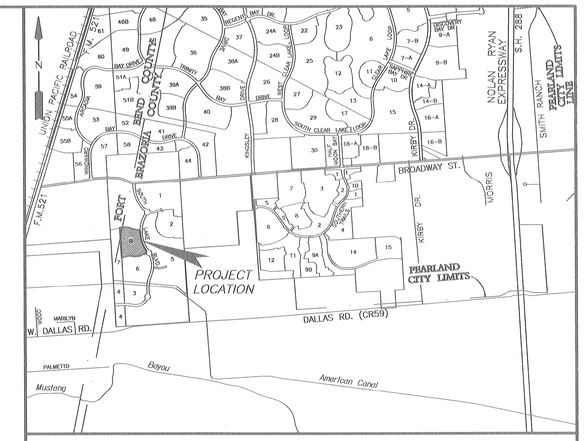
LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	10,090	61.65
LOT 2	9,969	62.06
LOT 3	11,703	57.39
LOT 4	16,295	40.23
LOT 5	8,731	64.13
LOT 6	8,615	67.11
LOT 7	8,615	67.11
LOT 8	8,615	67.11
LOT 9	8,615	67.11
LOT 10	8,615	67.11
LOT 11	8,615	67.11
LOT 12	8,615	67.11
LOT 13	8,615	67.11
LOT 14	8,419	62.53
LOT 15	8,286	62.00

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	10,323	69.44
LOT 2	9,196	56.90
LOT 3	8,645	56.90
LOT 4	8,587	56.90
LOT 5	8,129	62.13
LOT 6	8,123	62.41
LOT 7	8,128	62.31
LOT 8	8,619	66.64
LOT 9	8,358	66.18
LOT 10	9,116	51.73
LOT 11	9,618	53.20
LOT 12	9,189	67.03
LOT 13	9,193	61.89
LOT 14	8,854	64.37
LOT 15	8,789	64.42
LOT 16	9,164	70.58
LOT 17	9,642	83.25
LOT 18	11,002	90.56
LOT 19	10,804	69.13
LOT 20	9,875	61.86
LOT 21	9,537	45.35
LOT 22	8,706	64.00
LOT 23	9,639	72.70
LOT 24	9,948	76.05
LOT 25	9,366	65.84
LOT 26	8,486	46.78
LOT 27	9,102	63.83
LOT 28	9,383	57.95
LOT 29	8,908	58.48
LOT 30	8,428	60.02
LOT 31	9,264	76.23
LOT 32	11,409	93.92
LOT 33	12,183	72.47
LOT 34	9,884	70.00
LOT 35	9,959	72.87
LOT 36	9,953	73.50
LOT 37	9,804	76.48
LOT 38	8,900	57.05
LOT 39	11,693	57.46
LOT 40	11,957	74.40
LOT 41	12,769	67.39

N

100 50 0 100

SCALE: 1"=100'



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 612 P & T

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	810.00'	26°21'25"	372.61'	189.66'	369.33'	S 87°38'53" E
C2	1040.00'	11°10'32"	202.85'	101.75'	202.53'	S 80°03'27" E
C3	35.00'	86°17'56"	52.72'	32.81'	47.87'	S 42°29'44" E
C4	1240.00'	33°15'18"	719.71'	370.31'	709.65'	S 15°58'25" E
C5	35.00'	57°36'27"	35.19'	19.24'	33.73'	S 03°47'51" E
C6	105.00'	32°41'53"	59.92'	30.80'	59.11'	S 08°39'27" W
C7	25.00'	67°22'48"	29.40'	16.67'	27.74'	S 25°59'55" W
C8	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 75°18'41" W
C9	2500.00'	4°17'25"	187.20'	93.65'	187.16'	S 13°59'42" W
C10	1215.37'	11°00'56"	233.66'	117.19'	233.30'	N 80°29'33" W
C11	50.00'	68°20'50"	59.64'	33.95'	56.17'	N 40°48'40" W
C12	1400.00'	23°40'26"	578.46'	293.42'	574.35'	S 18°28'28" E
C13	350.00'	31°31'21"	192.56'	98.78'	190.14'	N 86°39'43" E
C14	700.00'	13°14'04"	161.69'	81.21'	161.33'	N 84°11'38" W
C15	450.00'	34°08'40"	268.17'	138.20'	264.22'	N 81°04'53" E
C16	600.00'	15°53'18"	166.38'	83.73'	165.85'	N 89°47'26" W
C17	25.00'	89°57'44"	39.25'	24.98'	35.34'	S 60°32'57" W
C18	2470.00'	2°35'34"	111.78'	55.90'	111.77'	S 14°16'18" W
C19	25.00'	87°57'36"	38.38'	24.13'	34.72'	S 31°00'17" E
C20	25.00'	43°51'39"	19.14'	10.07'	18.67'	N 83°05'05" E
C21	50.00'	142°37'28"	124.46'	147.82'	94.73'	S 47°32'00" E
C22	25.00'	30°31'35"	13.32'	6.82'	13.16'	S 08°39'57" W
C23	1375.00'	23°33'51"	565.50'	286.80'	561.52'	S 18°31'46" E
C24	25.00'	83°52'42"	36.60'	22.46'	33.42'	N 72°15'02" W
C25	475.00'	32°20'36"	268.14'	137.75'	264.59'	S 81°58'55" W
C26	575.00'	10°18'38"	103.47'	51.88'	103.33'	N 87°00'06" W
C27	25.00'	51°02'21"	22.27'	11.93'	21.54'	S 62°19'24" W
C28	50.00'	276°16'04"	241.09'	44.81'	66.74'	N 05°03'45" W
C29	25.00'	45°40'33"	19.93'	10.53'	19.41'	S 69°45'59" E
C30	625.00'	10°45'28"	117.35'	58.85'	117.18'	S 87°13'31" E
C31	425.00'	30°57'10"	229.60'	117.67'	226.81'	N 82°40'38" E
C32	25.00'	95°21'35"	41.61'	27.46'	36.97'	N 19°31'16" E
C33	1425.00'	8°41'39"	216.23'	108.32'	216.03'	N 23°48'42" W
C34	25.00'	82°23'08"	35.95'	21.88'	32.93'	N 60°39'26" W
C35	375.00'	24°16'23"	158.87'	80.64'	157.68'	N 89°42'48" W
C36	675.00'	8°29'05"	99.96'	50.07'	99.87'	N 81°49'09" W
C37	25.00'	50°36'31"	22.08'	11.82'	21.37'	S 68°38'03" W
C38	50.00'	276°17'51"	241.11'	44.79'	66.72'	N 01°28'43" E
C39	25.00'	46°01'01"	20.08'	10.62'	19.54'	S 63°22'52" E
C40	725.00'	8°48'46"	111.51'	55.87'	111.46'	S 81°59'00" E
C41	325.00'	22°23'19"	126.99'	64.32'	126.19'	S 88°46'16" E
C42	25.00'	95°31'17"	41.68'	27.53'	37.02'	N 32°16'26" E
C43	1425.00'	8°50'57"	220.09'	110.26'	219.87'	N 11°03'44" W
C44	25.00'	68°20'50"	29.82'	16.97'	28.09'	N 40°48'40" W
C45	1190.37'	8°19'26"	172.94'	86.62'	172.78'	N 78°08'48" W
C46	25.00'	49°32'59"	21.62'	11.54'	20.95'	S 71°54'59" W
C47	50.00'	276°21'08"	241.16'	44.74'	66.68'	N 05°19'04" E
C48	25.00'	46°54'40"	20.47'	10.85'	19.90'	S 59°57'42" E
C49	1240.37'	3°28'06"	75.08'	37.55'	75.07'	S 81°46'59" E
C50	25.00'	87°05'40"	38.00'	23.76'	34.45'	N 56°30'14" E
C51	2530.00'	2°36'04"	114.85'	57.44'	114.84'	N 14°15'26" E
C52	25.00'	91°50'48"	40.08'	25.82'	35.92'	N 30°21'57" W
C53	25.00'	65°24'49"	28.54'	16.05'	27.02'	N 48°16'30" E
C54	25.00'	63°27'54"	27.69'	15.46'	26.30'	N 18°45'26" W
C55	25.00'	71°25'52"	31.17'	17.97'	29.19'	S 20°09'29" E
C56	25.00'	67°07'23"	29.29'	16.59'	27.64'	S 46°31'05" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°36'04" E	40.09'
L2	S 59°41'19" W	137.52'
L3	N 30°18'41" W	7.56'
L4	N 84°59'33" W	80.52'
L5	S 74°59'05" E	135.09'
L6	S 30°18'41" E	151.94'
L7	S 77°34'36" E	100.00'
L8	N 64°00'33" E	59.67'
L9	S 81°50'47" E	100.00'
L10	S 74°59'05" E	102.49'
L11	S 30°18'41" E	154.57'
L12	N 30°18'41" W	107.19'
L13	N 81°50'47" W	100.00'
L14	S 81°50'47" E	100.00'
L15	N 77°34'36" W	100.00'
L16	S 77°34'36" E	100.00'
L17	N 74°59'05" W	135.09'
L18	N 52°01'08" W	29.56'
L19	N 47°14'20" E	20.60'
L20	N 41°51'04" W	6.83'
L21	N 48°29'45" W	24.00'
L22	N 28°48'29" E	21.10'
L23	N 41°03'15" E	6.56'
L24	N 44°11'15" W	20.09'
L25	N 57°29'18" E	20.00'
L26	N 64°57'16" W	17.59'
L27	S 13°03'56" W	30.21'
L28	S 89°00'32" W	31.21'
L29	N 81°47'42" W	64.49'
L30	N 71°28'05" E	67.00'
L31	N 84°11'21" E	56.42'
L32	S 87°55'49" E	61.98'
L33	N 84°16'15" W	63.78'

LEGEND

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.05	2,159	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.159	6,937	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	2.557	111,389	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.052	2,287	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.818	122,772	

FINAL PLAT OF
SOUTHLAKE SECTION 8

A SUBDIVISION OF 18.219 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
AND THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767,
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

56 LOTS 4 RESERVES (2.818 ACRES) 2 BLOCKS

FEBRUARY 6, 2015 JOB NO. 2027-0178C-310

OWNERS:
518SCR, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
9000 GULF FREEWAY, SUITE 300, HOUSTON, TEXAS 77017

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

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

MYLAR CHECK: COORD DR.

Date\Time : Wed, 04 Feb 2015 - 8:37am
Path\Name : I:\Projects\(2027)(PNPL)\Southlake_8_FP.dwg

IV. 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.

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**Alan Mueller, applicant; on behalf of The Felton M. and Mary C. Baker Revocable Trust, owner; DR Horton, Developer and Home Builder**
DATE:	**2/16/15**
AGENDA ITEM SUBJECT:	**Zone Change Application Number 2014-22Z**

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

Summary

The applicant is seeking 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 located between Main Street (SH 35) to the west, Old Alvin Road to the east, and south of East Walnut Street. As depicted in the Design Plan (Exhibit 3) Baker's Landing will consist of 251 single family homes on approximately 60 acres of land, with an overlay zoning district of Single Family Residential 4 (R-4); and a 0.50-acre tract with frontage along Walnut Street, with an overlay zoning district of General Business (GB) for a non-residential use, with the option to convert to single family homes. The residential lots proposed are 55 foot wide, with a total lot area varying from 6,875 square feet to 8,800 square feet, according to Table 5 on page 5 of the PD document. Exhibit 10 of the PD document illustrates lot areas ranging from 6,000 square feet to 10,000 square feet. It is important to note that the mix of lot sizes may increase up to 15%, provided the total number of residential lots may not exceed 265.

Enhancements, Amenities and Recreational Facilities

Various enhancements are proposed including primary and secondary entry monuments on Old Alvin Road at Hampshire Street and Hampshire Street at SH 35; a 12-acre park of

which 7 acres is a detention pond with fountains; approximately 2.2 miles of 6-foot trails throughout the development; a playground with picnic tables, a pavilion/shade structure along Hampshire Street; 4 private parks totaling .78 acres, 3.8 acres of preserved wooded opens space with trails and benches; and historical markers regarding the history of the site and the Baker family. See Table 7, page 7 of the PD document for a list of enhancements, amenities and recreational facilities.

Status of Existing Streets Within the Development

A joint public hearing was held on January 5, 2015. Discussion ensued regarding who constructed the existing streets. The City currently maintains the streets within the development and the streets are public streets. According to a 1986 replat, all streets were public streets at that time, with the exception of Beechcraft Street. Based on as-builts and the aforementioned plat, it is unclear who constructed the roads. However, anecdotal information provided suggests that the streets were constructed by the previous owners prior to conveyance of the parcels to the Baker family.

Planning and Zoning Commission Action of January 5, 2015

The Planning and Zoning Commission, at their regular meeting of January 5, 2015, were generally in support of the use of the property as single family. However, discussion ensued regarding the styles of homes, including facades where abutting SH 35; traffic on through streets; landscaping details; undergrounding of utilities; homes backing up to and buffering/screening along SH 35; and proposed amenities. Most of the above concerns have been addressed. However, undergrounding of utilities was not mentioned in the PD document. Additionally, since the meeting of January 5, 2015, some details regarding landscaping was provided. However, further detail is required in order to implement the renderings provided.

The original motion of approval was made by Commissioner Daniel Tunstall and was seconded by Commissioner Elizabeth McClane. The original motion was amended by Commissioner Daniel Tunstall to postpone the item, and was seconded by Commissioner Derrick Reed, and passed by a vote of 5-1, with Commissioner Henry Fuertes opposed to the amended motion.

The purpose of the postponement was to give staff and the applicant time to address various items discussed by City Council, the Planning and Zoning Commission and staff.

Recommendation

Staff is unable to recommend approval of the proposed Planned Development known as Baker's Landing, for the following reasons:

1. **Does Not Conform to Future Land Use or Old Townsite Plan-** 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, which recommends a mixed use development with a variety of housing types including townhomes, condominiums, residential lofts with parking in the rear and corner store commercial.

2. **Lack of Commercial Uses -** The initial 1 acre GB use has been reduced to 0.5 acres, despite the recommendation to increase business uses. Additionally, the proposed 0.5 acre GB tract may be converted to single family homes, without any further approvals.

3. **Density and Quality of Development** – The number of lots increased from 250 lots to 251 lots. The maximum number of lots allowed remains to be 265 lots. Based on 251 lots, the proposed gross density is 3.1 dwelling units per acre; and 3.3 dwelling units per acre based on 265 lots. The lot width increased from a minimum of 50-feet, as presented at the joint workshop; to a minimum lot width of 55 feet and a minimum lot depth of 125 feet, which equates to 6,875 square feet.

   The center area of the project remains a concern due to lack of any open space. Linear open areas shall be provided to provide north-south greenway access to the recreational areas which would contribute to a lower density and would provide more meaningful open space, and better access to recreational areas from all parts of the development.

4. **Proximity to State Highway 35** – Much concern was expressed regarding residential lots backing up to SH 35. The applicant proposes a 40-foot wide buffer along SH 35 which was increased only by 10 feet to address the Commissions and Council's concern.

Recommended Conditions of Approval

If the Planning and Zoning Commission recommends approval of the PD, staff recommends the following conditions:

1. Four-foot sidewalks are proposed along the east side of Galveston Avenue; a major collector which requires 6 foot sidewalks on both sides of the street. In order to mitigate the deviation increase the sidewalk width on the west side of Galveston Avenue to 8-foot sidewalks as opposed to the proposed 6-foot sidewalks.

2. The applicant proposes a 40-foot wide buffer along SH 35. A note shall be added stating that the 40-foot wide buffer is not inclusive of any right-of-way dedication. The ultimate right-of-way for SH 35 is 120 feet.

3. Provide a legend on all landscape plans, including species, caliper inches, details regarding any shrubs/hedge, flowering shrubs, etc.

4. All rear façades shall include 50% brick or stone, whether backing up to SH 35 or not.

5. Remove “Conceptual Renderings” from all exhibits.

6. Include existing street names on all exhibits. For example, Exhibit 8A-4 makes no mention of street names.

7. Provide dimensions of the sign monuments including height, effective area (square footage), etc.

8. Table 5 on page 5 of the PD document indicates a mix of lot sizes ranging from 6,875 square feet to 8,800 square feet. Exhibit 10 indicates a mix of lot sizes ranging from 6,000 square feet to over 10,000 square feet. Add a note stating that the minimum lot size shall be 6,875 square feet.

9. The total number of lots for each lot area (square footage) type (R-1, R-2 and R-3), as identified on Table 5, Page 5 of the PD, can increase by 15%. The minimum lot width proposed is 55 feet, with varying lot depths. The 15% increase shall only apply to lot sizes equivalent to R-1 and R-2 minimum lot sizes which equates to a minimum lot size of 8,800 square feet and 7,000 square feet, respectively. The 15% increase shall not apply to the 81 lots which are equivalent to R-3 lot area requirements.

10. Add a note stating that all utilities will be underground, unless documentation is provided from CenterPoint stating otherwise.

Summary of Previous Comments and Discussions

Details regarding the above conditions are identified below based on City Council, Planning and Zoning Commission and staff discussion; and how the applicant addressed each item follows in red font:

1. In keeping with the intent of the *"Village District"* future land use designation and the close proximity to the Old Town area,
    - Provide some mixture of housing sizes and styles by including larger lot sizes and diverse housing types such as townhomes with quality architecture and urban design. More specific detail is needed in the PD on the architecture and design of the development to safeguard that the intended home standards are constructed.

      The minimum lot width proposed for the residential lots has not changed. The minimum lot width proposed is 55 feet, with varying lot depths, with a total lot area ranging from 6,875 square feet to 8,800 square feet, with the option to increase the mix of lot sizes up to 15%. Diversity in housing, such as townhomes is not proposed. The front elevations of each residential home will be 100% brick or stone; the side elevation will be at least 50% brick or stone; and the rear elevation on lots backing up to SH 35 will be at least 50% brick or stone. All rear façades shall include 50% brick or stone, whether backing up to SH 35 or not. The proposed homes will be constructed from the DR Horton Signature Series, or comparable, and will have a minimum size of 1,974 square feet, with the largest home expected to be approximately 4,157 square feet, with a minimum of 8 floor plans.

    - Pedestrian connectivity (sidewalks) shall meet the requirements of the UDC, which requires 6-foot wide sidewalks on all collectors and 4-foot sidewalks on local streets.

      No change is proposed. Pedestrian connectivity will be provided throughout the site via 4 and 6-foot sidewalks/trails. The applicant proposes 4-foot sidewalks on the east side of Galveston Avenue, where residential lots front on Galveston Street; a Major Collector according to the Thoroughfare Plan, which requires 6-foot sidewalks. Six (6) foot sidewalks are proposed on the west side of Galveston Avenue, along Hampshire Street and around the proposed detention pond. See Exhibit 6 (Fencing & Trail Plan) for details. Mitigation of the deviation to construct 4-foot sidewalks along the east side of Galveston Avenue by increasing the sidewalk width along the west side of Galveston Avenue to 8-foot as opposed to 6 feet is required.

- Increase pedestrian access to the Old Town area (Grand Avenue) to meet the intent of the “Village District” that encourages enhanced walkability.

  A 6-foot sidewalk is proposed along the re-aligned Grand Avenue extension from the intersection of Grand Avenue and Galveston Avenue to the north property line.

- Further explore with the City the extension of Grand Avenue.

  The Design Plan has been modified to accommodate a more direct extension of Grand Avenue into the property, in the future, when Grand Avenue is extended and rebuilt.

2. Provide details on the buffer along SH 35 including detail on the masonry wall, landscaping, plantings and berming. Provide enhanced landscaping and consider wider buffer than the minimum requirements. Extend the masonry screening wall along the full length of areas visible on Main Street, as required by the UDC for all single family perimeter fences abutting Major Thoroughfares.

   A 40-foot wide buffer is proposed along SH 35, which will include the required street trees and ornamental trees, as required within the Corridor Overlay District. It is not clear if the 40 foot buffer includes right-of-way dedication. Staff requests that text is added to the PD, excluding the 10-foot dedication for row, as identified on the plat.

   Shrubs are shown within the 40-foot buffer. Provide details regarding the proposed shrubs included within the text of the PD document, within Table 8.

3. Include a masonry screening wall along Old Alvin Road, as opposed to a wood fence. Perimeter subdivision fences along Major Thoroughfares are required to be constructed of masonry materials; and wood is expressly prohibited. Although Old Alvin Road is not a Major Thoroughfare, for consistency and sustainability, include masonry for the construction of the screening wall along Old Alvin Road. Also, show masonry fencing where residential uses will abut existing non-residential uses and zones, as required by the code.

   A 6-foot brick masonry fence has been added by the applicant along Old Alvin Road, as well as street trees equating to 1 inch for every 40 feet of frontage. Fence Crete fencing has been added to the northern boundary of the site where non-residential uses currently exist along Walnut Street and the northern most boundary of the site. See Exhibit 6 (Fencing and Trail Plan) for details.

4. Include minimum percentages for brick and masonry - minimum 30% brick and 30% stone for front facades and 20% brick or stone for side and rear facades, to prevent 100% stucco along the front façade and 50% stucco along the side facades of the residential homes.

The front elevations of each residential home will be 100% brick or stone; the side elevation will be at least 50% brick or stone; and the rear elevation on lots backing up to SH 35 will be at least 50% brick or stone. Fifty percent (50%) brick or stone shall be required on all rear facades.

5. As proposed 21% of the land area (16.6 acres) is dedicated to usable open space, as required for a mixed use or residential PD (Section 2.2.2.3 (c) of the UDC), and as recommended by the Comprehensive Plan. Open space for PD districts may be satisfied by either public or by a combination of public and private open space requirements, and is in in addition to landscaping and buffering. Details are required regarding the proposed private parks, landscaping and fencing, and should be added to the text of the PD document. The center area of the project is of concern; due to lack of any open space. Adding some linear open areas to provide north-south greenway access to the recreational areas in the south would help in lowering density, as providing more meaningful open spaces, and better access to recreational areas from all parts of the development. Details are required regarding the proposed curb extensions and cross walks on Hampshire Street, and should be added to the text of the PD document.

   Details regarding open space have been provided in Table 8 and Exhibit 7. However, lack of open space within the center area of the project remains to be a concern.

6. Concern with the quality of homes and the feasibility of attaining the value of the homes at $250,000 – 300,000, and the ability to get the price point mentioned on 50-foot to 55-foot lots, as proposed by the applicant.

   According to Table 5, page 5 of the PD document, 32% of the proposed residential lots will comply with the R-3 area regulations, which requires a minimum lot area of 6,000 square feet, the applicant proposes a minimum lot area of 6,875 square feet. Forty-six percent (46%) of the proposed residential lots will comply with the R-2 area regulations, which requires a minimum of 7,000 square feet; and 22% of the proposed lots will comply with the area regulations of the R-1 zoning district, which requires 8,800 square feet. A note has been added on page 5, Table 5 that these the mix of lot sizes may increase by 15%. The exact location of the various lot sizes, as depicted on Exhibit 10 (Lot Size Plan) may also be adjusted. The 15% allowable increase in lot sizes shall only be applicable to lot sizes above R-2 and R-3, as indicated on Table 5 of the PD document. Additionally, a note shall be added stating that the minimum lot area for all lots shall be 6,876 square feet.

   Additionally, homes will be constructed from the DR Horton Signature Series or comparable, with a minimum size of 7,974 square feet, excluding potential upgrades. The largest home size to be offered is expected to be up to 4,157

square feet, excluding upgrades. A minimum of 8 floor plans with 2 elevation options each is also proposed.

7. Sound walls between SH 35 and abutting residential

   No changes have been proposed to address this concern.

8. The lack of business uses, especially along SH 35 was questioned.

   The proposed GB tract has been reduced from 1 acre to 0.5 acres, with the option to convert the GB tract to single family homes. The original 1 acre GB tract with no option to convert to single family homes is required.

9. Concerns were raised regarding increased traffic on Galveston Street (Minor Collector) and on SH 35, and internal streets being used as cut through.

   Traffic calming measures are proposed at 2 intersections along Hampshire Street, which includes curb extensions and striped cross walks. No other changes are proposed.

10. Requested the applicant to consider zoning other than R-4, and to lower the density.

11. The proposed overlay zoning district remains R-4, with varying minimum lot area requirements ranging from 6,875 square feet (32% equivalent to R-3); 7000 square feet (46% equivalent to R-2); and 8,800 square feet (22% equivalent to R-1). The mix of lot sizes may be increased up to 15%. The 15% allowable increase in lot area shall only be applicable to lot sizes above R-2 and R-3 zoning districts, as indicated on Table 5 of the PD document.

11. Underground Utilities

    During the Planning and Zoning Commission meeting of January 5, 2015. The Planning and Zoning Commission recommended all utilities to be located underground. The applicant indicated a desire of undergrounding utilities. However, that it would be determined by CenterPoint, if allowed.

<u>Exhibits</u>

1. Revised Baker's Landing PD Document
2. January 5, 2015 JPH Packet

EXHIBIT 1

Bakers Landing
Planned Development

Submitted December 5, 2014

Revised January 21, 2015

Bakers Landing
Planned Development

I Introduction

This 80.42-acre tract is unique in the history of the City of Pearland. Originally known as the Pearland Municipal Airport, the aviation facilities on this tract were constructed between 1945 and 1949. At the peak of its operation as a fixed wing airport, the facility consisted of four runways serving local general aviation needs and was home to a flight school and several crop-dusting operations. Between 1985 and 1989, the site was converted to a heliport operation serving as base for Houston Helicopters until the early 2000's, when those operations were discontinued.

The presence of such a large contiguous parcel in the heart of the City presents a rare opportunity to create a community that can catalyze additional positive development within the adjacent Old Town Site consistent with the City's goals. The proposed name of the project reflects the heritage of the site as being owned and operated by the Felton Baker family for more than 30 years.

A. Description of the Property

The Bakers Landing Planned Development (PD) is bounded on the east by Old Alvin Road, on the west by SH 35, on the north by separately-owned parcels fronting on Walnut Street, and on the south by Mary's Creek. The property is crossed by Galveston Street and Hampshire Street, both of which are classified as minor collectors with adequate width. The land is generally flat with an existing detention pond in the south-central portion of the property. The southeast corner of the property is heavily wooded with a small portion within the 100-year flood plain.

Beginning in 1949, the property was operated as a general aviation airport. From 1985 to present, the property was owned by the Felton Baker family from which a private helicopter service was operated. The site contains several buildings related to its prior use for aviation purposes.

The mature and stable neighborhoods of Nottingham and Sherwood Forest are located adjacent and east of the property along Old Alvin Road. To the west side of SH 35 and south of Mary's Creek land uses are dominated by commercial and light industrial uses. Walnut Street, north of the tract, is the historical boundary of the Old Town Site, north of which currently consists of a mixture of residential, office, commercial, and retail uses, including a post office, but also contains numerous vacant parcels. Therefore, the property sits in a unique transitional zone warranting special planning through the use of a PD that can adequately address the needs of the tract and surrounding existing uses, while also serving as a cornerstone and catalyst for further redevelopment in the Old Town Site north of the property.

B. Description of Proposed Development

The proposed development plan for the property includes single-family residential, general business, and significant open space and recreational features. The proposed uses are reflective of a market study conducted for the tract indicating high demand for residential, moderate demand for senior housing, and very limited demand for non-residential uses within a 10-year horizon. The residential lot sizes are a minimum of 55'x125', with substantial open space, trails, recreational facilities, and homeowner's association parks.

As stated in the UDC, the R-4 District is ideal to provide a buffer between the lower density residential neighborhoods to the east and the non-residential zoning districts on the other three sides of the property. The density of development is also consistent with the goals expressed in the City's Old Town Site Plan.

A seven-acre amenity lake and within a 12-acre park is the focal feature of this community. Included with the lake and park is a playground, pavilion, and fishing pier. Approximately 2.2 miles of trails circulate through the park and also extend into the neighborhood to connect with additional pocket parks in other areas of the community. A total of four pocket parks are provided in addition to the large central park. Safe access to the main park is encouraged via proposed Hampshire Street curb extensions which serve as a traffic calming devices and also shorten the pedestrian travel distance across that roadway. Adjacent to the park, a 3.8-acre grove of mature trees is also preserved as a natural area and connected to the park via the trail system. The trails are six-foot concrete except the trails within the wooded preserve may be constructed of natural materials consistent with the context of that area. The trail also system also provides access to the Mary's Creek pedestrian bridge and Alexander Middle School.

Entry monumentation is provided at all three community entrances. The design motif of the monumentation seeks to respect some of the aviation themed uses of this property in the past. Upgraded fencing comprised of a combination of masonry, tubular steel, and upgraded wood is provided in numerous areas beyond minimum City requirements.

All homes will have minimum brick and stone requirements as further defined in this PD.

C. Description of the Land

The land consists of 79.94 acres in private ownership plus 0.48 acres in an undeveloped right-of-way, proposed for abandonment, for a total of 80.42 acres. This right-of-way is an undeveloped 350-foot section of Beechcraft Street east of Galveston Street. The boundary description is shown in **Exhibit 9**. This acreage does not include the existing rights-of-way for Galveston Street and Hampshire Street.

D. Purpose

The purpose of this PD is to establish development regulations and design guidelines such that development of the tract will be of a high quality, compatible with surrounding uses, and will

encourage and catalyze positive redevelopment in the adjacent Old Town Site. The residential character of the PD provides single family products responsive to current demands, but also of a mix and nature that has proven to be stable in the long term in other communities. The street pattern is a mix of traditional gridded streets and cul-de-sacs in key areas. The population density and base established on this property will drive future demand for retail and non-residential uses that is not present today, furthering the City's goals of developing a mixed use urban-style environment in the Old Town Site.

The PD will allow for cohesive design guidelines and an integrated park, open space, and landscaping plan covering this entire important tract. The land plan provides the appropriate balance of buffering and connectivity relative to the surrounding properties.

The benefits derived from this PD that would not otherwise be attainable include:

- Residential uses consistent and sensitive to the existing surrounding land uses.
- Flexible land uses to respond to market conditions over time.
- Preservation of significant portions of the existing wooded area with added trails and benches.
- Construction of approximately 2.2 miles of trails networked throughout the community and within the main park.
- A density of development required to support the market value of the real estate.
- Accommodation of the drainage district needs for future widening on the north side of Mary's Creek due to physical constraints that prevent widening to the south.
- Potential synergistic cooperation with the City's Old Town Site drainage planning.
- Creation of a "southern anchor" for the Old Town Site.

II Zoning and Land Use

A. Existing Zoning

The current zoning of the property is a combination of General Commercial and Office Professional, reflecting the prior uses of the property. The current zoning is shown on **Exhibit 1**. The City's future land use plan depicts the property as "Village District".

B. Proposed Base Zoning Districts

The proposed base zoning districts are R4 Residential and General Business. The acreages of each district are shown in Table 1 and are shown spatially on **Exhibit 2**.

Table 1
Base Zoning Districts

Base Zoning District	Acreage
Single Family R4	79.92
General Business	0.5

The proposed General Business tract will be actively marketed for such uses. However, at the time the adjacent residential property is platted with phase 2 of the development, the General Business acreage may be converted to and platted as single family uses, provided the total number of residential units may not exceed the maximum number of units established in Section II.2.C. The Design Plan is shown in **Exhibit 3**.

C. Standards and Land Use Summary

Lots within each base zoning district will conform to the UDC requirements with the following exceptions where the requirement will exceed the normal minimums:

Table 2
R4 Variations (in excess of minimum requirements)

Parameter	UDC Standard	Bakers Landing Standard
Minimum Lot Width	50 feet	55 feet
Minimum Lot Depth (1)	90 feet	125 feet
Minimum Lot Area	5,000 square feet	6,875 square feet

(1) Certain lots, such as cul de sacs or other odd locations, may be slightly less than the typical minimum so long as the lot area is met.

1. Land Use Summary

The land use summary for Bakers Landing is shown in Table 3 below:

Table 3
Land Use Summary Table

Use	Acres	% of Total	Zoning District
Single Family	60.2	75%	R-4
General Business	0.50	0.6%	GB
Amenitized Detention Lake	7.0	9%	R-4
Parkland to be maintained by the HOA	9.6	12%	R-4
Reserves	3.1	3.4%	R-4
Total	**80.4**	**100%**	

The breakdown of open space, landscape reserves, and public park dedication is shown on **Exhibit 7** and below in Table 4 on the following page. “Open space” consists of HOA parks, amenitized detention, and preserved areas. “Landscape reserves” includes setbacks along roadway and other areas. There are no planned public park dedications. None of these areas include either the existing or additional Mary’s Creek easement requirement, which are outside the boundary of the Bakers Landing PD.

Table 4
Open Space, Park Dedication, and Landscape Reserves

Zone	Acres	% of Total (1)
Open Space	16.6	21%
Landscape Reserves	3.1	4%
Park Dedication	0	0%

Note 1: Percentages based on 80.4 total acres.

2. Residential Lot Summary

Table 5
Lot Distribution

Zone	Minimum Lot Width	Minimum Lot Area	Equivalent Lot Area Zone	Number	% of Total
R-4	55 feet	6,875 SF	R-3	81	32%
R-4	55 feet	7,000 SF	R-2	115	46%
R-4	55 feet	8,800 SF	R-1	55	22%
Total				251	100%

The concept plan depicts 251 lots. The mix of lot sizes within each of the categories in Table 5 may be increased up to 15% of each category by the developer provided the total number of residential units may not exceed 265. The exact location of the various lot sizes may be adjusted by the developer.

3. Residential Density

Table 6 illustrates the densities based on the projected 251 lots and the maximum 265 lots. The density calculations are based on the following definitions from the UDC:

Density, Net: The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retention/detention areas, and public or private streets that are platted or are to be platted as part of the development of the property, but inclusive of open space, recreational areas, or parks.

Density, Gross Residential: The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

Table 6
Residential Density

# Lots	Net Residential (Based on 79.9 acres) (1)	Gross Residential (Based on 79.9 acres) (2)	Overall PUD (Based on 80.4 acres)
251	3.14	3.14	3.12
265	3.32	3.32	3.30

Note 1: Excludes the GB acreage; includes the detention pond since amenitized ponds are included in the definition of open space.

Note 2: Gross acreage is same as net because the plan contains no land uses defined as exclusions from the gross density definition.

D. Permitted, Conditional and Accessory Uses

Only those permitted, conditional, and accessory uses as may be allowed in the UDC R-4 and GB zoning classifications, as applicable, are allowed.

III Design Standards

A. 1. Design Enhancements

Table 7 below contains the design enhancements, amenities, and recreational facilities that will be incorporated into the design plan of the community. These items will be implemented in accordance with the Phasing Plan contained herein.

Refer to the Design Plan in **Exhibit 3**, the Park and Detention Amenities Plan in **Exhibit 4**, and the Phasing Plan **in Exhibit 5** for additional clarification.

The Fencing and Trail Plan is shown in **Exhibit 6.** This exhibit depicts the types and locations of the various types of fencing, sidewalks, and trails within the community.

Plan views illustrating the landscaping and other improvements for Hampshire Street, (including the curb extensions and crosswalks), pavilion and pier area, SH 35 buffer, pocket parks, landscaping reserves, and entry monument reserves are shown **in Exhibits 8A1-8A6**. Conceptual renderings of the primary and secondary entry monuments, the pier, pavilion, and historical marker are shown in **Exhibit 8B1.** Street and landscape reserve sections are shown in **Exhibits 8B2** and **8B3.** The entry monuments contain design motifs reminiscent of the former airport layout.

Table 8 provides a summary of the landscaping that will be provided above and beyond minimum requirements segregated by the various areas of the property.

Table 7
Design Enhancements, Amenities, and Recreational Facilities

Item	General Location
Six-foot height brick masonry fence	Old Alvin Road
Eight-foot height fence-crete fence	Northern property lines
Six-foot height upgraded wood fence (base board and cap rail)	Portions of Hampshire Street and Galveston Street
40-foot width and enhanced Landscaping above minimum requirements	SH 35 Buffer
Primary Entry Monument	Old Alvin Road at Hampshire Street
Secondary Entry Monument	Hampshire Street at SH 35
Monument Sign	Galveston Street at Walnut Street
12-acre park including a 7.0-acre amenitized detention lake with fountains	Hampshire Street park
3.8 acres preserved wooded open space with trails and benches	Southeast corner
Four pocket parks totaling .78 acres	Throughout
Approximately 2.2 miles of six-foot trail	Throughout
3.6 acres Landscape/Open Space Reserves	Throughout
Pier	Hampshire Street park
Pavilion/Shade structure	Hampshire Street park
Playground	Hampshire Street park
Picnic tables	Hampshire Street park
“Tot Lot” playground	Pocket park
10 Benches	Parks and along trails
Hampshire Street curb extensions and striped cross-walks	Hampshire Street Park (two locations)
Extra depth lots (125-feet vs. 90-feet minimum required)	Throughout
Masonry requirements for single family home elevations	Throughout
Historical marker regarding the history of the airport and the Baker family	Pocket park

All amenity items associated with a particular phase of development will be completed prior to the issuance of the first single family home certificate of occupancy (excluding models) for that phase as indicated on the Phasing Plan in **Exhibit 5**, unless financial surety in a form acceptable to the City is posted.

Table 8
Landscaping Enhancements

PROVIDED LANDSCAPING BY AREA		
Open Space/ Park Areas		
Landscaping - Parks/ OS	3,750	Square Feet (SF)
Landscaping - Hampshire St/ Park & Pavilion Area	3,375	Square Feet (SF)
Landscaping - Along Galveston/ Grand Reserves	1,500	Square Feet (SF)
Shade Trees (Along roads/ OS Area) - 2 1/2" Caliper	60	Each
Ornamental Trees (OS Area) - 2" Caliper	23	Each
Entry Areas		
Landscaping - Entries	8,000	Square Feet (SF)
Shade Trees at Entries - 2 1/2" Caliper	35	Each
Ornamental Trees at Entries - 2" Caliper	8	Each
Old Alvin Frontage		
Landscaping - Old Alvin Rd.	600	Square Feet (SF)
* In addition to the above additional landscaping, 16 - 2 1/2" caliper shade trees will be provided as required (1"/40' of frontage).		
S.H. 35/ S. Main St. Frontage		
Landscaping - Main St.	7,500	Square Feet (SF)
* In addition to the above additional landscaping, 75 - 3" caliper shade trees and 75 - 2" caliper ornamental trees will be provided as required (shade 1"/10' and ornamental 1"/ 15')		

2. Residential Building Materials

The front elevations of each residential home will be 100% brick or stone. The side elevations of each home will be at least 50% brick or stone. The rear elevation of homes on lots backing up to SH 35 will be at least 50% brick or stone. Trim, soffits, and fascia are exempt from the masonry requirement.

3. **Residential Structures**

Homes will be constructed from the DR Horton Signature Series or comparable. Homes will have a minimum size of 1,974 square feet, excluding potential upgrades. The largest home size to be offered is expected to be up to 4,157 square feet, excluding upgrades. To encourage product diversity, a minimum of eight floor plans with two elevation options each will be offered.

B. Design Plan Elements

Refer to the Design Plan in **Exhibit 3** and the Park, Detention Amenities Plan in **Exhibit 4,** and the renderings in **Exhibit 8** (nine pages) for a graphical representation of the items listed in Tables 7 and 8. Locations and quantities shown on the Design Plan and the Park and Detention Amenities Plan are approximate. The residential street configuration and lot layout are subject to change at the discretion of the developer, provided that the total number of lots does not exceed the maximum specified herein.

C. Deviations

No deviations from the UDC are proposed, except that the residential lot width, depth, and area will exceed the normal R4 minimums as specified in this PD.

The following engineering design criteria deviations are included:

1. Deviation: Residential driveways are allowed on the east side of Galveston Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on Galveston Street.

   Basis: Allowing residential lots to front on a segment of Galveston Street, as shown on **Exhibit 3**, provides for an efficient street spacing pattern which eliminates the need for an additional single-loaded street. Also, allowing residential lots to front on this segment of Galveston Street creates a better residential streetscape for the community and avoids the "tunnel" effect created with rear yard fences facing the roadway from both sides.

2. Deviation: In the locations where residential lots front on Galveston Street, a standard four-foot sidewalk is allowed. A six-foot sidewalk is provided on all other sections of Galveston Street.

   Basis: A four-foot walk is more in context for the front yards of the residential homes. The six-foot trail on the west side of Galveston serves as an adequate spine trail to link the northern and southern areas of the neighborhood. Additionally, a landscape reserve with a six-foot trail is provided along the northern east-west street to connect the Galveston spine trail to the two pocket parks in the northeast corner of the property.

3. Deviation: Residential driveways are allowed on the "thumbnail" cul-de-sac on the south side of Hampshire Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on the thumbnail.

Basis: It is unclear whether or not this thumbnail court will be considered part of Hampshire Street, so this item is listed as a deviation as a contingency. This court will serve as the model home court.

D. Unified Development Code Compliance

The property will conform to the requirements of the Unified Development Code unless specifically called out in this PD.

IV Required Dedications

Residential streets will be dedicated to the City via plat. Mary's Creek right-of-way or easement, outside the boundary of the Baker Landing PD, will be dedicated to Brazoria Drainage District 4 (BDD4), as required. BDD4 has advised that the Mary's Creek right-of-way is constrained on the south side; therefore, more than typical widening is required on the north side of the creek. BDD4 has provided the boundary for the required Mary's Creek right-of-way; the southern boundary of the Baker's Landing PD follows the required BDD4 right-of-way line.

The future extension of Grand Boulevard into the property can be accommodated if the City desires. The northern boundary of the property is separated from the current terminus of Grand Boulevard at Walnut Street by offsite property approximately 200 feet in depth. The developer is not responsible for any offsite right-of-way acquisition or roadway construction. Paving and utilities will be constructed by the developer to the extent shown in **Exhibit 3**, and a right-of-way corridor will be preserved for the balance of the Grand Boulevard right-of-way within the property. In the event the City chooses in the future to acquire the offsite right-of-way, the cost of completing the paving and utilities shall not be borne by the developer. In the event the City chooses not to extend Grand Boulevard, the proposed right-of-way may be replatted for residential uses when phase 2 is platted.

A 25-foot water easement is required along the east side of SH 35. This easement will overlap with the 40-foot SH 35 landscape reserve.

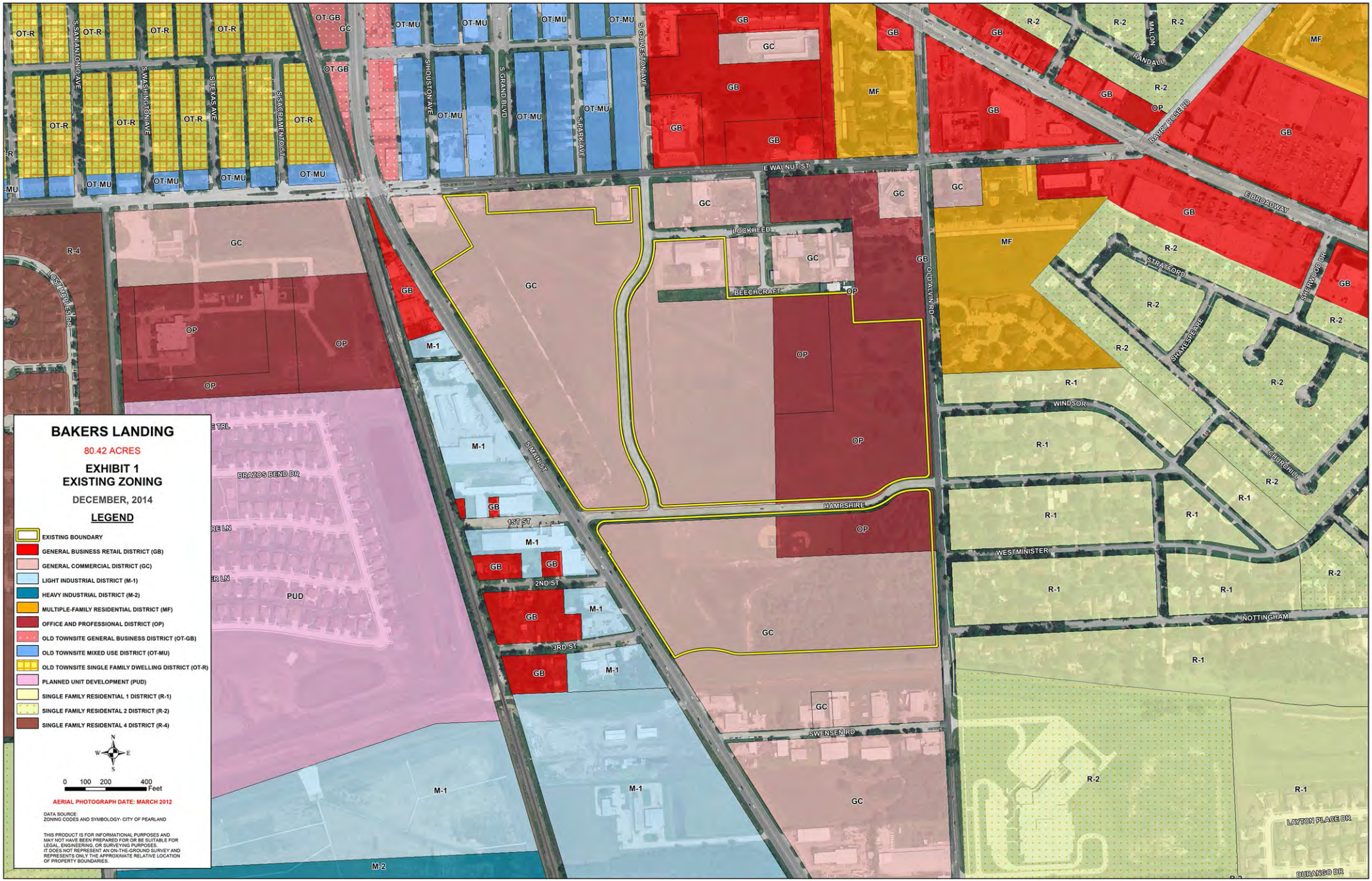
The 0.48-acre portion of the undeveloped right-of-way of Beechcraft Street east of Galveston Street is proposed for abandonment by plat.

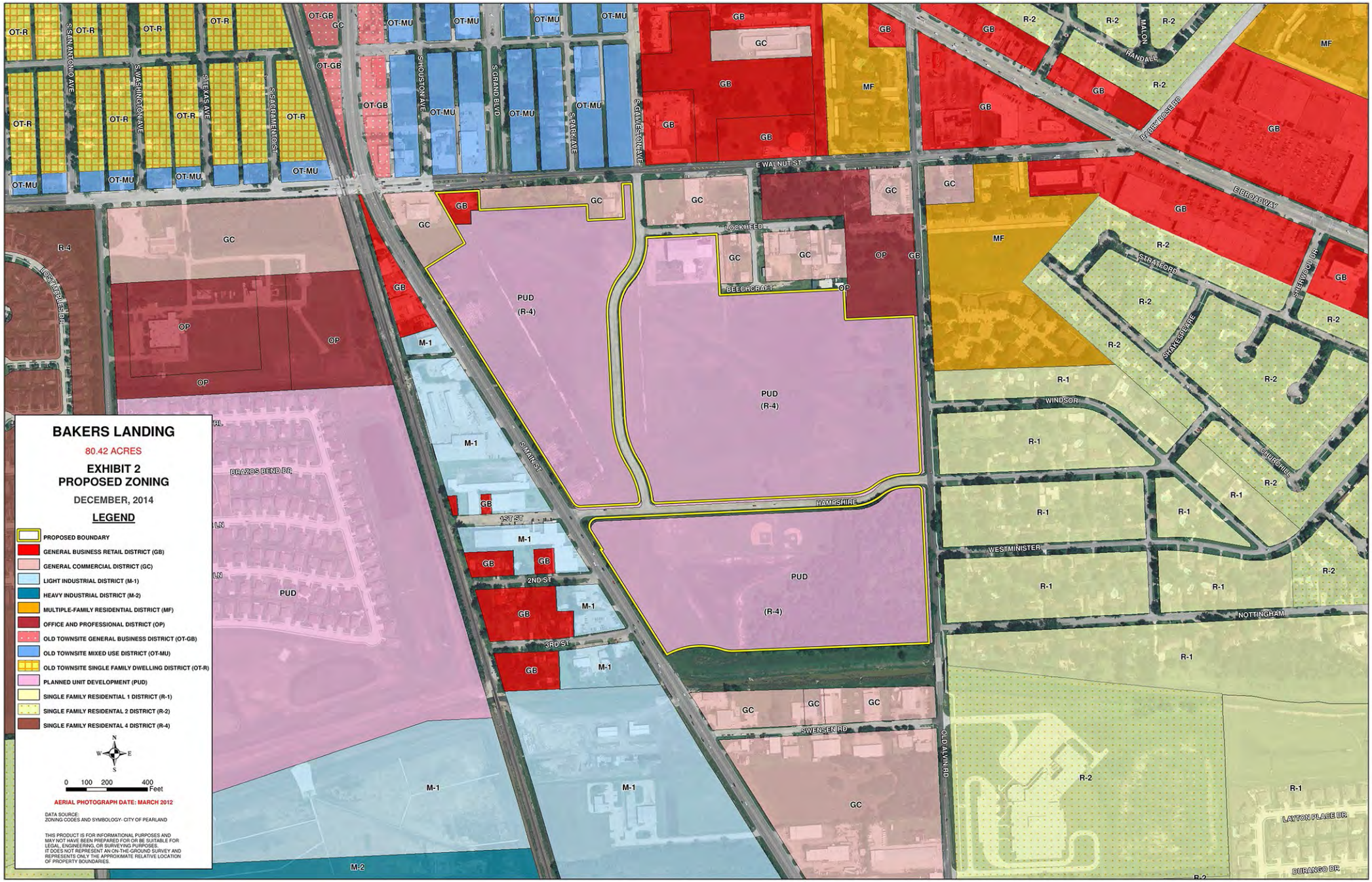
V Phasing

The property is expected to be developed in phases as shown on the Phasing Plan in **Exhibit 5**. The developer reserves the right to modify the number of phases and phase boundaries; however, in any case, the detention lake and surrounding park will be completed with phase 1.

VI Exhibits

1. Existing Zoning
2. Proposed Zoning Designations
3. Design Plan
4. Park and Detention Amenity Plan Detail
5. Phasing Plan
6. Fencing and Trail Plan
7. Park and Open Space
8. A1. Hampshire Plan View/SH 35 Entry Plan View
   A2. Hampshire Plan View/Curb Extension Detail/Pavilion & Pier area
   A3. Hampshire Plan View/Old Alvin Entry Plan View
   A4. SH 35 Buffer Plan View/Pocket Park
   A5. Galveston Entry Plan View/Pocket Park
   A6. Trail Reserve Plan View/Pocket Park
   B1. Monumentation/Pier/Pavilion/Historical Marker Renderings
   B2. Street/Reserve Sections
   B3. Street/Reserve Sections
9. Survey and Metes and Bounds Description
10. Residential Lot Area Exhibit


BAKERS LANDING
80.42 ACRES
EXHIBIT 1
EXISTING ZONING
DECEMBER, 2014
LEGEND
EXISTING BOUNDARY
GENERAL BUSINESS RETAIL DISTRICT (GB)
GENERAL COMMERCIAL DISTRICT (GC)
LIGHT INDUSTRIAL DISTRICT (M-1)
HEAVY INDUSTRIAL DISTRICT (M-2)
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)
OFFICE AND PROFESSIONAL DISTRICT (OP)
OLD TOWNSITE GENERAL BUSINESS DISTRICT (OT-GB)
OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
OLD TOWNSITE SINGLE FAMILY DWELLING DISTRICT (OT-R)
PLANNED UNIT DEVELOPMENT (PUD)
SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
SINGLE FAMILY RESIDENTAL 2 DISTRICT (R-2)
SINGLE FAMILY RESIDENTAL 4 DISTRICT (R-4)
N
W
E
S
0 100 200 400 Feet
AERIAL PHOTOGRAPH DATE: MARCH 2012
DATA SOURCE:
ZONING CODES AND SYMBOLOGY- CITY OF PEARLAND
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.
S SAN ANTONIO AVE
S WASHINGTON AVE
S TEXAS AVE
S SACRAMENTO ST
S HOUSTON AVE
S GRAND BLVD
S PARK AVE
S GALVESTON AVE
E WALNUT ST
LOCKHEED
BEECHCRAFT
HAMPSHIRE
1ST ST
2ND ST
3RD ST
S MAIN ST
OLD ALVIN RD
SWENSEN RD
BRAZOS BEND DR
LOST MAPLES DR
RANDALL
MALON
BARRY ROSE RD
E BROADWAY
STRATFORD
SHAKESPEARE
SHERWOOD DR
WINDSOR
CHURCHILL
WESTMINISTER
NOTTINGHAM
LAYTON PLACE DR
DURANGO DR
OT-R
OT-MU
OT-GB
GC
GB
MF
R-2
R-1
R-4
OP
M-1
M-2
PUD


BAKERS LANDING
80.42 ACRES
EXHIBIT 2
PROPOSED ZONING
DECEMBER, 2014
LEGEND
PROPOSED BOUNDARY
GENERAL BUSINESS RETAIL DISTRICT (GB)
GENERAL COMMERCIAL DISTRICT (GC)
LIGHT INDUSTRIAL DISTRICT (M-1)
HEAVY INDUSTRIAL DISTRICT (M-2)
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)
OFFICE AND PROFESSIONAL DISTRICT (OP)
OLD TOWNSITE GENERAL BUSINESS DISTRICT (OT-GB)
OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
OLD TOWNSITE SINGLE FAMILY DWELLING DISTRICT (OT-R)
PLANNED UNIT DEVELOPMENT (PUD)
SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
SINGLE FAMILY RESIDENTAL 2 DISTRICT (R-2)
SINGLE FAMILY RESIDENTAL 4 DISTRICT (R-4)
N
W
E
S
0 100 200 400 Feet
AERIAL PHOTOGRAPH DATE: MARCH 2012
DATA SOURCE:
ZONING CODES AND SYMBOLOGY- CITY OF PEARLAND
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.
S SANTA FE AVE
S WASHINGTON AVE
S TEXAS AVE
S SACRAMENTO ST
S HOUSTON AVE
S GRAND BLVD
S PARK AVE
S GALVESTON AVE
E WALNUT ST
LOCKHEED
BEECHCRAFT
HAMPSHIRE
1ST ST
2ND ST
3RD ST
S MAIN ST
SWENSEN RD
OLD ALVIN RD
E BROADWAY
BARRY ROSE RD
RANDALL
MALON
STRATFORD
SHAKESPEARE
SHERWOOD DR
WINDSOR
CHURCHILL
WESTMINISTER
NOTTINGHAM
LAYTON PLACE DR
DURANGO DR
BRAZOS BEND DR
LOST MARBLE DR
PUD
(R-4)
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OT-MU
OT-GB
GC
GB
MF
OP
M-1
M-2
R-1
R-2
R-4

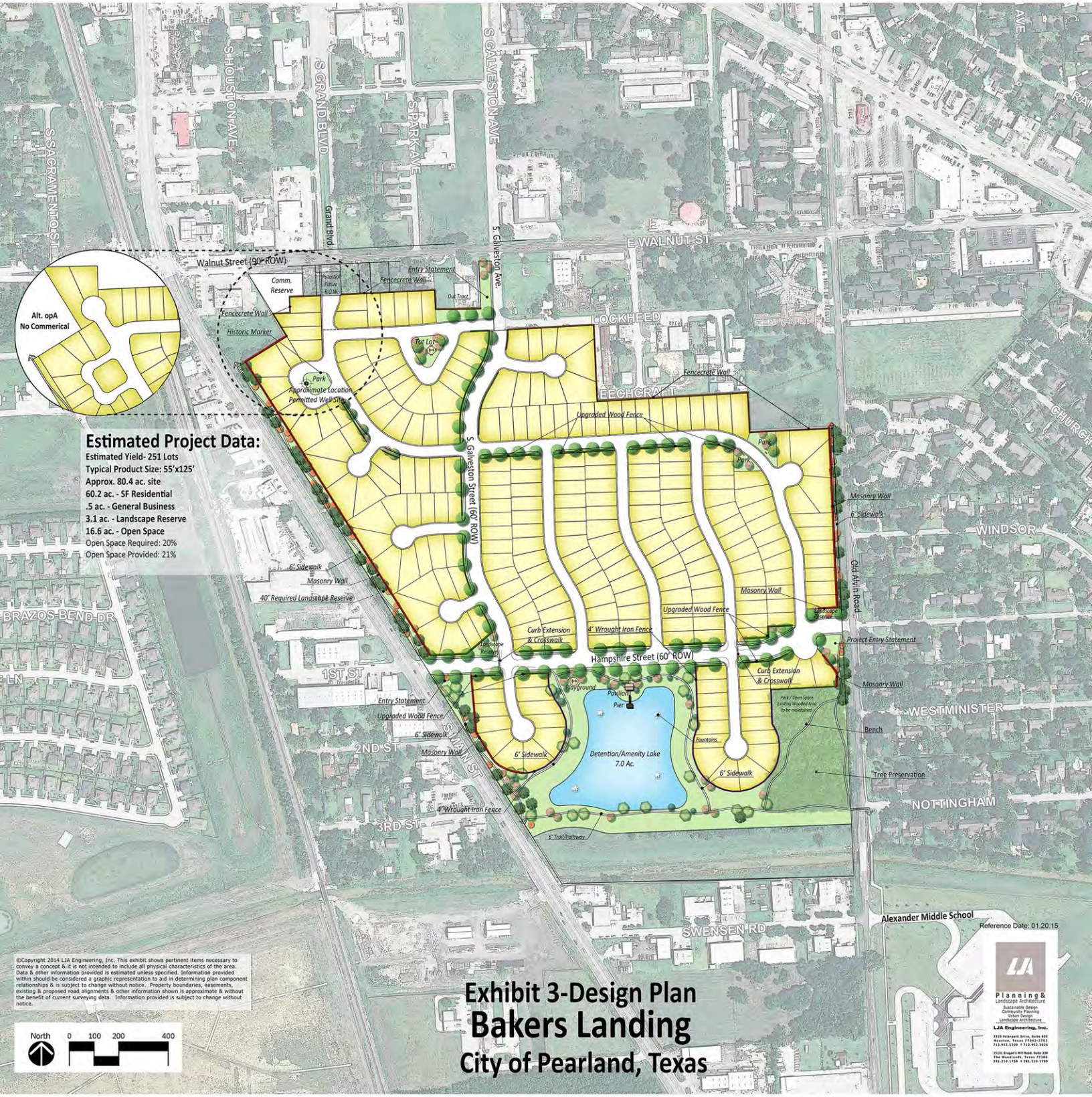

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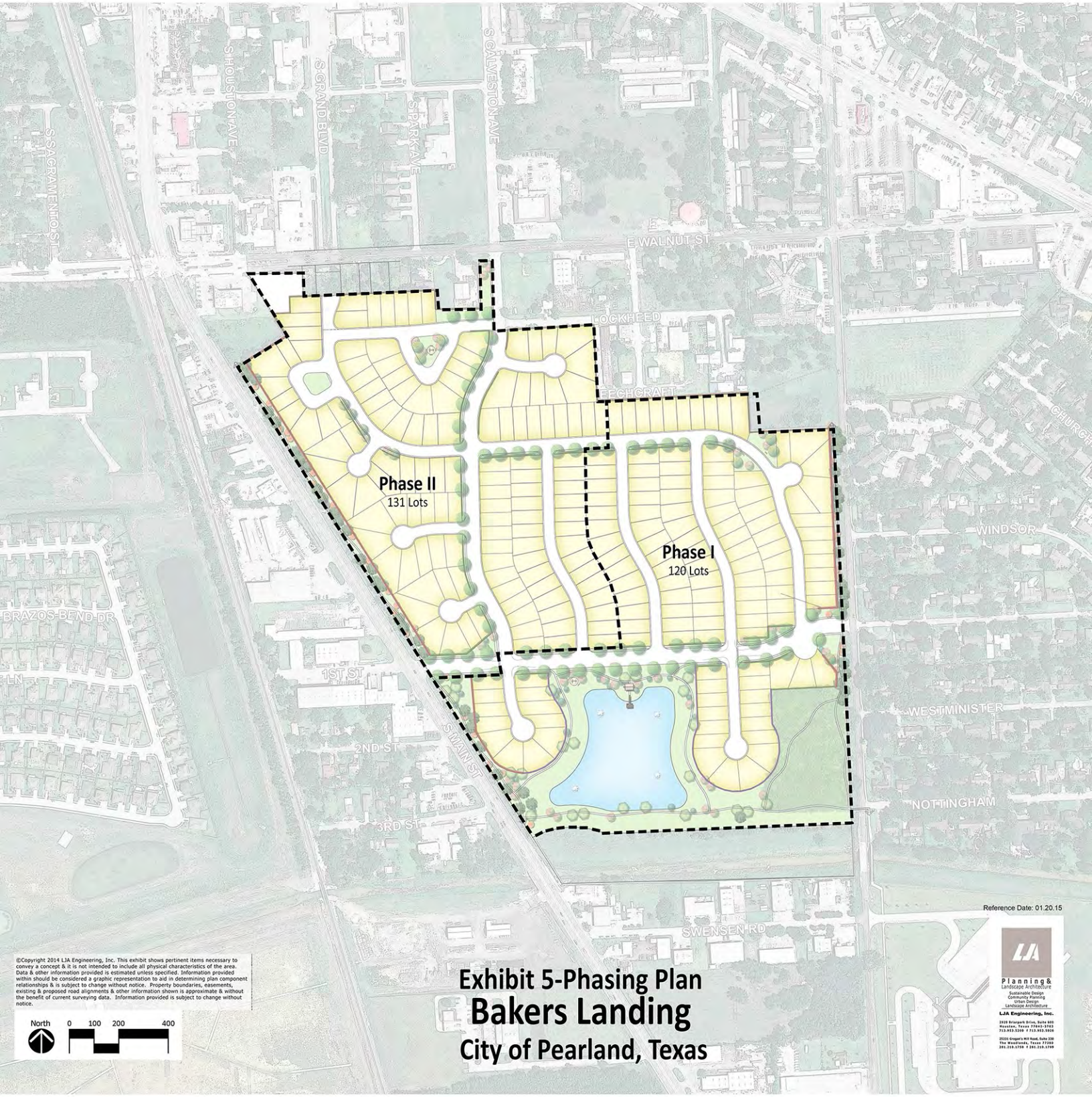
Exhibit 3-Design Plan
Bakers Landing
City of Pearland, Texas

LJA
Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
3929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200 F 713.953.5026
25231 Grogan's Mill Road, Suite 330
The Woodlands, Texas 77380
281.210.1750 F 281.210.1799

Exhibit 4-Detail Amenity Plan
Bakers Landing
City of Pearland, Texas



Reference Date: 01.20.15

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North 0 100 200 400

Exhibit 5-Phasing Plan
Bakers Landing
City of Pearland, Texas

Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture

LJA Engineering, Inc.

2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3762
713.953.5200 F 713.953.5026

25231 Grogan's Mill Road, Suite 330
The Woodlands, Texas 77380
281.210.1750 F 281.210.1799

Reference Date: 01.20.15

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Exhibit 6-Fencing & Trail Plan

Bakers Landing

City of Pearland, Texas

Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3702
713.953.5200 / 713.953.5026
20231 Gregor's Mill Road, Suite 230
The Woodlands, Texas 77380
281.210.2750 / 281.210.1709

Exhibit 7-Open Space and Landscape

Bakers Landing

City of Pearland, Texas

Exhibit 8A-1 - Conceptual Renderings

Bakers Landing

City of Pearland, Texas

North 0 10 20 40'

Reference Date: 01.20.15

Exhibit 8A-2 - Conceptual Renderings
Bakers Landing
City of Pearland, Texas

Reference Date: 01.20.15

Exhibit 8A-3 - Conceptual Renderings

Bakers Landing

City of Pearland, Texas

Exhibit 8A-4 - Conceptual Renderings

Bakers Landing

City of Pearland, Texas

North 0 10 20 40'

Exhibit 8A-5 - Conceptual Renderings

Bakers Landing

City of Pearland, Texas

Exhibit 8A-6 - Conceptual Renderings

Bakers Landing

City of Pearland, Texas

North 0 10 20 40'

Planning & landscape architecture
Sustainable Design
Construction Administration
Urban Design
Landscape Architecture

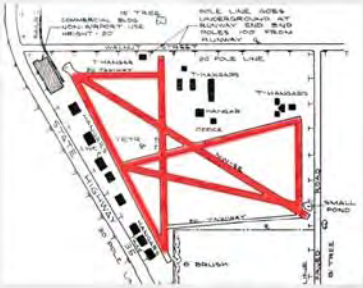
LJA Engineering, Inc.

Primary Monument Sign and Columns

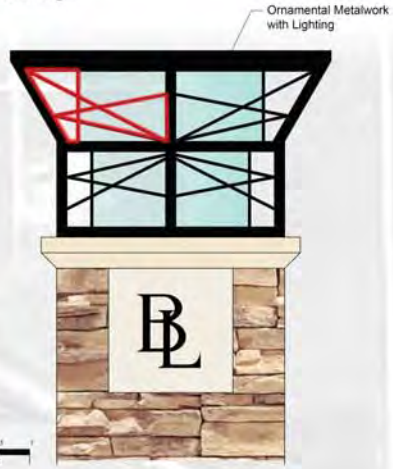
Primary Entry Sign

Secondary Entry Sign

Monument Sign



Custom Ironwork inspired by runway at historic Pearland Municipal Airport



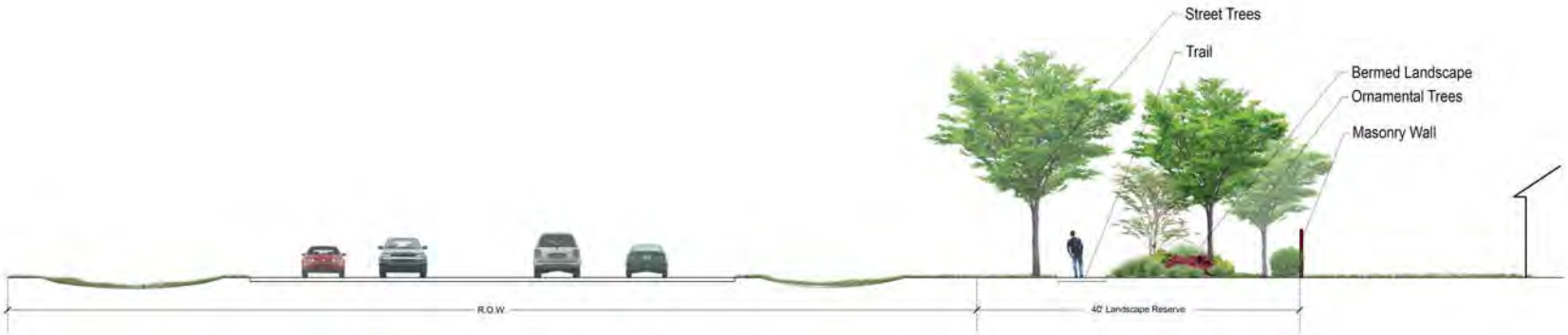
Gazebo and Pier

Historic Marker

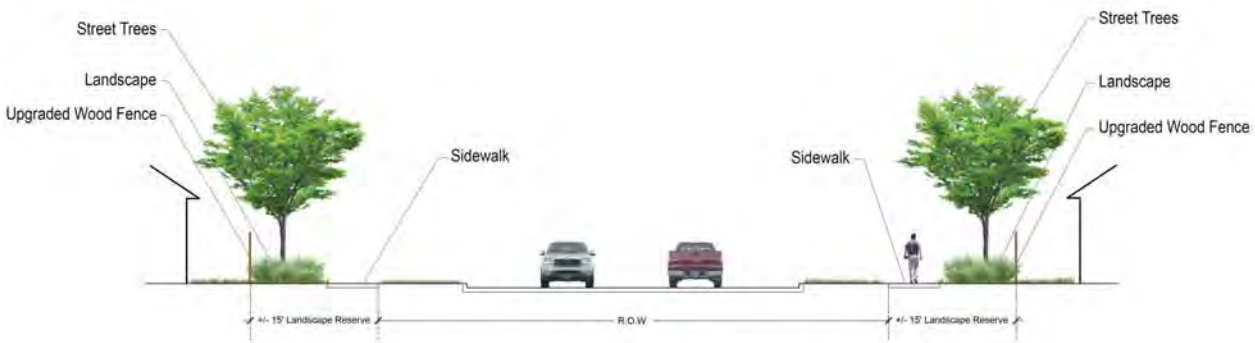
Reference Date: 01.20.15

LJA Engineering, Inc.

Exhibit 8B-1 - Conceptual Renderings
Bakers Landing
City of Pearland, Texas



S.H 35/ S. Main Street Typ. Section



Hampshire Street Typ. Section

Reference Date: 01.20.15

Exhibit 8B-2 - Conceptual Renderings
Bakers Landing
City of Pearland, Texas

0 4 8 16'

S. Galveston Street Typ. Section

East/ West Street Typ. Section

Reference Date: 01.20.15

Exhibit 8B-3 - Conceptual Renderings
Bakers Landing
City of Pearland, Texas

0 4 8 16'

December 4, 2014
Job No. 1931-1901-202

Exhibit 9
METES AND BOUNDS DESCRIPTION OF 79.94 ACRES OF LAND IN THE A.C.H.& B. SURVEY, SECTION 1, ABSTRACT NO. 147 AND THE H.T.& B. R.R. CO. SURVEY 11, ABSTRACT NO. 239 BRAZORIA COUNTY, TEXAS

All of that certain 79.94 acres of land, located in the A.C.H.& B. Survey, Section 1, A-147 and 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 2005011938, of the Official Records of Brazoria County, Texas, the 1.3590 acre tract described as Tract One, the 4.0033 acre tract described as Tract Two, and the 5.4609 acre tract described as Tract Three, in the deed from First Republicbank Galveston, N.A., to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas, the tract of land described as "Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20)" in the deed from Felton M. Baker to Houston Helicopters, Inc., recorded under Document Number 1995031382, of the Official Records of Brazoria County, Texas, the tract of land described as "Lots Four (4), Five (5), Fourteen (14) and Fifteen (15) in the deed from Felton M. Baker to Houston Helicopters, Inc., recorded under Document Number 1995031383, of the Official Records of Brazoria County, Texas, the 59.932 acre tract described in the deed from Raymond V. Kliesign to Houston Helicopters, Inc., recorded under Volume 1523, Page 840, of the Deed Records of Brazoria County, Texas, and the private road referred to as Beechcraft (60' wide) as shown on the plat recorded under Volume 8, Page 17, of the Plat Records of Brazoria County, Texas, also being out of the REPLAT OF PEARLAND PAVILION, a subdivision recorded under Volume 17, Page 395, of the Plat Records of Brazoria County, Texas, out of AIRPORT SUBDIVISION, SECTION NO. 4, a subdivision recorded under Volume 8, Page 17, of the Map Records of Brazoria County, Texas, and THOMAS & GILBERT INDUSTRIAL TRACT, a subdivision recorded under Volume 15, Page 317, of the Plat Records of Brazoria County, Texas, and more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, South Central Zone, NAD83, 1993 Adjustment):

TRACT 1-A

BEGINNING at a northwest corner of Lot A of said REPLAT OF PEARLAND PAVILION, in the east line of the 0.459 acre tract described in the deed from Amerisource Funding, Inc. to Warfield Electric, LLC, recorded under Document Number 201201461, of the Official Records of Brazoria County, Texas, in the south line of the 30' reserve for road widening of East Walnut Street, shown on said REPLAT OF PEARLAND PAVILION, from which a found 5/8" iron rod bears North 71° 12' 03" East – 1.29';

THENCE North 87° 18' 10" East – 44.64', along a north line of said Lot A, common to the south line of said 30' reserve to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein describe tract, common to the northeast corner of said Lot A, in the west right-of-way line of South Galveston Avenue (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE along the east line of said Lot A, common to the west right-of-way line of South Galveston Avenue, the following six (6) bearings and distances:

South 02° 51' 34" East – 272.99' to a 1/2" iron rod found for the beginning of a tangent curve to right;

Along said curve to the right, an arc length of 178.83', with a radius of 227.89', a central angle of 44° 57' 44", and a chord bearing and distance of South 19° 37' 18" West – 174.28' to a 1/2" iron rod found for the point of reverse curvature to the left,

Along said curve to the left, an arc length of 223.62', with a radius of 285.00', a central angle of 44° 57' 23", and a chord bearing and distance of South 19° 37' 29" West – 217.93' to a 1/2" iron rod found for the end of curve;

South 02° 51' 13" East – 511.49' (at 358.44' passing a 1/2" iron rod found for the southeast corner of aforesaid Lot A, common to the northeast corner of Lot B of

aforesaid REPLAT OF PEARLAND PAVILION) to a 5/8" iron rod found for the beginning of a tangent curve to the left;

Along said curve to the left, an arc length of 250.75', (at an arc length of 125.62' passing a 5/8" iron rod found for the southeast corner of said Lot B, common to the northeast corner of Lot C of said REPLAT OF PEARLAND PAVILION) with a radius of 489.33', a central angle of 29° 21' 35", and a chord bearing and distance of South 17° 32' 01" East – 248.01' to the point of reverse curvature to the right, from which a found 1/2" iron rod bears South 65° 33' 51" East – 0.27';

Along said curve to the right, an arc length of 173.34', with a radius of 398.48', a central angle of 24° 55' 28", and a chord bearing and distance of South 19° 45' 05" East – 171.98' to a 5/8" iron rod found for the point of compound curvature to the right, common to the north end of the northwest right-of-way cutback curve at the intersection of aforesaid South Galveston Avenue and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the most easterly southeast corner of said Lot C;

THENCE along said curve to the right, along said northwest right-of-way cutback curve, an arc length of 33.04', with a radius of 20.00', a central angle of 94° 39' 11", and a chord bearing and distance of South 40° 02' 15" West – 29.41' to the west end of said northwest right-of-way cutback curve, common to the most southerly southeast corner of said Lot C, from which a found 5/8" iron rod bears North 65° 33' 57" East – 0.27';

THENCE South 87° 21' 51" West – 271.60', along the north right-of-way line of aforesaid Hampshire Street, common to the south line of said Lot C, to a 5/8" iron rod found for the most southerly southwest corner of said Lot C, common to the east end of the northeast right-of-way cutback curve at the intersection of said Hampshire Street and State Highway 35 (110' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), and the beginning of a tangent curve to the right;

THENCE along said curve to the right, along said northeast right-of-way cutback curve, an arc length of 42.14', with a radius of 40.00', a central angle of 60° 21' 42", and a chord bearing and distance of North 62° 27' 18" West – 40.22' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most westerly southwest corner of the herein described tract, common to the north end of said northeast right-of-way cutback curve, and the most westerly southwest corner of said Lot C, in the northeast right-of-way line of said State Highway 35;

THENCE North 32° 16' 27" West – 1361.95', along said northeast right-of-way line, common to the southwest line of said Lot C, the southwest line of aforesaid Lot B, and the southwest line of aforesaid Lot A to a 5/8" iron rod with cap stamped "LJA-ENG" set for the west corner of the herein described tract, common to the west corner of said Lot A, in the southeast line of the 2.1642 acre tract described in the deed from Liquilux, Inc. to Autozone, Inc., recorded under Document Number 1995031278, of the Official Records of Brazoria County, Texas;

THENCE North 57° 38' 15" East – 229.00', along the northwest line of said Lot A, common to the southeast line of said 2.1642 acre tract, (at 20.03' passing a found 1/2" iron rod with cap stampted "Brown & Gay") to a 5/8" iron rod found for an angle corner of said Lot A, common to the east corner of said 2.1642 acre tract;

THENCE North 29° 42' 45" West – 285.90', along a southwest line of said Lot A, common to the northeast line of said 2.1642 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said Lot A, in the south line of the 30' reserve for road widening of East Walnut Street, shown on aforesaid REPLAT OF PEARLAND PAVILION;

THENCE North 87° 18' 10" East – 211.11', along said 30' reserve, common to the north line of said Lot A, to an angle corner of said Lot A, in the west line of the 0.1435 acre tract described in the deed from Jose C. Rodriguez and Ana L. Rodriguez to City of Pearland, recorded under Document Number 2007037508, of the Official Records of Brazoria County, Texas, from which a found 5/8" iron rod bears North 80° 34' 30" West – 1.63';

THENCE South 02° 25' 27" East – 95.00', along an east line of said Lot A, common to the west line of said 0.1435 acre tract, to an angle corner of said Lot A, common to the southwest corner of said 0.1435 acre tract, from which a found 5/8" iron rod bears North 77° 22' 40" West – 1.26';

THENCE North 87° 18' 10" East – 529.09', along a north line of said Lot A, common to the south line of said 0.1435 acre tract, the south line of the tract described as "100 x 125 feet" in the deed to Joe Flores and wife Laura Flores to Elias Garcia, Jr. and wife, Eufemia Garcia, recorded under Volume 797, Page 386, of the Deed Records of Brazoria County, Texas, the south line of the 0.2152 acre tract described in the deed from Betty Harper, et al. to City of Pearland, recorded under Document Number 2008057966, of the Official Records of Brazoria County, Texas, the south line of the tract described as "the East 1/2 of Lot 5, and the West 1/2 of Lot 4" in the deed from Thomas Trevino, Jr. to Elvira Trevino, recorded under Document Number 1995035445, of the Official Records of Brazoria County, Texas, the south line of the tract described as "Lot 3 and Part of Lot 4" in the deed from Juan Luis Arevalo to Ho P. Lam, recorded under Document Number 2013032624, of the Official Records of Brazoria County, Texas, the south line of the 0.129 acre tract described in the deed from Mary Pope to Lonnie Charles Harper, recorded under Document Number 1976011274, of the Official Records of Brazoria County, Texas, the south line of the tract described as "Lot 2, Block 1" in the deed from Raymond V. Kliesing to Early B. Russett, recorded under Volume 648, Page 470, of the Deed Records of Brazoria County, Texas, and the south line of the 0.2583 acre tract described in the deed from Thomas Fisher and wife, Kathleen Fisher to Headwaves, Inc., recorded under Document Number 2008055587, of the Official Records of Brazoria County, Texas, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the southeast corner of said 0.2583 acre tract, and an angle corner of said Lot A, in the west line of the 0.3581 acre tract described in the deed from Raymond Z. Dorozynski to Warfield Electric, LLC, recorded under Document Number 2012036082, of the Official Records of Brazoria County, Texas;

THENCE South 02° 51' 30" East – 75.00', along an east line of said Lot A, common to the west line of said 0.3581 acre tract, to the southwest corner of said 0.3581 acre tract, common to an angle corner of said Lot A, from which a 5/8" iron rod bears South 45° 42' 33" East – 2.04';

THENCE North 87° 08' 30" East – 178.00', along a north line of said Lot A, common to the south line of said 0.3581 acre tract (at 78.00' passing a 1/2" iron rod with cap stamped "RPLS 5565" found for the southeast corner of said 0.3581 acre tract, common to the southwest corner of aforesaid 0.459 acre tract, from which a found 1" iron pipe bears South 00° 23' 32" West – 2.68') and the south line of said 0.459 acre tract to the southeast corner of said 0.459 acre tract, common to an angle corner of said Lot A, from which a 1/2" iron rod bears South 08° 28' 32" East – 1.02';

THENCE North 02° 48' 23" West – 169.50', along the east line of said 0.459 acre tract, common to an west line of said Lot A, to the **POINT OF BEGINNING** of the herein described tract and containing 21.62 acres of land.

TRACT 1-B

BEGINNING at a 5/8" iron rod found for the northeast corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, in the west line of the 4.0033 acre tract described as Tract Two in the deed from First Republicbank Galveston, N.A. to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas;

THENCE South 02° 54' 50" East – 340.83', along the east line of said Lot L, common to the west line of said 4.0033 acre tract to a 1/2" iron rod found for the most easterly southeast corner of said Lot L, common to the southwest corner of said 4.0033 acre tract, in the north line of Lot M of said REPLAT OF PEARLAND PAVILION;

THENCE North 87° 21' 21" East – 177.43', along the north line of said Lot M, common to the south line of said 4.0033 acre tract, to a 1/2" iron rod found for the beginning of a tangent curve to the left;

THENCE along said curve to the left, continuing along the north line of said Lot M, common to the south line of said 4.0033 acre tract, an arc length of 282.88' (at an arc length of 88.96' passing a 5/8" iron rod found for the southeast corner of said 4.0033 acre tract, common to the southwest corner of the 5.46009 acre tract described as Tract Three in the deed from First Republicbank Galveston, N.A. to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas, common to the northeast corner of said Lot M, common to the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION), then continuing with the north line of said Lot Q, common to the south line said 5.4609 acre tract, and said curve to the left, with a radius of 314.79', a central angle of 51° 29' 14", and a chord bearing and distance of North 61° 36' 45" East – 273.45' to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the point of reverse curvature of a curve to the right;

THENCE along said curve to the right, continuing along the north line of said Lot Q, common to the south line of said 5.4609 acre tract, an arc distance of 237.86' (at an arc length of 87.92' passing a 5/8" iron rod found for the northeast corner of said Lot Q, common to the northwest corner of Lot S of said REPLAT OF PEARLAND PAVILION), then continuing with the north line of said Lot S, common to the south line of said 5.4609 acre tract, and said curve to the right, with a radius of 264.97', a central angle of 51° 26' 02", and a chord bearing and distance of North 61° 35' 09" East – 229.95' to a 1/2" iron rod found for the end of curve;

THENCE North 87° 18' 10" East – 79.46', continuing along the north line of said Lot S, common to the south line of said 5.4609 acre tract, to the beginning of a tangent curve to the left, from which a found 1/2" iron rod bears North 42° 15' 26" East – 0.29';

THENCE along said curve to the left, continuing along the north line of said Lot S, common to the south line of said 5.4609 acre tract, an arc distance of 31.42', with a radius of 20.00', a

central angle of 90° 00' 17", and a chord bearing and distance of North 42° 18' 01" East – 28.29' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most easterly northeast corner of the herein described tract, common to the end of curve, the northeast corner of said Lot S, and the most easterly southeast corner of said 5.4609 acre tract, in the west right-of-way of Old Alvin Road (65' wide) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas);

THENCE South 02° 42' 08" East – 335.48', along the east line of said Lot S, common to the west right-of-way line of said Old Alvin Road (at 220.28' passing the southeast corner of said Lot S, common to the northeast corner of Lot T of said REPLAT OF PEARLAND PAVILION), then continuing with the east line of said Lot T, common to the said west right-of-way line, to the beginning of a curve to the right, common to the north end of the northwest right-of-way cutback curve at the intersection of said Old Alvin Road and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the most easterly southeast corner of said Lot T, from which a found 5/8" iron rod (bent) bears North 17° 44' 23" East – 0.49';

THENCE along said curve to the right, along said northwest right-of-way cutback curve, an arc length of 31.41', with a radius of 20.00', a central angle of 89° 59' 05", and a chord bearing and distance of South 42° 17' 25" West – 28.28' to the west end of said northwest right-of-way cutback curve, common to the most southerly southeast corner of said Lot T, from which a found 5/8" iron rod bears North 87° 16' 57" East – 0.45';

THENCE South 87° 16' 57" West – 66.57', along the south line of said Lot T, common to the north right-of-way line of said Hampshire Street to a 5/8" iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, continuing along said south line of said Lot T, common to said north right-of-way line, an arc distance of 155.67' (at an arc distance of 125.65' passing a 5/8" iron rod found for the southeast corner of said Lot T, common to the southeast corner of aforesaid Lot Q), continuing along the south line of said Lot Q, common to said north right-of-way line, and said curve to the left, with a radius of 248.87', a central angle of 35° 50' 20", and a

chord bearing and distance of South 69° 21' 47" West – 153.15' to a 5/8" iron rod found for the point of reverse curvature of a curve to the right;

THENCE along said curve to the right, continuing along the south line of said Lot Q, common to said north right-of-way line an arc distance of 118.60', with a radius of 189.17', a central angle of 35° 55' 14", and a chord bearing and distance of South 69° 24' 14" West – 116.66' to a 1/2" iron rod found for the end of curve;

THENCE South 87° 21' 51" West – 963.75', continuing along the south line of said Lot Q, common to the said north right-of-way line (at 97.03' passing a 1/2" iron rod (bent) found for the southeast corner of said Lot Q, common to the southeast corner of aforesaid Lot M), then continuing along the south line of said Lot M, common to said north right-of-way line (at 515.61' passing a 5/8" iron rod found for the most southerly southwest corner of said Lot M, common to the southeast corner of aforesaid Lot L), then continuing along the south line of said Lot L, common to said north right-of-way line (at 761.80' passing a 5/8" iron rod found for the most southerly southwest corner of said Lot L, common to the southeast corner of Lot J of said REPLAT OF PEARLAND PAVILION), then continuing along the south line of said Lot J, common to said north right-of-way line to a 5/8" iron rod found for the most southerly southwest corner of said Lot J, common to the east end of the northeast right-of-way cutback curve at the intersection of aforesaid Hampshire Street and South Galveston Avenue (60' ROW) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), and the beginning of a curve to the right;

THENCE along said curve to the right, along said northeast right-of-way cutback curve, an arc distance of 30.13', with a radius of 20.00', a central angle of 86° 19' 17", and a chord bearing and distance of North 49° 28' 31" West – 27.36', to a 5/8" iron rod found for the most westerly southwest corner of said Lot J, common to the north end of said northeast right-of-way cutback curve, and the point of reverse curvature to the left, in the east right-of-way line of said South Galveston Avenue;

THENCE along said curve to the left, along the west line of said Lot J, common to said east right-of-way line, an arc distance of 207.24' (at an arc distance of 66.29' passing the northwest corner of said Lot J, common to the southwest corner of Lot I of said REPLAT OF PEARLAND PAVILION), then continuing with the west line of said Lot I, common to said east right-of-way line, and with said curve to the left, with a radius of 458.48', a central angle of 25° 53' 54", and a chord bearing and distance of North 19° 15' 51" West – 205.48' to the point of compound curvature to the right, from which a found 5/8" iron rod bears South 38° 43' 02" East – 0.28';

THENCE along said curve to the right, continuing along the west line of said Lot I, common to said east right-of-way line, an arc distance of 220.00' (at an arc distance of 109.92' passing a 1/2" iron rod found for the northwest corner of said Lot I, common to the southwest corner of Lot H of said REPLAT OF PEARLAND PAVILION), then continuing with the west line of said Lot H, common to said east right-of-way line, and with said curve to the right, with a radius of 429.33', a central angle of 29° 21' 35", and a chord bearing and distance of North 17° 32' 01" West – 217.60' to a 1/2" iron rod found for the end of curve;

THENCE North 02° 51' 13" West – 511.49', continuing along the west line of said Lot H, common to said east right-of-way line (at 114.69' passing a 1/2" iron rod found for the northwest corner of said Lot H, common to the southwest corner of Lot G of said REPLAT OF PEARLAND PAVILION), then continuing along the west line of said Lot G, common to said east right-of-way line, (at 404.56' passing the northwest corner of said Lot G, common to the southwest corner of Lot E of said REPLAT OF PEARLAND PAVILION), then continuing along the west line of said Lot E, common to said east right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the beginning of a curve to the right;

THENCE along said curve to the right, continuing along the west line of said Lot E, common to said east right-of-way line, an arc distance of 176.54', with a radius of 225.00', a central angle of 44° 57' 23", and a chord bearing and distance of North 19° 37' 29" East – 172.05' to the point of reverse curvature to the left, from which a found 1/2" iron rod bears North 47° 51' 50" West – 0.27';

THENCE along said curve to the left, continuing along the west line of said Lot E, common to said east right-of-way line, an arc distance of 221.25', with a radius of 287.89', a central angle of 44° 01' 58", and a chord bearing and distance of North 20° 05' 11" East – 215.87' to the north corner of said Lot E, in the west line of Lot 10, Block 4, of aforesaid AIRPORT SUBDIVISION, SECTION 4, from which a found "X" cut in concrete bears North 02° 51' 34" West – 4.68';

THENCE South 02° 51' 34" East – 755.08', along the east line of said Lot E, common to the west line of said AIRPORT SUBDIVISION, SECTION 4, (at 288.39' passing the southwest corner of said AIRPORT SUBDIVISION, SECTION 4), then continuing along the east line of said Lot E, (at 464.68' passing the southeast corner of said Lot E, common to the northeast corner of aforesaid Lot G), then continuing along the east line of said Lot G, to a 5/8" iron rod found for the southeast corner of said Lot G, common to the northeast corner of aforesaid Lot H, and the northwest corner of aforesaid Lot L;

THENCE North 87° 20' 50" East – 559.79', along the north line of said Lot L, to the **POINT OF BEGINNING** and containing 14.75 acres of land.

TRACT 1-C

COMMENCING at the southeast corner of Lot V of aforesaid REPLAT OF PEARLAND PAVILION, common to the northeast corner of Lot 22 of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, in the west right-of-way line of Old Alvin Road (65' wide) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), from which a found 1/2" iron rod bears South 11° 48' 06" West – 0.73', and a 1/2" iron rod found at the northeast corner of said THOMAS & GILBERT INDUSTRIAL TRACTS bears North 89° 18' 12" East – 14.86'; THENCE North 02° 42' 08" West – 209.87', along the east line of said Lot V, common to the west right-of-way of Old Alvin Road, to the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 87° 43' 25" West – 961.50' to the beginning of tangent curve to the right;

THENCE along said curve to the right, an arc length of 56.04', with a radius of 157.50', a central angle of 20° 23' 15", and a chord bearing and distance of North 82° 04' 57" West – 55.75' to the point of reverse curvature of a curve to the left;

THENCE along said curve to the left, an arc length of 263.87', with a radius of 344.50', a central angle of 43° 53' 09", and a chord bearing and distance of South 86° 10' 06" West – 257.47', to the southwest corner of the herein described tract, in the east line of aforesaid 2.011 acre tract;

THENCE North 03° 18' 29" West – 525.71', along the west line of said Lot V, common to the east line of said 2.011 acre tract, (at 478.06' passing a 5/8" iron rod found for the most westerly northwest corner of said Lot V, common to the southwest corner of Lot K of said REPLAT OF PEARLAND PAVILION), continuing along the west line of said Lot K, common to the east line of said 2.011 acre tract, to a 5/8" iron rod found for the northeast corner of said 2.011 acre tract, common to the southeast corner of Lot D of said REPLAT OF PEARLAND PAVILION;

THENCE South 86° 45' 33" West – 301.70', along the south line of said Lot D, common to the north line of said 2.011 acre tract, to a 1/2" iron rod with cap stamped "Brown & Gay" found for the southwest corner of said Lot D, common to the southeast corner of the 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (110' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395 of the Plat Records of Brazoria County, Texas);

THENCE North 32° 13' 59" West – 110.32', along the southeast line of said Lot D, common to said northeast right-of-way line, to the most westerly northwest corner of said Lot D, common to the south end of the southeast right-of-way cutback curve at the intersection of said State Highway 35 and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the beginning of a curve to the right, from which a found 5/8" iron rod bears South 82° 42' 52" East – 1.04';

THENCE along said curve to the right, along said southeast right-of-way cutback curve, an arc distance of 83.49', with a radius of 40.00', a central angle of 119° 35' 45", and a chord bearing and distance of North 27° 33' 58" East – 69.14' to the most northerly northwest corner of said Lot D, common to the east end of said southeast right-of-way cutback curve, in the south right-of-way line of said Hampshire Street, from which a found 1/2" iron rod bears South 89° 53' 35" East – 0.83';

THENCE North 87° 21' 51" East – 1257.10', along said south right-of-way line, common to the north line of said Lot D, (at 319.25' passing a 1/2" iron rod found for the northeast corner of said Lot D, common to the northwest corner of aforesaid Lot K), then continuing with said south right-of-way line, common to the north line of said Lot K, (at 661.92' passing a 1/2" iron rod found for the northeast corner of said Lot K, common to the northwest corner of Lot N of aforesaid REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot N, (at 886.82' passing a 1/2" iron rod found for the northeast corner of said Lot N, common to the northwest corner of Lot O of said REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot O, (at 1109.98' passing a 5/8" iron rod found for the northeast corner of said Lot O, common to the most northerly northwest corner of aforesaid Lot V), then continuing with said south right-of-way line, common to the north line of said Lot V, (at 1161.78' passing a 1/2" iron rod found for the most northerly northeast corner of said Lot V, common to the northwest corner of Lot R of said REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot R, to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, continuing along said south right-of-way line, common to the north line of said Lot R, an arc distance of 156.21' (at an arc distance of 108.13' passing a 1/2" iron rod found for the northeast corner of said Lot R, common to the northwest corner of Lot U of said REPLAT OF PEARLAND PAILION), then continuing along said south right-of-way line, common to the north line of said Lot U, and said curve to the left, with a radius of 249.17', a central angle of 35° 55' 14", and a chord bearing and distance of North 69° 24' 14" East –

153.67' to the point of reverse curvature to the right, from which a found 1/2" iron rod bears North 24° 52' 31" West – 0.37';

THENCE along said curve to the right, continuing along said south right-of-way line, common to the north line of said Lot U, an arc distance of 118.14', a radius of 188.87', a central angle of 35° 50' 20", and a chord bearing and distance of North 69° 21' 47" East – 116.22' to a 1/2" iron rod found for the end of curve;

THENCE North 87° 16' 57" East – 66.54', continuing along said south right-of-way line, common to the north line of said Lot U, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most northerly northeast corner of the herein described tract, common to the most northerly northeast corner of said Lot U, the west end of the southwest right-of-way cutback corner at the intersection of aforesaid Hampshire Street and aforesaid Old Alvin Road, and the beginning of a curve to the right;

THENCE along said curve to the right, along said southwest right-of-way cutback corner, an arc distance of 31.42', with a radius of 20.00', a central angle of 90° 00' 55", and a chord bearing and distance of South 47° 42' 35" East – 28.29' to the most easterly northeast corner of said Lot U, common to the south end of said southwest right-of-way cutback corner, in the west right-of-way line of said Old Alvin Road, from which a found 5/8" iron rod (bent) bears North 19° 13' 27" East – 2.71';

THENCE South 02° 42' 08" East – 962.34', along the west right-of-way line of said Old Alvin Road, common to the east line of said Lot U, (at 263.17' passing the southeast corner of said Lot U, common to the most easterly northeast corner of aforesaid Lot V) then continuing along said west right-of-way line common to the east line of said Lot V, (at 837.31' passing the intersection of the north line of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, and the east line of said REPLAT OF PEARLAND PAVILION), then continuing along said west right-of-way line common to the east line of said Lot V, to the **POINT OF BEGINNING** and containing 21.54 acres of land.

TRACT 2

BEGINNING at the northeast corner of aforesaid 1.3590 acre tract, common to the southeast corner of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, in the west line of the 3.00 acre tract described in the deed from Estate of Raymond V. Kliesing to Mona Kliesign Bomsburger, recorded under Document Number 1987012143, of the Official Records of Brazoria County, Texas, from which a 5/8" iron rod bears North 02° 52' 20" West – 0.44';

THENCE South 02° 52' 20" East – 148.75', along the east line of said 1.3590 acre tract, common to the west line of said 3.00 acre tract, to a 5/8" iron rod found for the southeast corner of said 1.3590 acre tract, common to the southwest corner of said 3.00 acre tract, in the north line of aforesaid 5.4609 acre tract;

THENCE South 87° 19' 40" West – 398.12', along the south line of said 1.3590 acre tract, common to the north line of said 5.4609 acre tract (at 132.06' passing the northwest corner of said 5.4609 acre tract, common to the northeast corner of aforesaid 4.0033 acre tract), then continuing with the south line of said 1.3590 acre tract, and the north line of said 4.0033 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southwest corner of the herein described tract, common to the southwest corner of said 1.3590 acre tract;

THENCE North 02° 54' 50" West – 149.02', along the west line of said 1.3590 acre tract, (at 130.46' passing a found 3/4" iron pipe) then continuing along said west line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 1.3590 acre tract, in the south line of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4;

THENCE North 87° 21' 55" East – 398.23', along the north line of said 1.3590 acre tract, common to the south line of said AIRPORT SUBDIVISION SECTION NO. 4, to the **POINT OF BEGINNING** of the herein described tract and containing 1.361 acres of land.

TRACT 3

BEGINNING at a 1/2" iron rod found for the southwest corner of aforesaid 4.0033 acre tract, common to the most easterly southeast corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, in the north line of Lot M of said REPLAT OF PEARLAND PAVILION;

THENCE North 02° 54' 50" West – 658.34', along the west line of said 4.0033 acre tract, common to the east line of said Lot L, (at 340.83' passing a 5/8" iron rod found for the northeast corner of said Lot L), continuing along said west line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 4.0033 acre tract, and the southwest corner of aforesaid 1.3590 acre tract;

THENCE North 87° 19' 40" East – 266.06', along the north line of said 4.0033 acre tract, common to the south line of said 1.3590 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said 4.0033 acre tract, common to the northwest corner of aforesaid 5.4609 acre tract;

THENCE South 02° 50' 38" East – 645.98', along the east line of said 4.0033 acre tract, common to the west line of said 5.4609 acre tract, to a 5/8" iron rod found for the southeast corner of said 4.0033 acre tract, common to the southwest corner of said 5.4609 acre tract, the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION, the northeast corner of Lot M of said REPLAT OF PEARLAND PAVILION, and the beginning of a curve to the right;

THENCE along said curve to the right, along the south line of said 4.0033 acre tract, common to the north line of said Lot M, an arc distance of 88.96', with a radius of 314.79', a central angle of 16° 11' 33", and a chord bearing and distance of South 79° 15' 35" West – 88.67' to a 1/2" iron rod found for the end of curve;

THENCE South 87° 21' 21" West – 177.43', continuing along the south line of said 4.0033 acre tract, common to the north line of said Lot M, to the **POINT OF BEGINNING** and containing 4.007 acres of land.

TRACT 4

BEGINNING at a 5/8" iron rod found for the southwest corner of aforesaid 5.4609 acre tract, common to the southwest corner of aforesaid 4.0033 acre tract, the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION, the northeast corner of Lot M of said REPLAT OF PEARLAND PAVILION;

THENCE North 02° 50' 38" West – 645.98', along the west line of said 5.4609 acre tract, common to the east line of said 4.0033 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 5.4609 acre tract, and the northeast corner of said 4.0033 acre tract, in the south line of aforesaid 1.3590 acre tract;

THENCE North 87° 19' 35" East – 466.89', along the north line of said 5.4609 acre tract, common to the south line of said 1.3590 acre tract, (at 132.06' passing a 5/8" iron rod found for the southeast corner of said 1.3590 acre tract, common to the southwest corner of aforesaid 3.00 acre tract, then continuing along the north line of said 5.4609 acre tract, common to the south line of said 3.00 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said 5.4609 acre tract, and the southeast corner of said 3.00 acre tract, in the west right-of-way of aforesaid Old Alvin Road;

THENCE South 02° 42' 08" East – 419.86', along the east line of said 5.4609 acre tract, common to said west right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most easterly southeast corner of the herein described tract, common to the most easterly

southeast corner of said 5.4609 acre tract, the north corner of Lot S of aforesaid REPLAT OF PEARLAND PAVILION, and the beginning of a curve to the right;

THENCE along said curve to the right, along the south line of said 5.4609 acre tract, common to the north line of said Lot S, an arc distance of 31.42', with a radius of 20.00', a central angle of 90° 00' 17', and a chord bearing and distance of South 42° 18' 01" West – 28.29' to the most southerly southeast corner of said 5.4609 acre tract, from which a found 1/2" iron rod bears North 42° 15' 26" East – 0.29';

THENCE South 87° 18' 10" West – 79.46', continuing along the south line of said 5.4609 acre tract, common to the north line of said Lot S, to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, along the south line of said 5.4609 acre tract, common to the north line of said Lot S, an arc distance of 237.86', (at an arc distance of 149.94' passing a 5/8" iron rod found for the northwest corner of said Lot S, common to the northeast corner of aforesaid Lot Q), continuing with the south line of said 5.4609 acre tract, common to the north line of said Lot Q, and said curve to the left, with a radius of 264.97', a central angle of 51° 26' 02", and a chord bearing and distance of South 61° 35' 09" West – 229.95' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the point of reverse curvature to the right;

THENCE along said curve to the right, along the south line of said 5.4609 acre tract, common to the north line of said Lot Q, an arc distance of 193.91', with a radius of 314.79', a central angle of 35° 17' 38", and a chord bearing and distance of South 53° 30' 57" West – 190.86', to the **POINT OF BEGINNING** and containing 5.453 acres of land.

TRACT 5

BEGINNING at the northwest corner of aforesaid 2.011 acre tract, common to the southwest corner of a 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (100' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas), from which a 1/2" iron rod with cap stamped "Brown & Gay" bears South 86° 45' 33" West – 0.99';

THENCE North 86° 45' 33" East – 312.22', along the north line of said 2.011 acre tract, (at 10.52' passing a 1/2" iron rod with cap stamped "Brown and Gay" found for the southwest corner of Lot D of said REPLAT OF PEARLAND PAVILION), then continuing with the north line of said 2.011 acre tract, common to the south line of said Lot D, to a 5/8" iron rod found for the northeast corner of said 2.011 acre tract, common to the southeast corner of said Lot D, in the west line of Lot K of said REPLAT OF PEARLAND PAVILION;

THENCE South 03° 18' 29" East – 525.71', along the east line of said 2.011 acre tract, common to the west line of said Lot K, (at 47.66' passing a 5/8" iron rod found for the southwest corner of said Lot K, common to the most westerly northwest corner of Lot V of said REPLAT OF PEARLAND PAVILION), then continuing with the east line of said 2.011 acre tract, common to the west line of said Lot V, to a point on a non-tangent curve to the left;

THENCE along said curve to the left, an arc length of 17.26', with a radius of 344.50', a central angle of 02° 52' 11", and a chord bearing and distance of South 62° 47' 25" West – 17.25', to the southwest corner of the herein described tract, in the southwest line of said 2.011 acre tract, common to the northeast line of the right-of-way deed recorded under Volume 210, Page 348, of the Deed Records of Brazoria County, Texas, in the northeast right-of-way line of State Highway 35 (100' wide);

THENCE North 32° 23' 13" West – 609.95', along the southwest line of said 2.011 acre tract common to said northeast right-of-way line, to the **POINT OF BEGINNING** and containing 2.004 acres of land.

TRACT 6

BEGINNING at a 1 1/4" iron pipe found for the northeast corner of Lot 4, Block 4 of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, common to the northwest corner of Lot 3, of said Block 4, and the northeast corner of aforesaid Houston Helicopters, Inc. tract (1995031383), and the northwest corner of the tract of land described as "Lots 2-3-12-13, Block 4", in the deed from Woodrow V. Lesikar Family Trust to Carolyn Ann Lesikar Moon Special Trust, recorded under Document Number 2010006200, of the Official Records of Brazoria County, Texas, in the south right-of-way line of Lockheed Street (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE South 02° 48' 51" East – 238.00', along the east line of Lot 4 and Lot 14, of said Block 4, common to the west lines of Lot 3 and Lot 13 of said Block 4, the east line of said Houston Helicopters, Inc. tract (1995031383), and the west line of said Moon tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southeast corner of the herein described tract, common to the southeast corner of said Lot 14, common to the southwest corner of said Lot 13, the southeast corner of said Houston Helicopters, Inc. tract (1995031383), and the southwest corner of said Moon tract, in the north right-of-way line of Beechcraft Street (Private) (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE South 87° 21' 55" West – 346.28', along the south line of said Block 4, common to said north right-of-way line, (at 100.00 feet passing the southwest corner of Lot 15, of said Block 4, common to the southeast corner of Lot 16, of said Block 4, the southwest corner of said Houston Helicopters, Inc. tract (1995031383), and the southeast corner of the aforesaid Houston Helicopters, Inc. tract (1995031382), from which a 5/8" iron rod bears South 08° 55' 12" West – 0.98', then continuing along the south line of said Block 4, common to said north right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southwest corner of the herein described tract, common to the southwest corner of Lot 20, of said Block 4, and the southwest corner of said Houston Helicopters, Inc. tract (1995031382), in the west line

of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, common to the east line of Lot E, of aforesaid REPLAT OF PEARLAND PAVALION;

THENCE North 02° 51' 34" West – 238.00', along the west lines of Lot 20 and Lot 10 of said Block 4, common to the west line of said AIRPORT SUBDIVISION, SECTION NO. 4, the west line of said Houston Helicopters, Inc. tract (1995031382), and the east line of said Lot E, (at 228.38' passing the north corner of said Lot E), then continuing along said common west lines and the east right-of-way line of South Galveston Road (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), (at 233.07' passing a found "X" cut in concrete), then continuing along said common west lines, and said east right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said Lot 10, common to the northwest corner of said Houston Helicopters, Inc. tract (1995031382), in the south right-of-way line of aforesaid Lockheed Street;

THENCE North 87° 21' 55" East – 346.47', along the north line of said Block 4, common to said south right-of-way line, to the POINT OF BEGINNING and containing 1.893 acres of land.

TRACT 7

BEGINNING at a 5/8" iron rod found for the northwest corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, common to the northeast corner of Lot H of said REPLAT OF PEARLAND PAVILION, and the southeast corner of Lot G of said REPLAT OF PEARLAND PAVILION;

THENCE North 02° 51' 34" West – 466.69' along the east line of said Lot G, (at 290.40' passing the northeast corner of said Lot G, common to the southeast corner of Lot E, of said REPLAT OF PEARLAND PAVILION), continuing along the east line of said Lot E, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the southeast corner of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, in the south right-

of-way line of Beechcraft Street (Private)(60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE North 87° 21' 55" East – 559.34', along the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to said south right-of-way line, to a 5/8" iron rod stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northwest corner of aforesaid 1.3590 acre tract;

THENCE South 02° 54' 50" East – 466.52', along the west line of said 1.3590 acre tract, (at 18.56' passing a found 3/4" iron pipe), then continuing along said west line (at 149.02' passing the southwest corner of said 1.3590 acre tract, common to the northwest corner of aforesaid 4.0033 acre tract), then continuing along the west line of said 4.0033 acre tract, to a 5/8" iron rod found for the northeast corner of aforesaid Lot L;

THENCE South 87° 20' 50" West – 559.79', along the north line of said Lot L, to the POINT OF BEGINNING and containing 5.994 acres of land.

TRACT 8

COMMENCING at a 5/8" iron rod with cap found at the northeast corner of Lot 1 of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, the northeast corner of Lot One (1) in the deed from Rex Edwin Searle, Jr. to Thomas C. Coler, recorded under Document Number 20000013671, of the Official Records of Brazoria County, Texas, in the west right-of-way line of Douglas Street (60.00') out of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4; THENCE South 02° 48' 21" East – 238.00', along the east line of said Lot 1, Block 4, of said AIRPORT SUBDIVISION, SECTION NO. 4, and the east line of the tract of land described as "Lot Eleven (11)", in the deed from J.W. Pearson to The Pearson Family Revocable Living Trust, recorded under Document Number 2000040514, of the Official Records of Brazoria County, Texas, common to the west right-of-way line of said Douglas Street, to the southeast corner of said "Lot Eleven (11)", common to the southeast corner of said AIRPORT SUBDIVISION, SECTION NO.

4, Block 4 and the POINT OF BEGINNING of the herein described tract, in the north line right-of-way line of aforesaid Beechcraft Street;

THENCE North 87° 21' 55" East – 461.46', along the north line of said Beechcraft Street, (at 60.00' passing a 5/8" iron rod found for the southwest corner of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 3), then continuing along the north line of said Beechcraft Street, common to the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 3, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said Beechcraft Street, in the west line of the 3.00 acre tract described in the deed from Estate of Raymond V. Kliesing to Mona Kliesign Bomsburger, recorded under Document Number 1987012143, of the Official Records of Brazoria County, Texas, common to the east line of said AIRPORT SUBDIVISION, SECTION NO. 4;

THENCE South 02° 52' 20" East – 60.00', along the east line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to the west line of said 3.00 acre tract, to the northeast corner of aforesaid 1.3590 acre tract, common to the southeast corner of said AIRPORT SUBDIVISION, SECTION NO. 4, and the southeast corner of the herein described tract, from which a found 5/8" iron rod bears North 02° 52' 20" West – 0.44';

THENCE South 87° 21' 55" West – 957.57', along the south line of aforesaid Beechcraft Street, common to the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, and the north line of said 1.3590 acre tract, (at 398.23' passing a set 5/8" iron rod with cap stamped "LJA-ENG", common to the northwest corner of said 1.3590 acre tract, and the northeast corner of aforesaid 59.932 acre tract), then continuing along the south line of said Beechcraft Street, common to the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, and north line of said 59.932 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southeast corner of the herein described tract, common to the northwest corner of said 59.932 acre tract, in the east line of aforesaid Lot E of aforesaid REPLAT OF PEARLAND PAVILION;

THENCE North 02° 51' 34" West – 60.00', along the west line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to the east line of said Lot E, to a 5/8" iron rod with cap stamped

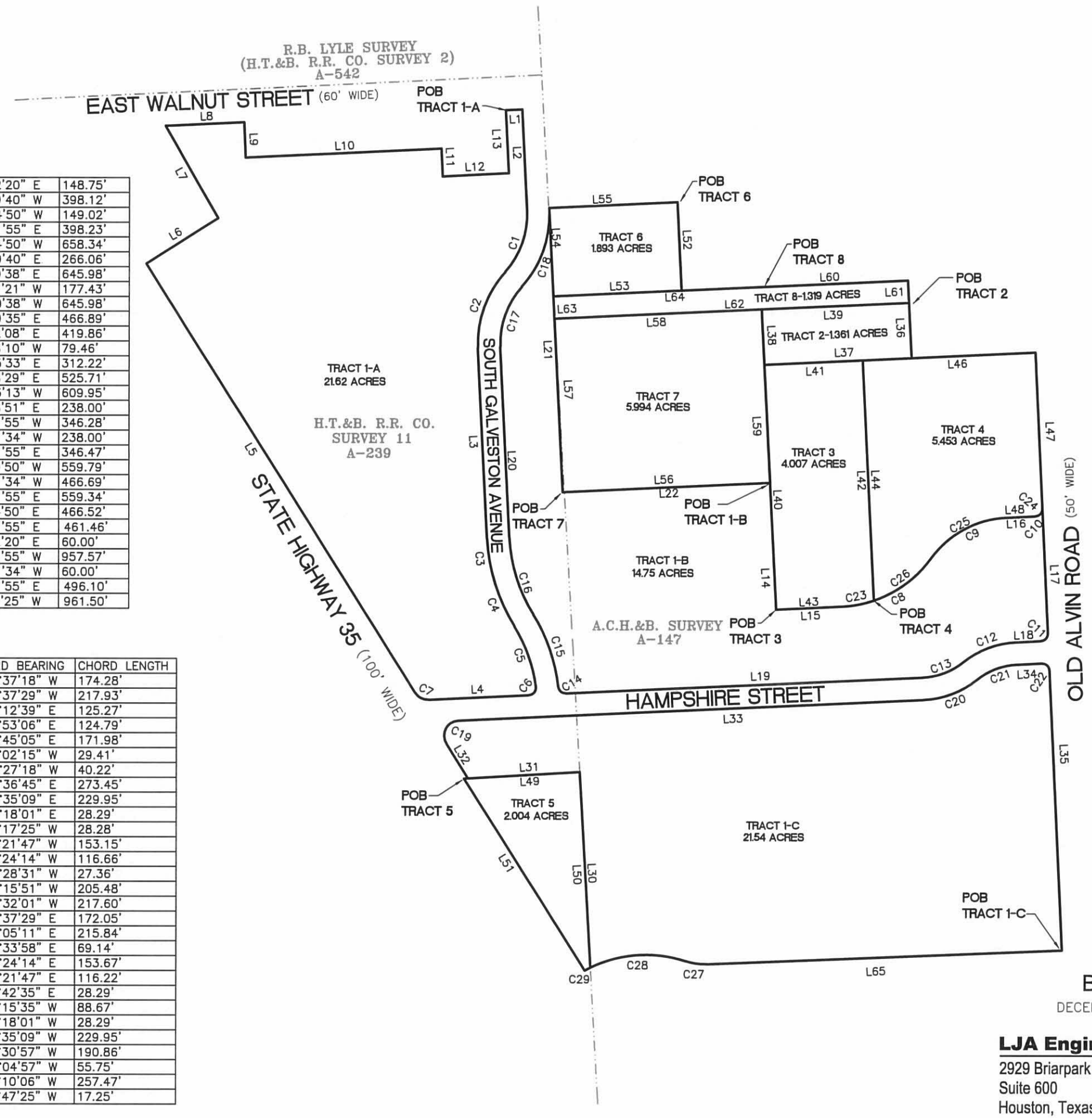
"LJA-ENG" set for the northwest corner of the herein described tract, common to the southwest corner of Lot Twenty (20), of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, in the north right-of-way line of said Beechcraft Street;

THENCE North 87° 21' 55" East – 496.10', along the north right-of-way line of said Beechcraft Street, common to the south line of said of AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, (at 246.28' passing the southwest corner of aforesaid "Lot Fifteen (15)" from which a found 5/8" iron rod bears South 08° 55' 12" West – 0.98,) then continuing along the north right-of-way line of said Beechcraft Street, common to the south line of said of AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, to the POINT OF BEGINNING and containing 1.319 acres of land.

FOR A COMBINED TOTAL ACREAGE OF 79.94 ACRES.

Heather L. Sides, RPLS, CFedS
Registered Professional Land Surveyor
Texas Registration No. 5997

LJA Engineering, Inc.



N

0 300' 600'

SCALE 1" = 300'

LINE	BEARING	DISTANCE
L1	N 87°18'10" E	44.64'
L2	S 02°51'34" E	272.99'
L3	S 02°51'13" E	511.49'
L4	S 87°21'51" W	271.60'
L5	N 32°16'27" W	1361.95'
L6	N 57°38'15" E	229.00'
L7	N 29°42'45" W	285.90'
L8	N 87°18'10" E	211.11'
L9	S 02°25'27" E	95.00'
L10	N 87°18'10" E	529.09'
L11	S 02°51'30" E	75.00'
L12	N 87°08'30" E	178.00'
L13	N 02°48'23" W	169.50'
L14	S 02°54'50" E	340.83'
L15	N 87°21'21" E	177.43'
L16	N 87°18'10" E	79.46'
L17	S 02°42'08" E	335.48'
L18	S 87°16'57" W	66.57'
L19	S 87°21'51" W	963.75'
L20	N 02°51'13" W	511.49'
L21	S 02°51'34" E	755.08'
L22	N 87°20'50" E	559.79'
L30	N 03°18'29" W	525.71'
L31	S 86°45'33" W	301.70'
L32	N 32°13'59" W	110.32'
L33	N 87°21'51" E	1257.10'
L34	N 87°16'57" E	66.54'
L35	S 02°42'08" E	962.34'

L36	S 02°52'20" E	148.75'
L37	S 87°19'40" W	398.12'
L38	N 02°54'50" W	149.02'
L39	N 87°21'55" E	398.23'
L40	N 02°54'50" W	658.34'
L41	N 87°19'40" E	266.06'
L42	S 02°50'38" E	645.98'
L43	S 87°21'21" W	177.43'
L44	N 02°50'38" W	645.98'
L46	N 87°19'35" E	466.89'
L47	S 02°42'08" E	419.86'
L48	S 87°18'10" W	79.46'
L49	N 86°45'33" E	312.22'
L50	S 03°18'29" E	525.71'
L51	N 32°23'13" W	609.95'
L52	S 02°48'51" E	238.00'
L53	S 87°21'55" W	346.28'
L54	N 02°51'34" W	238.00'
L55	N 87°21'55" E	346.47'
L56	S 87°20'50" W	559.79'
L57	N 02°51'34" W	466.69'
L58	N 87°21'55" E	559.34'
L59	S 02°54'50" E	466.52'
L60	N 87°21'55" E	461.46'
L61	S 02°52'20" E	60.00'
L62	S 87°21'55" W	957.57'
L63	N 02°51'34" W	60.00'
L64	N 87°21'55" E	496.10'
L65	S 87°43'25" W	961.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.83'	227.89'	44°57'44"	S 19°37'18" W	174.28'
C2	223.62'	285.00'	44°57'23"	S 19°37'29" W	217.93'
C3	125.62'	489.33'	14°42'31"	S 10°12'39" E	125.27'
C4	125.13'	489.33'	14°39'05"	S 24°53'06" E	124.79'
C5	173.34'	398.48'	24°55'28"	S 19°45'05" E	171.98'
C6	33.04'	20.00'	94°39'11"	S 40°02'15" W	29.41'
C7	42.14'	40.00'	60°21'42"	N 62°27'18" W	40.22'
C8	282.88'	314.79'	51°29'14"	N 61°36'45" E	273.45'
C9	237.86'	264.97'	51°26'02"	N 61°35'09" E	229.95'
C10	31.42'	20.00'	90°00'17"	N 42°18'01" E	28.29'
C11	31.41'	20.00'	89°59'05"	S 42°17'25" W	28.28'
C12	155.67'	248.87'	35°50'20"	S 69°21'47" W	153.15'
C13	118.60'	189.17'	35°55'14"	S 69°24'14" W	116.66'
C14	30.13'	20.00'	86°19'17"	N 49°28'31" W	27.36'
C15	207.24'	458.48'	25°53'54"	N 19°15'51" W	205.48'
C16	220.00'	429.33'	29°21'35"	N 17°32'01" W	217.60'
C17	176.54'	225.00'	44°57'23"	N 19°37'29" E	172.05'
C18	221.25'	287.89'	44°01'58"	N 20°05'11" E	215.84'
C19	83.49'	40.00'	119°35'45"	N 27°33'58" E	69.14'
C20	156.21'	249.17'	35°55'14"	N 69°24'14" E	153.67'
C21	118.14'	188.87'	35°50'20"	N 69°21'47" E	116.22'
C22	31.42'	20.00'	90°00'55"	S 47°42'35" E	28.29'
C23	88.96'	314.79'	16°11'33"	S 79°15'35" W	88.67'
C24	31.42'	20.00'	90°00'17"	S 42°18'01" W	28.29'
C25	237.86'	264.97'	51°26'02"	S 61°35'09" W	229.95'
C26	193.91'	314.79'	35°17'38"	S 53°30'57" W	190.86'
C27	56.04'	157.50'	20°23'15"	N 82°04'57" W	55.75'
C28	263.87'	344.50'	43°53'09"	S 86°10'06" W	257.47'
C29	17.26'	344.50'	02°52'11"	S 62°47'25" W	17.25'

Exhibit 9

79.94 ACRES
IN THE
A.C.H.&B. SURVEY,
SECTION 1, A-147
H.T. & B.R.R. COMPANY
SURVEY 11, A-239
BRAZORIA COUNTY, TEXAS

DECEMBER 2014 JOB NO. 1931-1901-303

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

Typ Lot Size: (55x125') 6,875 s.f. (R-3)

Lot Area Calculation:

81	6,000 s.f. - 7,000 s.f.	(R-3)
115	7,000 s.f. - 8,800 s.f.	(R-2)
55	8,800 s.f- 10,000 s.f. 10,000 s.f. +	(R-1)

251 Total Lots

Note: These areas are estimated based on preliminary land plans and are subject to change.

©Copyright 2015 LJA Engineering, Inc. This exhibit shows pertinent items necessary to convey a concept & it is not intended to include all physical characteristics of the area. Data & other information provided is estimated unless specified. Information provided within should be considered a graphic representation to aid in determining plan component relationships & is subject to change without notice. Property boundaries, easements, existing & proposed road alignments & other information shown is approximate & without the benefit of current surveying data. Information provided is subject to change without notice.

North 0 100 200 400

Exhibit 10- Lot Size Plan
Bakers Landing
City of Pearland, Texas

01.20.2015

Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briargate Drive, Suite 400
Houston, Texas 77042-3703
713.953.5200 f 713.953.5026
25231 Grogan's Mill Road, Suite 330
The Woodlands, Texas 77380
281.210.1750 f 281.210.1799

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, JANUARY 5, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2014-22Z

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

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call

Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: December 30, 2014

Re: Zone Change Application Number 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.

Proposal

The applicant proposes to change the zoning of approximately 79.94 acres located between Main Street (SH 35) to the west, Old Alvin Road to the east, and south of East Walnut Street; from General Commercial (GC) and Office & Professional to a Planned Development (PD), known as Baker's Landing.

As proposed by the developer, Baker's Landing will consist of approximately 250 single family homes on approximately 59.2 acres, with an overlay zoning district of Single Family Residential 4 (R-4); and a 1-acre tract with frontage along Walnut Street, with an overlay zoning district of General Business (GB) for a non-residential use. The lots proposed are 55 foot wide, with an area of 6,875 square feet, exceptions being those that are located on the cul-de-sac.

Based on the information provided at the workshop, DR Horton will be the developer of this project.

Recommendation

Staff is unable to recommend approval of the proposed Planned Development known as Baker's Landing, for the following reasons:

1. 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.

2. 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).

3. 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.

4. The PD as proposed, does not contain details on amenities and landscaping.

Should Baker's Landing Planned Development move forward, Staff recommends the following conditions:

1. In keeping with the intent of the *"Village District"* future land use designation and the close proximity to the Old Town area,
    - Provide some mixture of housing sizes and styles by including larger lot sizes and diverse housing types such as townhomes with quality architecture and urban design. More specific detail is needed in the PD on the architecture and design of the development to safeguard that the intended home standards are constructed.
    - Pedestrian connectivity (sidewalks) shall meet the requirements of the UDC, which requires 6-foot wide sidewalks on all collectors and 4-foot sidewalks on local streets.
    - Increase pedestrian access to the Old Town area (Grand Avenue) to meet the intent of the "Village District" that encourages enhanced walkability.
    - Further explore with the City the extension of Grand Avenue.

2. Provide detail on the buffer along SH 35 including detail on the masonry wall, landscaping, plantings and berming. Provide enhanced landscaping and consider wider buffer than the minimum requirements. Extend the masonry screening wall along the full length of areas visible on Main Street, as required by the UDC for all single family perimeter fences abutting Major Thoroughfares.

3. Include a masonry screening wall along Old Alvin Road, as opposed to a wood fence. Perimeter subdivision fences along Major Thoroughfares are required to be constructed of masonry materials; and wood is expressly prohibited. Although Old Alvin Road is not a Major Thoroughfare, for consistency and sustainability, staff recommends masonry for the construction of the screening wall along Old Alvin Road. Also, show masonry fencing where residential uses will abut existing non-residential uses and zones, as required by the code.

4. Include minimum percentages for brick and masonry - minimum 30% brick and 30% stone for front facades and 20% brick or stone for side and rear facades, to prevent 100% stucco along the front façade and 50% stucco along the side facades of the residential homes.

5. As proposed 20% of the land area (16.6 acres) is dedicated to usable open space, as required for a residential PD (Section 2.2.2.3 (c) of the UDC), and as recommended by the Comprehensive Plan. Open space for PD districts may be satisfied by either public or by a combination of public and private open space requirements, and is in in addition to landscaping and buffering. Details are required regarding the proposed private parks,

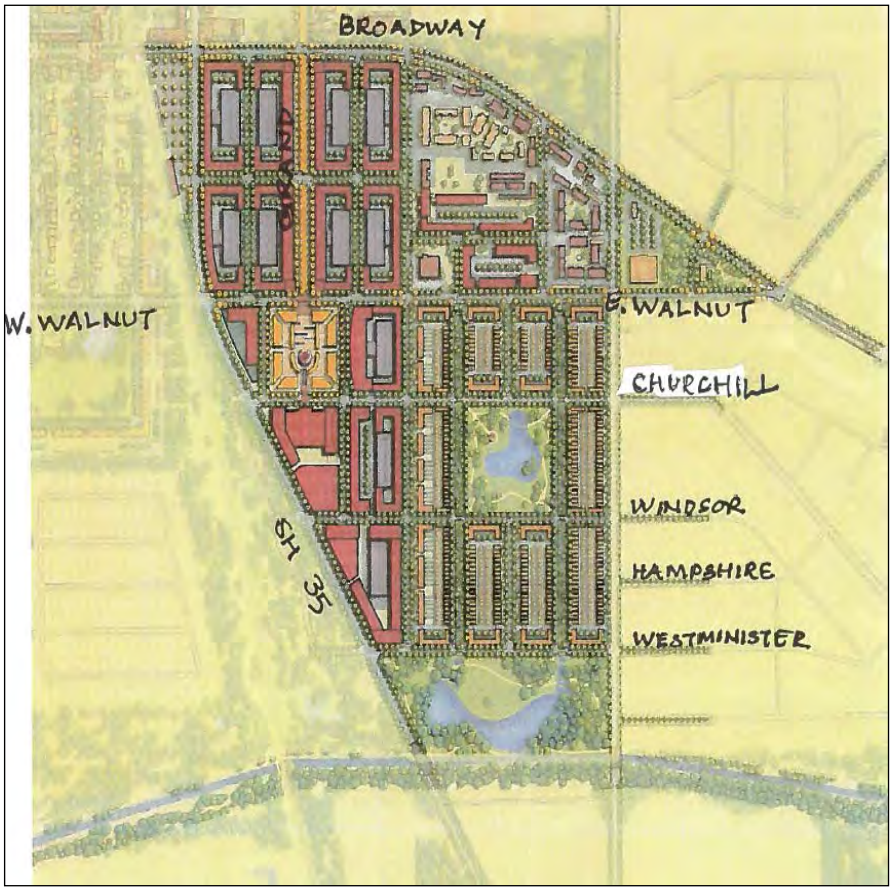
landscaping and fencing, and should be added to the text of the PD document. The center area of the project is of concern; due to lack of any open space. Adding some linear open areas to provide north-south greenway access to the recreational areas in the south would help in lowering density, as providing more meaningful open spaces, and better access to recreational areas from all parts of the development. Details are required regarding the proposed curb extensions and cross walks on Hampshire Street, and should be added to the text of the PD document.

Current Zoning and Comprehensive Plan Recommendations

The subject property is currently zoned as General Commercial (GC) and Office and Professional (OP), and single family developments are not permitted in these zoning districts.

In this area, the **1999 Comprehensive Plan** (updated in 2010) envisions a development that provides an opportunity to create a "unique community that contrasts with and provides an alternative to standard land development patterns seen elsewhere in the City." The recommendations include mixing of uses in a single building, with ground floor business and second floor residential, enhanced walkability within the area and connectivity to the surroundings, mixed use and diversity, mixed housing types, connectivity, quality architecture and urban design, traditional neighborhood structure, and centralized public space.

This area was also identified as being part of the **Old Townsite Downtown Development District** in October of 2004 and was called the New Town Center area (see below). The vision for this area reiterated the 1999 Comprehensive Plan recommendations. The Old Townsite Downtown Development District Plan (OTS Plan) recognized that this area was an integral part of the Old Townsite, and recommended a traditional mixed-use walkable center, well connected to Grand Avenue, by providing a focal point on this site, in the form of an urban square. The OTS Plan also emphasized connection to the residential subdivision to the east by extension of Churchill, Windsor, and Westminster Streets into this area. Specifically, for the residential component, the recommendations included a variety of housing types including townhomes, condominiums, loft residential, with parking in the rear, and corner store commercial.



Recommendation of the Old Townsite Downtown Development District Plan

<u>Joint Workshop</u>

A joint workshop was held before the City Council and the Planning and Zoning Commission on November 17, 2014. The following concerns were expressed by the City Council and the Planning and Zoning Commission; and how the applicant addressed the concerns follows in red font followed by staff comments and concerns:

1. <u>Concern with the features of homes and the neighborhood amenities (such factors that translate to home values, stated by applicant to be targeted $250,000 – $300,000); moreover, for the property to be predominantly residential along SH35, the uniform lot frontages of 50-foot to 55-foot lots, as proposed by the applicant brought questions of the additional residential of this same type into the community in lieu of the zoned business and office uses.</u>

   DR Horton originally proposed minimum 50 and 55-foot lot widths. The lot width proposed at this time is a minimum 55-feet. The homes will be constructed of 100% masonry along the front façade and 50% masonry along the side facades.

   Based upon the recommendations of the Comprehensive Plan, the OTS Plan mentioned above, and Council and P & Z comments, staff recommends diversity

in housing, including townhomes; and 65-foot and 75-foot lots (R-2 and R-3 zoning) . Despite the assertion made by the developer above, the proposal still includes all 55 foot lots with no other width. The masonry requirement proposed is the minimum that is provided in the current housing market. Staff has requested more architectural details and prototypes to demonstrate the quality of the homes that are being proposed.

The definition of masonry in the city codes *includes* stucco, stone, and brick, with no minimum requirements for each specific material. As the applicant is requesting a Planned Development and different uses than currently zoned, if the residential project proceeds, staff recommends that a minimum 30% brick and 30% stone for front facades and 20% brick or stone for side and rear facades be added to prevent 100% stucco along the front façade and 50% stucco along the side facades of the residential homes.

Some examples of recent newer developments in Pearland are shown here, that have a combination of brick and masonry. This requirement, in addition to adding larger lots as mentioned above and adding a minimum square footage for homes, would assist in meeting the mix of housing that the City Council and Planning and Zoning Commission suggested.

Examples of Residential Structures in Pearland - Facades with a Combination of Brick, Stone, and Stucco.

2. <u>Concerns were raised regarding homes abutting SH 35 and a desire for wider open space along SH 35.</u>

No changes have been proposed by DR Horton to address this concern.

Staff has requested details on the buffer area to determine the type of fence and amount of landscaping proposed. SH 35 (Main Street) is located within the Corridor Overlay District (COD), and requires a minimum 30-foot wide, unobstructed buffer. It is important to note that this buffer was envisioned for **front yards of commercial uses along SH 35**, for aesthetic purposes. **The buffer does not address adjacency issues between single family homes on small lots (R-4) with rear yards abutting a Major Thoroughfare that is also a State Highway with truck traffic**. In light of the fact that SH 35 will be widened in the future, and residential homes will abut a Major Thoroughfare with truck traffic servicing the adjoining industrial areas on SH 35, strong consideration should be given to the buffer between the residences and SH 35, in terms of width and enhanced landscaping.

The existing right-of-way in this location is 100 feet. The Throughfare Plan requires a 120 foot right-of-way for a Major Thoroughfare. However, the future right-of-way required for SH35 may encroach into the proposed 30-foot buffer

area if TxDOT determines they need more right-of-way on the east due to design issues or that the west side will require structure buy-outs.

It should also be noted that the property is being requested for residential uses not envisioned in the Comprehensive Plan for land uses in this area. That long-term plan has non-residential office and retail uses. This is not to say that residential of any sort is not appropriate or cannot be a mix of the eventual land uses on the property. However, the City's own 20/20 economic development plan, *Pearland 20/20: A Blueprint for Pearland, Texas Competitive Assessment* (December 11, 2012) summarizes in a conclusion that "Diverse, high-value commercial and industrial development must continue to be enhanced, especially along the major corridors, to balance the city's tax digest." The City of Pearland has 70% of its net assessed value in residential, according to the recently adopted Budget document.

KEY TAKEAWAYS

Pearland's growth trends are not sustainable. As its residential development has skyrocketed, the city's budget has been able to accommodate increases in infrastructure construction and services-provision. But the percentage of Pearland's budget dedicated to debt-service as well as recent tax increases show that residential development is not self-sustaining. Diverse, high-value commercial and industrial development must continue to be enhanced, especially along the major corridors, to balance the city's tax digest. This will also enable Pearland to be even more aggressive in boosting its transportation capacity.

3. <u>Will sound walls be provided between SH 35 and abutting residential?</u>
No changes have been proposed by DR Horton to address this concern.

As stated above, staff has requested more details on the buffer between the proposed homes and SH 35, which has considerable truck traffic. Sound walls may be a possibility if housing on small lots is built at the proposed location when SH 35 is widened in the future, similar to the reconstructed section north of Broadway Street, but that would be after-the-fact and at an added public expense for the road project.

4. <u>The lack of business uses was questioned, especially along SH35.</u>
No changes have been proposed by DR Horton to address this concern.

The proposed GB tract remains as 1 acre, with the possibility to convert the 1-acre GB tract into single family lots. The proposal presented at the workshop had a maximum of 280 single family lots (3.48 dwelling units per acre). The applicant has somewhat decreased the maximum number of single family lots to 265 lots (3.3 dwelling units per acre). Staff recommends a mix of residential types and if feasible, non-residential uses.

5. <u>Would the applicant consider Townhomes for variety?</u>
No changes have been proposed by DR Horton to address this concern.

Townhomes are not proposed for this development. When development was originally discussed with staff, DR Horton was proposing townhomes in the land area abutting SH 35. Staff recommends that townhomes and similar diverse housing be considered. Diverse uses along SH 35 would be in compliance with the OTS Plan.

6 Concerns were raised regarding increased traffic on Galveston Street (Minor Collector) and on SH 35 (Major Thoroughfare), and internal streets being used as a cut through.

No changes have been proposed by DR Horton to address this concern.

Staff recommends that details are provided to address this issue. The applicant has indicated that traffic calming measures would be provided, but has not provided enough written assurances, graphic details, or alternatives on how these measures would be implemented by the builder.

7. Requested the applicant to consider zoning other than R-4, and to lower the density.

Remains R-4 zoning.

The proposed overlay zoning district for the single family homes remains as R-4. The center area of the project is of concern; due to lack of any open space. Adding linear open areas to provide north-south greenway access to the recreational areas on the south would help in lowering density, by providing more meaningful open spaces, and better access to recreational areas from all parts of the development.

8. Concerns were raised regarding access to open space being provided across heavily travelled streets, which would be a deterrent to open space usage.

A 6-foot trail has been added to the wooded area as well as a bench. Pedestrian access is provided throughout the site via the 6-foot trail, mostly along the perimeter of streets, with 4-foot sidewalks along internal streets. See Exhibit 6 of the PD document.

Since the proposed open space is not centrally located for easy pedestrian access, staff recommends linear open space areas to provide north-south greenway access to the recreational areas in the south, as mentioned above.

Public Notification/Comment

Staff sent 63 public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the proposed PD, known as Baker's Landing. As required by state law, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

As of the date of this writing, staff has received 2 notices in opposition to the request. However, the returned notices are not from property owners within 200 feet of the site.

Exhibits

1. Staff Report
2. Aerial Map
3. Existing Zoning Map
4. Proposed Zoning Map (From PD Document)
5. Future Land Use Map
6. Notification Map
7. Notification List
8. Baker's Landing Planned Development

Exhibit 1
Staff Report

Summary of Request

The applicant proposes to change the zoning of approximately 79.94 acres located between Main Street (SH 35) to the west, Old Alvin Road to the east, and south of East Walnut Street; from General Commercial (GC) and Office & Professional to a Planned Development (PD), known as Baker's Landing. Baker's Landing will consist of approximately 250 single family homes on approximately 59.2 acres, with an overlay zoning district of Single Family Residential 4 (R-4); and a 1-acre tract with frontage along Walnut Street, with an overlay zoning district of General Business (GB), for a non-residential use. As written into the PD, the proposed 1-acre GB-tract may be converted to single family homes, provided the total number of lots does not exceed 265 lots, which equates to a gross density of 3.3 dwelling units per acre. The R-4 zoning district allows for a maximum gross density of 5.6 dwelling units per acre. Proposed lot sizes include lot size of 55 feet x 125 feet (6,875 square feet).

The remaining acreage will be designated for open space, including a detention area to be used as an amenity with a pavilion and 4 fountains, 6-foot wide trails around the perimeter of the detention area, which will provide pedestrian access to the proposed wooded area located at the southeast corner of the development along Old Alvin Road, and throughout the development; 4-foot sidewalks internal to the development; 5 pocket parks/tot lots (16.6 acres) and landscape reserves (3.6 acres).

Under the developer's proposal, Baker's Landing will be developed in 2 phases, with the option to modify the number of phases and boundaries of each phase. However, the detention area and the 9.6-acre park will be constructed in Phase 1. According to Exhibit 5 (Phasing Plan), Phase 1 will include 121 lots; and Phase 2 will include 129 lots, in addition to the 1- acre GB tract, which may be converted into single family lots.

Site History

The subject property was annexed into the City of Pearland in 1949. The site was originally known as the Pearland Municipal Airport, and consisted of 4 runways serving local general aviation needs, and was home to a flight school and several crop dusting operations. The property is currently developed with buildings from its prior use for aviation purposes and a detention pond in the south central portion of the property. The southeast portion of the

property is heavily wooded with a small portion within the 100 year floodplain. Just south of the subject property is Mary's Creek.

The subject property is surrounded by a mix of various land uses as well as zoning districts, as illustrated by the below table:

	Zoning	**Land Use**
North	Old Town Mixed Use (OT-MU) General Commercial (GC) Office & Professional	Single Family Post Office Industrial Warehouse Structures
South	General Commercial (GC)	Mary's Creek Industrial Warehouse Structures Offices
East	General Commercial (GC) Office & Professional (OP) Multi-Family (MF) Single Family Residential 1 (R-1)	Nursing/Convalescent Home Multi-Family Single Family
West	General Business (GB) Light Industrial (M-1)	Auto Zone Bails Bonds Industrial Warehouse Structures

Conformance with the Thoroughfare Plan

The subject property is bounded by Main Street to the west, a Major Thoroughfare which requires 120 feet of right-of-way (ROW); Old Alvin Road to the east, a Minor Collector, which requires 60 feet of ROW, and requires widening in certain areas along the roadway; E. Walnut Street to the north, a Major Collector which requires 80 feet of ROW, and requires widening. Galveston Avenue, a Major Collector of sufficient width runs north and south through the property; Hampshire Street; a Major Collector of sufficient width runs east and west through the property. Finally, the property has frontage on Beechcraft and Lockheed Streets, both Local Streets, of which require 50 feet of ROW. Through the platting process, the applicant proposes to abandon a 350-foot section of Beechcraft Street. As the property has frontage on multiple streets with multiple designations, additional right-of-way may be required and will be assessed during the platting process.

Conformance with the Unified Development Code

Although the existing zoning of the site is General Commercial (GC) and Office and Professional (OP), and single family developments are not permitted, a Planned Development allows for deviations from various requirements of zoning districts, including the establishment of an overlay zoning district, which may combine the regulations of one or more zoning districts. The applicant proposes Single Family Residential-4 (R-4) for the residential component, and General Business (GB), for the 1-acre non-residential tract, with the option to convert the GB tract to single family homes. The below table illustrates the R-4 requirements that are proposed to be varied through the PD process. All other standards will meet the requirements of the Unified Development Code (UDC), including the Corridor Overlay District standards, where

applicable, along Main Street. There are no changes proposed for the 1-acre GB tract, if developed with a non-residential use.

Specifically, Collector Streets require 6-foot sidewalks; and local streets require 4-foot sidewalks. The applicant proposes 4-foot sidewalks along the east side of Galveston Avenue.

	R-4 Standard	Proposed R-4 PD Standard
Sidewalks along Galveston Ave.	6 feet	4 feet where residential lots front on Galveston Ave.

By the developer receiving additional uses or other allowances outside of the zoning, Planned Developments are a development option intended to result in a higher quality development for the community than would result from the use of conventional zoning districts. The applicant proposes a number of amenities, which would not be required in the R-4 zoning district including subdivision identification signs at the Old Alvin Road and Hampshire Street entrance, the Hampshire Street and Main Street entrance, and the Galveston Avenue and Walnut Street entrance; masonry fencing at the Hampshire Street and Old Alvin Road entrance; Hampshire Street curb extensions and cross walks; 20% open space in the form of private parks and tot lots, including preservation of a heavily wooded area at the southeast corner of the development, an amenitized detention area, with approximately 2.2 miles of 6-foot wide trails, 10 benches, a pier and a pavilion/shade structure; masonry requirements for the homes including 100% masonry along the front elevation and 50% masonry along the side elevations; and a historical marker regarding the history of the property to be located at the pocket park.

Table 7, found on page 7 of the PD document includes a table "Design Enhancements, Amenities and Recreational Facilities," which also includes the general location of the proposed enhancement, amenity or recreational facility. Staff has included a 3rd column indicating if the item would be required within the R-4 zoning district or as part of a single family residential PD:

Item	General Location	Required by the UDC (Yes or No)
6-foot in height upgraded wood fence	Old Alvin Rd. and portions of Hampshire Street and Galveston Street	No. However wood is discouraged, and is expressly prohibited along Major and Secondary Thoroughfares.
6 foot in height brick masonry fence	Hampshire Street/Old Alvin Road entry	No.
Primary Entry Monument	Old Alvin Road and Hampshire Street	No.
Secondary Entry Monument	Hampshire Street at Old Alvin Road	No.

Item	General Location	Required by the UDC (Yes or No)
Monument Sign	Galveston Street at Walnut Street	No.
12-acre park including a 7.0 acre amenitized detention lake with fountains	Hampshire Street Park	Yes. A PD requires a minimum of 20% usable open space, which can be satisfied by either a combination of public/private open space, and this is in addition to landscaping and buffering.
3.8 acres preserved wooded open space with trails and benches	Southeast corner	Yes. A PD requires a minimum of 20% usable open space, which can be satisfied by either a combination of public/private open space, and this is in addition to landscaping and buffering.
4 pocket parks totaling .78 acres	Throughout	Yes. A PD requires a minimum 20% usable open space, which can be satisfied by either a combination of public/private open space, and this is in addition to landscape and buffering.
Approximately 2.2 miles of 6-foot trail	Throughout	Yes. A PD requires a minimum 20% open space, which can be satisfied by either a combination of public/ private open space, and this is in addition to landscape and buffering.
3.6 acres landscape/open reserves	Throughout	Yes. A PD requires a minimum 20% usable open space, which can be satisfied by either a combination of public/private open space, and this is in addition to landscape and buffering.
Pier	Hampshire Street Park	No. However, can be considered an amenity as part of a PD.

Item	General Location	Required by the UDC (Yes or No)
Pavillion/Shade Structure	Hampshire Street Park	No. However, can be considered an amenity as part of a PD.
Playground	Hampshire Street Park	Yes. A PD requires a minimum 20% usable open space, which can be satisfied by either a combination of public/private open space, and this is in addition to landscape and buffering.
Picnic Tables	Hampshire Street Park	No. However, can be considered an amenity as part of a PD.
“Tot Lot” playground	Pocket Park	Yes. A PD requires a minimum 20% usable open space, which can be satisfied by either a combination of public/private open space, and this is in addition to landscape and buffering.
10 benches	Parks and along Trail	No. However, can be considered an amenity as part of a PD.
Hampshire Street curb extensions and striped cross walks	Hampshire Street Park (2 locations)	No.
Extra depth lots (125 feet vs. 90 feet)	Throughout	No. Lot depths are minimums. The R-4 zoning district requires a minimum lot depth of 90 feet.
Masonry Requirements for SF elevations	Throughout	No.
Historical marker regarding the history of the airport and the Baker Family	Pocket Park	No.

Conformance with the Comprehensive Plan

As explained in the Staff Memo, the proposed PD, which is predominantly R-4 single family detached homes, with a 1-acre GB tract, which can be converted to single family lots, is not in compliance with the recommendations of the Comprehensive Plan.

Platting Status

Portions of the subject property were replatted in the Pearland Pavilion Addition in 1986. Platting will be required for the proposed development prior to the issuance of building permits and Certificates of Occupancy.

Availability of Utilities

There are existing water and sanitary sewer lines on the existing roadways, and will require extensions to service the lots and streets to be installed during development. Water, sanitary sewer, and storm water plans are based upon land uses in the Comprehensive Plan. If this residential plan moves forward, the utilities will have to be reviewed and accommodated for this use. Utilities and the extension of utilities will be further assessed at the time of platting.

Impact on Existing and Future Development

As proposed, Baker's Landing is not in compliance with the vision of the area as a Village District. The area is considered the City of Pearland's downtown area and is envisioned to be developed with residential-compatible retail, office and service uses adjacent to collector streets, such as Galveston Avenue, Old Alvin Road and Hampshire Street. Supporting non-residential uses are encouraged. If approved, Baker's Landing may set a precedence for non-conformance within the Village District and the Old Town site. However, with the recommendations in this report, it is staff's professional opinion that this development can set high standards that can be replicated in other developments, and will add value to the City.

Additional Comments

The City recently executed a contract with Dannenbaum Engineering to begin working on Old Townsite Drainage Improvements as part of the City's Capital Improvement Program. The developer has been made aware of the project and its scope. As the developer and City move forward with their projects coordination will need to take place.

Public Notification

Staff sent 63 public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the proposed PD, known as Baker's Landing. As required by state law, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

Opposition to or Support of Proposed Request

As of the date of this writing, staff has received 2 notices in opposition to the request. However,

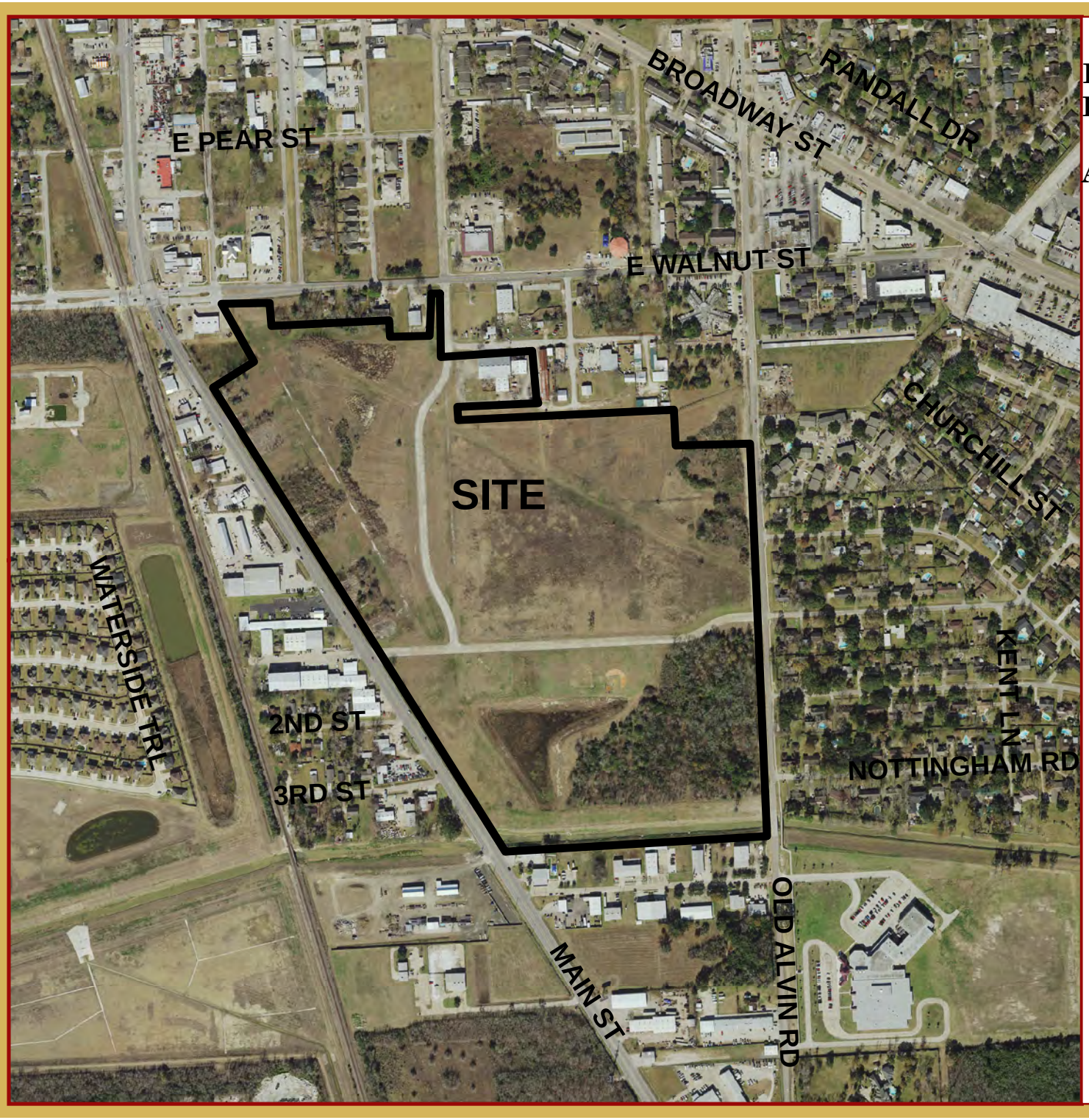
the returned notices are not from property owners within 200 feet of the site.

Joint Workshop

A joint workshop was held before the City Council and the Planning and Zoning Commission on November 17, 2014. Several concerns were expressed by the City Council and the Planning and Zoning Commission. These concerns, how the applicant addressed the concerns and staff's recommendations are included within the attached Staff Memo.

Recommendation

The recommendations are included in the attached Staff Memo.



PROPOSED BAKER'S LANDING PD

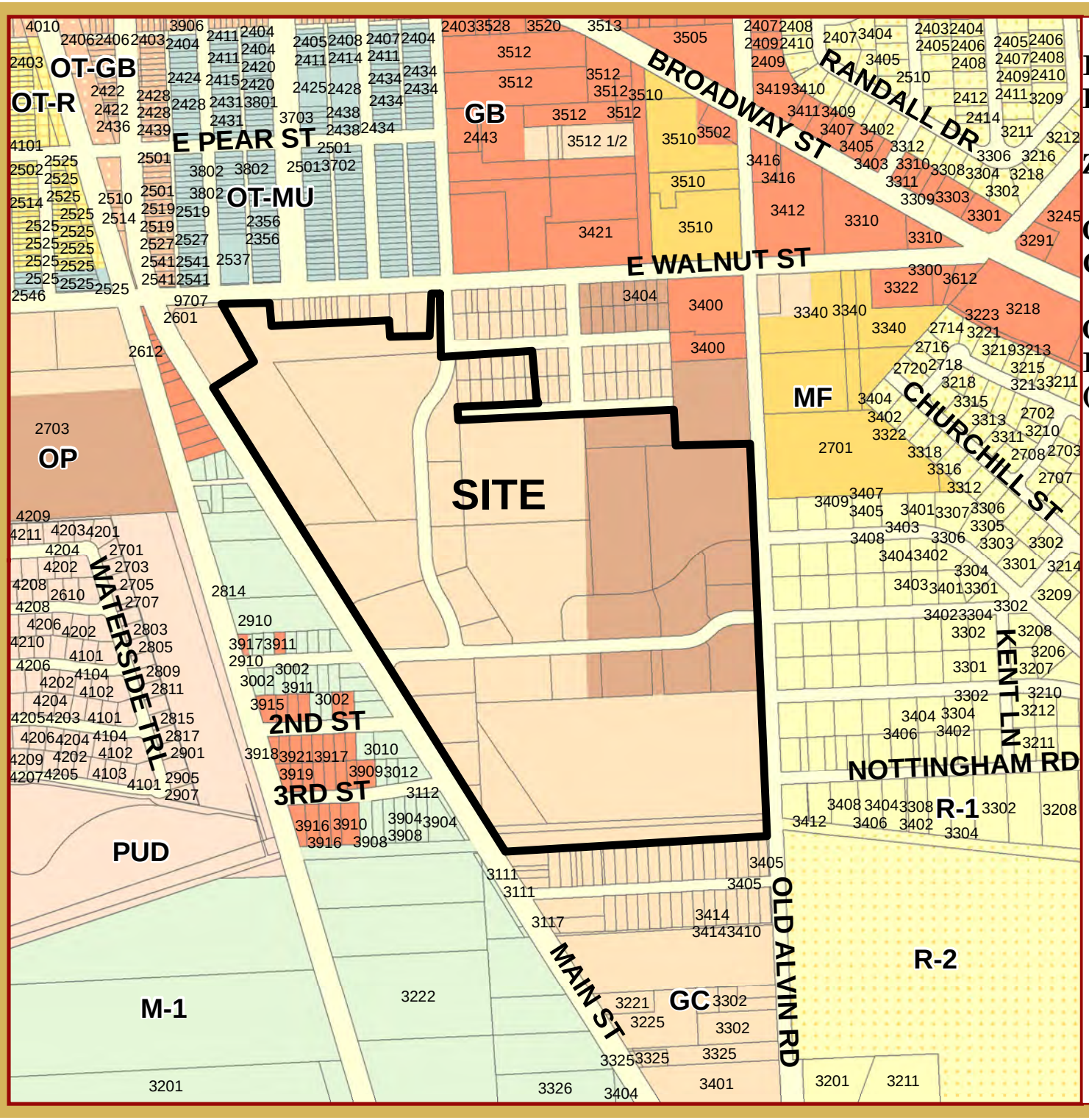
AERIAL MAP

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 = 637 feet

22 MAY 2014
PLANNING DEPARTMENT

N



PROPOSED BAKER'S LANDING PD

ZONING MAP

GENERAL COMMERCIAL (GC) & OFFICE & PROFESSIONAL (OP)

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1 inch = 637 feet

22 MAY 2014
PLANNING DEPARTMENT

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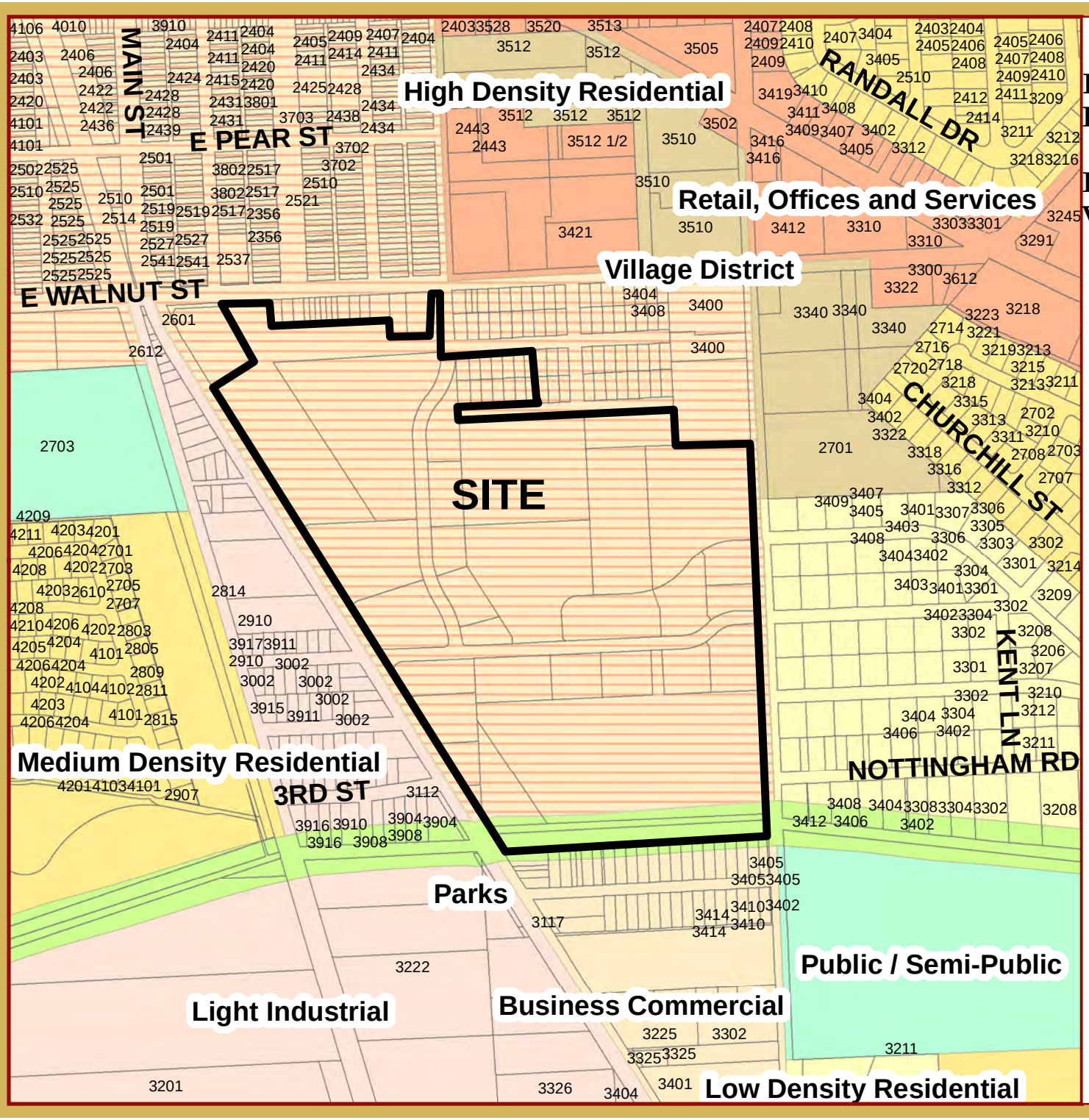

PROPOSED BAKER'S LANDING PD

FLUP MAP
VILLAGE DISTRICT

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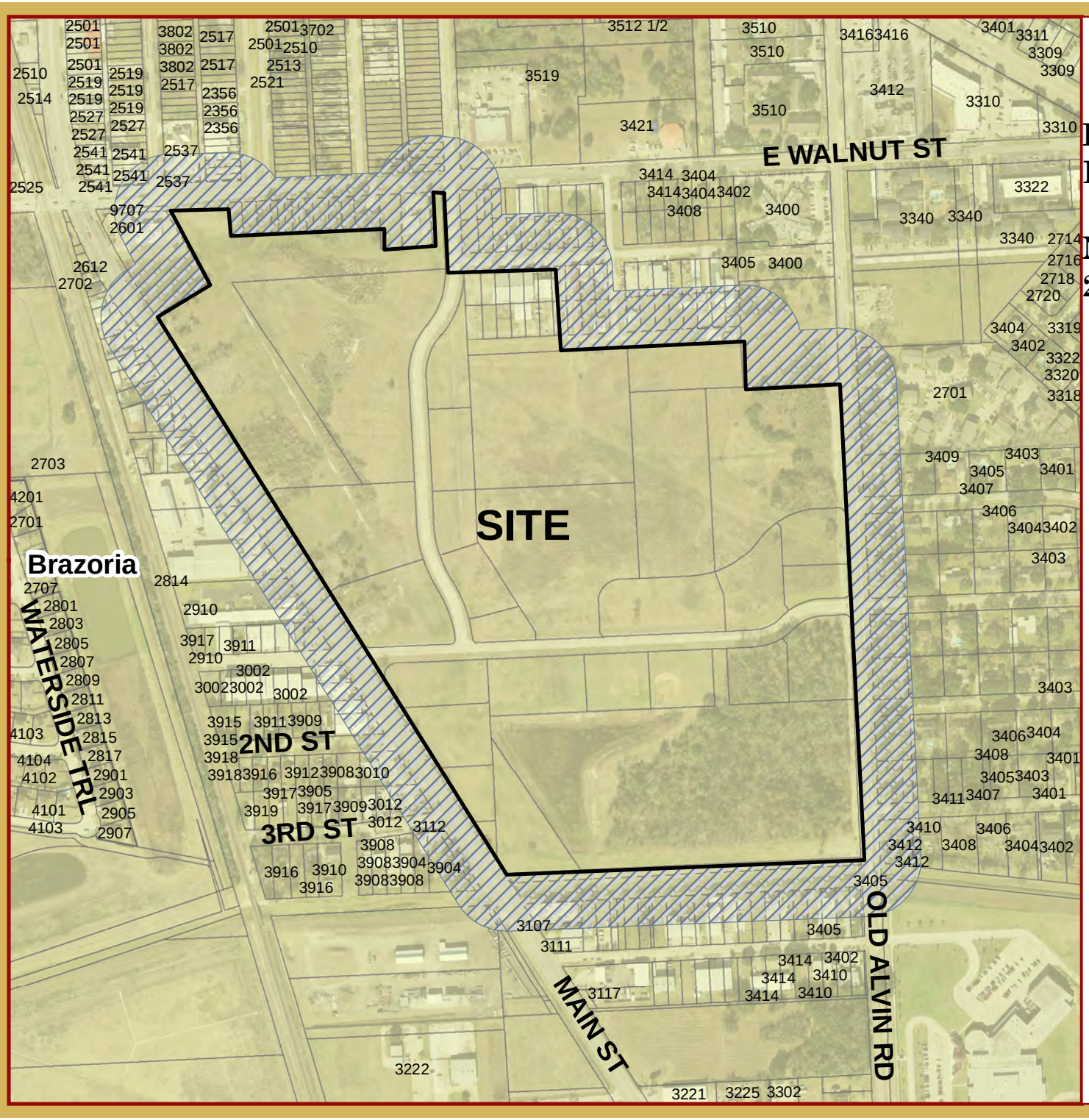
1 inch = 637 feet

22 MAY 2014
PLANNING DEPARTMENT

N



BAKER'S LANDING PD

NOTIFICATION MAP 2014-22Z

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1 inch = 500 feet

22 MAY 2014
PLANNING DEPARTMENT

N

2014-22Z
Property Owner List

Property Owner	Address	City	State	Zip
Alan Mueller	4201 Broadway St.	Pearland	TX	77581
Property Owner	3410 NOTTINGHAM ST	PEARLAND	TX	77581
Property Owner	3708 E WALNUT ST	PEARLAND	TX	77581
Property Owner	PO BOX 2551	PEARLAND	TX	77588
Property Owner	4010 VISTA RD STE B	PASADENA	TX	77504
Property Owner	PO BOX 161653	AUSTIN	TX	78716
Property Owner	2536 GRAND BLVD	PEARLAND	TX	77581
Property Owner	PO BOX 127	PEARLAND	TX	77588
Property Owner	3400 E WALNUT ST	PEARLAND	TX	77581
Property Owner	5714 COTTONWOOD ST	PEARLAND	TX	77584
Property Owner	6001 FAIRWAY DR	ALVIN	TX	77511
Property Owner	2407 JOHN AVE	FRIENDSWOOD	TX	77546
Property Owner	3412 LOCKHEED ST	PEARLAND	TX	77581
Property Owner	2411 PARK AVE	PEARLAND	TX	77581
Property Owner	21330 TIMBER PINES DR	SPRING	TX	77388
Property Owner	2304 LONGWOOD DR	PEARLAND	TX	77581
Property Owner	8807 LAWNCLIFF LN	HOUSTON	TX	77040
Property Owner	2409 LYNN DR	PEARLAND	TX	77581
Property Owner	304 OAK DR	FRIENDSWOOD	TX	77546
Property Owner	10592 VILLA DEL CERRO	SANTA ANA	CA	92705
Property Owner	3411 WINDSOR ST	PEARLAND	TX	77581
Property Owner	3412 WINDSOR ST	PEARLAND	TX	77581
Property Owner	3411 HAMPSHIRE ST	PEARLAND	TX	77581
Property Owner	3412 HAMPSHIRE ST	PEARLAND	TX	77581
Property Owner	3411 WESTMINISTER ST	PEARLAND	TX	77581
Property Owner	3412 WESTMINISTER ST	PEARLAND	TX	77581
Property Owner	3411 NOTTINGHAM ST	PEARLAND	TX	77581
Property Owner	PO BOX 693	PEARLAND	TX	77588
Property Owner	3412 NOTTINGHAM ST	PEARLAND	TX	77581
Property Owner	3904 3RD ST	PEARLAND	TX	77581
Property Owner	PO BOX 1587	PEARLAND	TX	77588
Property Owner	3405 SWENSEN RD	PEARLAND	TX	77581
Property Owner	450 ROSENWALD ST	RESERVE	LA	70084
Property Owner	PO BOX 219	PEARLAND	TX	77588
Property Owner	PO BOX 3291	PEARLAND	TX	77588
Property Owner	9503 SAGE DECK LN	HOUSTON	TX	77089
Property Owner	4805 BROADWAY ST	PEARLAND	TX	77581
Property Owner	6002 OSBORN ST	HOUSTON	TX	77033
Property Owner	3111 S MAIN ST	PEARLAND	TX	77581
Property Owner	3600 E WALNUT ST	PEARLAND	TX	77581
Property Owner	3506 LOCKHEED ST	PEARLAND	TX	77581
Property Owner	5666 BELCREST ST	HOUSTON	TX	77033
Property Owner	1711 WOODLAND PARK DR	HOUSTON	TX	77077

Property Owner	2316 CUNNINGHAM DR	PEARLAND	TX	77581
Property Owner	13232 MAX RD	PEARLAND	TX	77581
Property Owner	10010 GIL JR LN	HOUSTON	TX	77075
Property Owner	3409 WARREN RD	PEARLAND	TX	77584
Property Owner	2708 S MAIN ST	PEARLAND	TX	77581
Property Owner	2515 WALNUT GROVE CT	PEARLAND	TX	77584
Property Owner	2804 S MAIN ST	PEARLAND	TX	77581
Property Owner	3019 ELLA LEE LN	HOUSTON	TX	77019
Property Owner	PO BOX 1028	SAN MARCOS	TX	78667
Property Owner	2910 S MAIN ST	PEARLAND	TX	77581
Property Owner	ARTEAGA NO 1 CENTRO 76000	QUERETARO	MEXICO	
Property Owner	1603 N MAIN ST	PEARLAND	TX	77581
Property Owner	3552 DOMINION RDG	SAN ANGELO	TX	76904
Property Owner	7223 LIBBY LN	PEARLAND	TX	77584
Property Owner	327 FM 2004 RD	LAKE JACKSON	TX	77566
Property Owner	11354 ASTORIA BLVD	HOUSTON	TX	77089
Property Owner	3904 3RD ST	PEARLAND	TX	77581
Property Owner	PO BOX 2198	MEMPHIS	TN	38101
Property Owner	3519 LIBERTY DR	PEARLAND	TX	77581

Bakers Landing
Planned Development

Submitted December 5, 2014

Bakers Landing
Planned Development

I Introduction

This 80.42-acre tract is unique in the history of the City of Pearland. Originally known as the Pearland Municipal Airport, the aviation facilities on this tract were constructed between 1945 and 1949. At the peak of its operation as a fixed wing airport, the facility consisted of four runways serving local general aviation needs and was home to a flight school and several crop-dusting operations. Between 1985 and 1989, the site was converted to a heliport operation serving as base for Houston Helicopters until the early 2000's, when those operations were discontinued.

The presence of such a large contiguous parcel in the heart of the City presents a rare opportunity to create a community that can catalyze additional positive development within the adjacent Old Town Site consistent with the City's goals. The proposed name of the project reflects the heritage of the site as being owned and operated by the Felton Baker family for more than 30 years.

A. Description of the Property

The Bakers Landing Planned Development (PD) is bounded on the east by Old Alvin Road, on the west by SH 35, on the north by separately-owned parcels fronting on Walnut Street, and on the south by Mary's Creek. The property is crossed by Galveston Street and Hampshire Street, both of which are classified as minor collectors with adequate width. The land is generally flat with an existing detention pond in the south-central portion of the property. The southeast corner of the property is heavily wooded with a small portion within the 100-year flood plain.

Beginning in 1949, the property was operated as a general aviation airport. From 1985 to present, the property was owned by the Felton Baker family from which a private helicopter service was operated. The site contains several buildings related to its prior use for aviation purposes.

The mature and stable neighborhoods of Nottingham and Sherwood Forest are located adjacent and east of the property along Old Alvin Road. To the west side of SH 35 and south of Mary's Creek land uses are dominated by commercial and light industrial uses. Walnut Street, north of the tract, is the historical boundary of the Old Town Site, north of which currently consists of a mixture of residential, office, commercial, and retail uses, including a post office, but also contains numerous vacant parcels. Therefore, the property sits in a unique transitional zone warranting special planning through the use of a PD that can adequately address the needs of the tract and surrounding existing uses, while also serving as a cornerstone and catalyst for further redevelopment in the Old Town Site north of the property.

B. Description of Proposed Development

The proposed development plan for the property includes single-family residential, general business, and significant open space and recreational features. The proposed uses are reflective of a market study conducted for the tract indicating high demand for residential, moderate demand for senior housing, and very limited demand for non-residential uses within a 10-year horizon. The residential lot sizes are a minimum of 55'x125', with substantial open space, trails, recreational facilities, and homeowner's association parks.

As stated in the UDC, the R-4 District is ideal to provide a buffer between the lower density residential neighborhoods to the east and the non-residential zoning districts on the other three sides of the property. The density of development is also consistent with the goals expressed in the City's Old Town Site Plan.

A seven-acre amenity lake and within a 12-acre park is the focal feature of this community. Included with the lake and park is a playground, pavilion, and fishing pier. Approximately 2.2 miles of trails circulate through the park and also extend into the neighborhood to connect with additional pocket parks in other areas of the community. A total of four pocket parks are provided in addition to the large central park. Safe access to the main park is encouraged via proposed Hampshire Street curb extensions which serve as a traffic calming devices and also shorten the pedestrian travel distance across that roadway. Adjacent to the park, a 3.8-acre grove of mature trees is also preserved as a natural area and connected to the park via the trail system. The trails are six-foot concrete except the trails within the wooded preserve may be constructed of natural materials consistent with the context of that area. The trail also system also provides access to the Mary's Creek pedestrian bridge and Alexander Middle School.

Entry monumentation is provided at all three community entrances. The design motif of the monumentation seeks to respect some of the aviation themed uses of this property in the past. Upgraded fencing comprised of a combination of masonry, tubular steel, and upgraded wood is provided in numerous areas beyond minimum City requirements.

All homes will have minimum masonry requirements as further defined in this PD.

C. Description of the Land

The land consists of 79.94 acres in private ownership plus 0.48 acres in an undeveloped right-of-way, proposed for abandonment, for a total of 80.42 acres. This right-of-way is an undeveloped 350-foot section of Beechcraft Street east of Galveston Street. The boundary description is shown in **Exhibit 9**. This acreage does not include the existing rights-of-way for Galveston Street and Hampshire Street.

D. Purpose

The purpose of this PD is to establish development regulations and design guidelines such that development of the tract will be of a high quality, compatible with surrounding uses, and will

encourage and catalyze positive redevelopment in the adjacent Old Town Site. The residential character of the PD provides single family products responsive to current demands, but also of a mix and nature that has proven to be stable in the long term in other communities. The street pattern is a mix of traditional gridded streets and cul-de-sacs in key areas. The population density and base established on this property will drive future demand for retail and non-residential uses that is not present today, furthering the City's goals of developing a mixed use urban-style environment in the Old Town Site.

The PD will allow for cohesive design guidelines and an integrated park, open space, and landscaping plan covering this entire important tract. The land plan provides the appropriate balance of buffering and connectivity relative to the surrounding properties.

The benefits derived from this PD that would not otherwise be attainable include:

- Residential uses consistent and sensitive to the existing surrounding land uses.
- Flexible land uses to respond to market conditions over time.
- Preservation of significant portions of the existing wooded area with added trails and benches.
- Construction of approximately 2.2 miles of trails networked throughout the community and within the main park.
- A density of development required to support the market value of the real estate.
- Accommodation of the drainage district needs for future widening on the north side of Mary's Creek due to physical constraints that prevent widening to the south.
- Potential synergistic cooperation with the City's Old Town Site drainage planning.
- Creation of a "southern anchor" for the Old Town Site.

II Zoning and Land Use

A. Existing Zoning

The current zoning of the property is a combination of General Commercial and Office Professional, reflecting the prior uses of the property. The current zoning is shown on **Exhibit 1**. The City's future land use plan depicts the property as "Village District".

B. Proposed Base Zoning Districts

The proposed base zoning districts are R4 Residential and General Business. The acreages of each district are shown in Table 1 and are shown spatially on **Exhibit 2**.

Table 1
Base Zoning Districts

Base Zoning District	Acreage
Single Family R4	79.42
General Business	1.0

The proposed General Business tract will be actively marketed for such uses. However, at the time the adjacent residential property is platted with phase 2 of the development, the General Business acreage may be converted to and platted as single family uses, provided the total number of residential units may not exceed the maximum number of units established in Section II.2.C.

C. Standards and Land Use Summary

Lots within each base zoning district will conform to the UDC requirements with the following exceptions where the requirement will exceed the normal minimums:

Table 2
R4 Variations (in excess of minimum requirements)

Parameter	UDC Standard	Bakers Landing Standard
Minimum Lot Width	50 feet	55 feet
Minimum Lot Depth	90 feet	125 feet
Minimum Lot Area	5,000 square feet	6,875 square feet

1. Land Use Summary

The land use summary for Bakers Landing is shown in Table 3 below:

Table 3
Land Use Summary Table

Use	Acres	% of Total	Zoning District
Single Family	59.2	74%	R-4
General Business	1.0	1%	GB
Amenitized Detention Lake	7.0	9%	R-4
Parkland to be maintained by the HOA	9.6	12%	R-4
Reserves	3.6	4%	R-4
Total	**80.4**	**100%**	

The breakdown of open space, landscape reserves, and public park dedication is shown on **Exhibit 7** and below in Table 4 on the following page. "Open space" consists of HOA parks, amenitized detention, and preserved areas. "Landscape reserves" includes setbacks along roadway and other areas. There are no planned public park dedications. None of these areas include either the existing or additional Mary's Creek easement requirement, which are outside the boundary of the Bakers Landing PD.

Table 4
Open Space, Park Dedication, and Landscape Reserves

Zone	Acres	% of Total (1)
Open Space	16.6	21%
Landscape Reserves	3.6	4%
Park Dedication	0	0%

Note 1: Percentages based on 80.4 total acres.

2. Residential Lot Summary

Table 5
Lot Distribution

Zone	Lot Width	Lot Area	Number
R-4	55 feet	6,875 SF	250

The concept plan depicts 250 lots. The mix and location of lot sizes may be adjusted by the developer provided the total number of residential units may not exceed 265.

3. Residential Density

Table 6 illustrates the densities based on the projected 250 lots and the maximum 265 lots. The density calculations are based on the following definitions from the UDC:

Density, Net: The number of dwelling units per net acre. Net density calculations are made using net acreage, exclusive of thoroughfare rights-of-way and retention/detention areas, and public or private streets that are platted or are to be platted as part of the development of the property, but inclusive of open space, recreational areas, or parks.

Density, Gross Residential: The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

Table 6
Residential Density

# Lots	Net Residential (Based on 79.4 acres) (1)	Gross Residential (Based on 79.4 acres) (2)	Overall PUD (Based on 80.4 acres)
250	3.15	3.15	3.11
265	3.34	3.34	3.30

Note 1: Excludes the GB acreage; includes the detention pond since amenitized ponds are included in the definition of open space.

Note 2: Gross acreage is same as net because the plan contains no land uses defined as exclusions from the gross density definition.

D. Permitted, Conditional and Accessory Uses

Only those permitted, conditional, and accessory uses as may be allowed in the UDC R-4 and GB zoning classifications, as applicable, are allowed.

III Design Standards

A. 1. Design Enhancements

Table 7 on the following page contains the design enhancements, amenities, and recreational facilities that will be incorporated into the design plan of the community. These items will be implemented in accordance with the Phasing Plan contained herein.

Refer to the Design Plan in **Exhibit 3**, the Park and Detention Amenities Plan in **Exhibit 4**, and the Phasing Plan **in Exhibit 5** for additional clarification.

The Fencing and Trail Plan is shown in **Exhibit 6.** This exhibit depicts the types and locations of the various types of fencing, sidewalks, and trails within the community.

Conceptual renderings of the primary and secondary entry monuments, the pier, pavilion, and historical marker are shown in **Exhibits 8A** and **8B.** The entry monuments contain design motifs reminiscent of the former airport layout.

Table 7
Design Enhancements, Amenities, and Recreational Facilities

Item	General Location
Six-foot height upgraded wood fence (base board and cap rail)	Old Alvin Road and Portions of Hampshire Street and Galveston Street
Six-foot height brick masonry fence	Hampshire/Old Alvin Road entry
Primary Entry Monument	Old Alvin Road at Hampshire Street
Secondary Entry Monument	Hampshire Street at SH 35
Monument Sign	Galveston Street at Walnut Street
12-acre park including a 7.0-acre amenitized detention lake with fountains	Hampshire Street park
3.8 acres preserved wooded open space with trails and benches	Southeast corner
Four pocket parks totaling .78 acres	Throughout
Approximately 2.2 miles of six-foot trail	Throughout
3.6 acres Landscape/Open Space Reserves	Throughout
Pier	Hampshire Street park
Pavilion/Shade structure	Hampshire Street park
Playground	Hampshire Street park
Picnic tables	Hampshire Street park
"Tot Lot" playground	Pocket park
10 Benches	Parks and along trails
Hampshire Street curb extensions and striped cross-walks	Hampshire Street Park (two locations)
Extra depth lots (125-feet vs. 90-feet minimum required)	Throughout
Masonry requirements for single family home elevations	Throughout
Historical marker regarding the history of the airport and the Baker family	Pocket park

All amenity items associated with a particular phase of development will be completed prior to the issuance of the first single family home certificate of occupancy (excluding models) for that phase as indicated on the Phasing Plan in **Exhibit 5**, unless financial surety in a form acceptable to the City is posted.

2. Residential Building Materials

The front elevations of each residential home will be 100% masonry. The side elevations of each home will be at least 50% masonry. Trim, soffits, and fascia are exempt from the masonry requirement.

B. Design Plan Elements

Refer to the Design Plan in **Exhibit 3** and the Park and Detention Amenities Plan in **Exhibit 4** for a graphical representation of the items listed in Table 7. Locations and quantities shown on the Design Plan and the Park and Detention Amenities Plan are approximate. The residential street configuration and lot layout are subject to change at the discretion of the developer, provided that the total number of lots does not exceed the maximum specified herein.

C. Deviations

No deviations from the UDC are proposed, except that the residential lot width, depth, and area will exceed the normal R4 minimums as specified in this PD.

The following engineering design criteria deviations are included:

1. Deviation: Residential driveways are allowed on the east side of Galveston Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on Galveston Street.

   Basis: Allowing residential lots to front on a segment of Galveston Street, as shown on **Exhibit 3**, provides for an efficient street spacing pattern which eliminates the need for an additional single-loaded street. Also, allowing residential lots to front on this segment of Galveston Street creates a better residential streetscape for the community and avoids the "tunnel" effect created with rear yard fences facing the roadway from both sides.

2. Deviation: In the locations where residential lots front on Galveston Street, a standard four-foot sidewalk is allowed. A six-foot sidewalk is provided on all other sections of Galveston Street.

   Basis: A four-foot walk is more in context for the front yards of the residential homes. The six-foot trail on the west side of Galveston serves as an adequate spine trail to link the northern and southern areas of the neighborhood. Additionally, a landscape reserve with a six-foot trail is provided along the northern east-west street to connect the Galveston spine trail to the two pocket parks in the northeast corner of the property.

3. Deviation: Residential driveways are allowed on the "thumbnail" cul-de-sac on the south side of Hampshire Street (minor collector) at less than the standard 165-foot spacing requirement to accommodate one driveway for each single family lot fronting on the thumbnail.

   Basis: It is unclear whether or not this thumbnail court will be considered part of Hampshire Street, so this item is listed as a deviation as a contingency. This court will serve as the model home court.

D. Unified Development Code Compliance

The property will conform to the requirements of the Unified Development Code unless specifically called out in this PD.

IV Required Dedications

Residential streets will be dedicated to the City via plat. Mary's Creek right-of-way or easement, outside the boundary of the Baker Landing PD, will be dedicated to Brazoria Drainage District 4 (BDD4), as required. BDD4 has advised that the Mary's Creek right-of-way is constrained on the south side; therefore, more than typical widening is required on the north side of the creek. BDD4 has provided the boundary for the required Mary's Creek right-of-way; the southern boundary of the Baker's Landing PD follows the required BDD4 right-of-way line.

The future extension of Grand Boulevard into the property can be accommodated if the City desires. The northern boundary of the property is separated from the current terminus of Grand Boulevard at Walnut Street by offsite property approximately 200 feet in depth. The developer is not responsible for any offsite right-of-way acquisition or roadway construction. Paving and utilities will be constructed by the developer to the extent shown in **Exhibit 3**, and a right-of-way corridor will be preserved for the balance of the Grand Boulevard right-of-way within the property. In the event the City chooses in the future to acquire the offsite right-of-way, the cost of completing the paving and utilities shall not be borne by the developer. In the event the City chooses not to extend Grand Boulevard, the proposed right-of-way may be replatted for residential uses when phase 2 is platted.

A 25-foot water easement is required along the east side of SH 35. This easement will overlap with the required 30-foot SH 35 landscape reserve.

The 0.48-acre portion of the undeveloped right-of-way of Beechcraft Street east of Galveston Street is proposed for abandonment by plat.

V Phasing

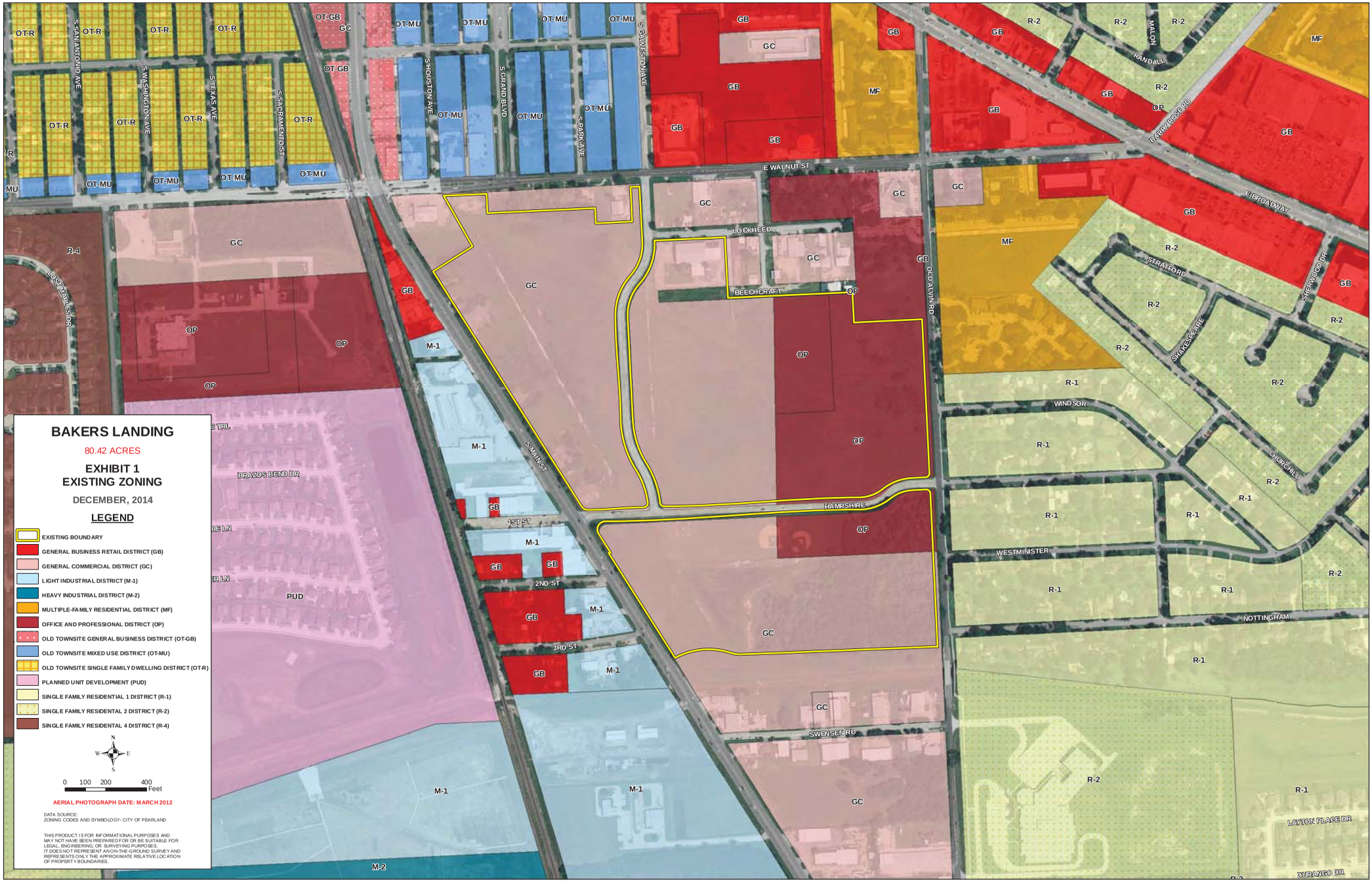
The property is expected to be developed in phases as shown on the Phasing Plan in **Exhibit 5**. The developer reserves the right to modify the number of phases and phase boundaries; however, in any case, the detention lake and surrounding park will be completed with phase 1.

VI Exhibits

1. Existing Zoning
2. Proposed Zoning Designations
3. Design Plan
4. Park and Detention Amenity Plan Detail
5. Phasing Plan
6. Fencing and Trail Plan
7. Park and Open Space
8. A. Conceptual Renderings
   B. Conceptual Renderings
9. Survey and Metes and Bounds Description

Exhibit 1

Existing Zoning


BAKERS LANDING
80.42 ACRES
EXHIBIT 1
EXISTING ZONING
DECEMBER, 2014
LEGEND
EXISTING BOUNDARY
GENERAL BUSINESS RETAIL DISTRICT (GB)
GENERAL COMMERCIAL DISTRICT (GC)
LIGHT INDUSTRIAL DISTRICT (M-1)
HEAVY INDUSTRIAL DISTRICT (M-2)
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)
OFFICE AND PROFESSIONAL DISTRICT (OP)
OLD TOWNSITE GENERAL BUSINESS DISTRICT (OT-GB)
OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
OLD TOWNSITE SINGLE FAMILY DWELLING DISTRICT (OT-R)
PLANNED UNIT DEVELOPMENT (PUD)
SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
SINGLE FAMILY RESIDENTAL 2 DISTRICT (R-2)
SINGLE FAMILY RESIDENTAL 4 DISTRICT (R-4)
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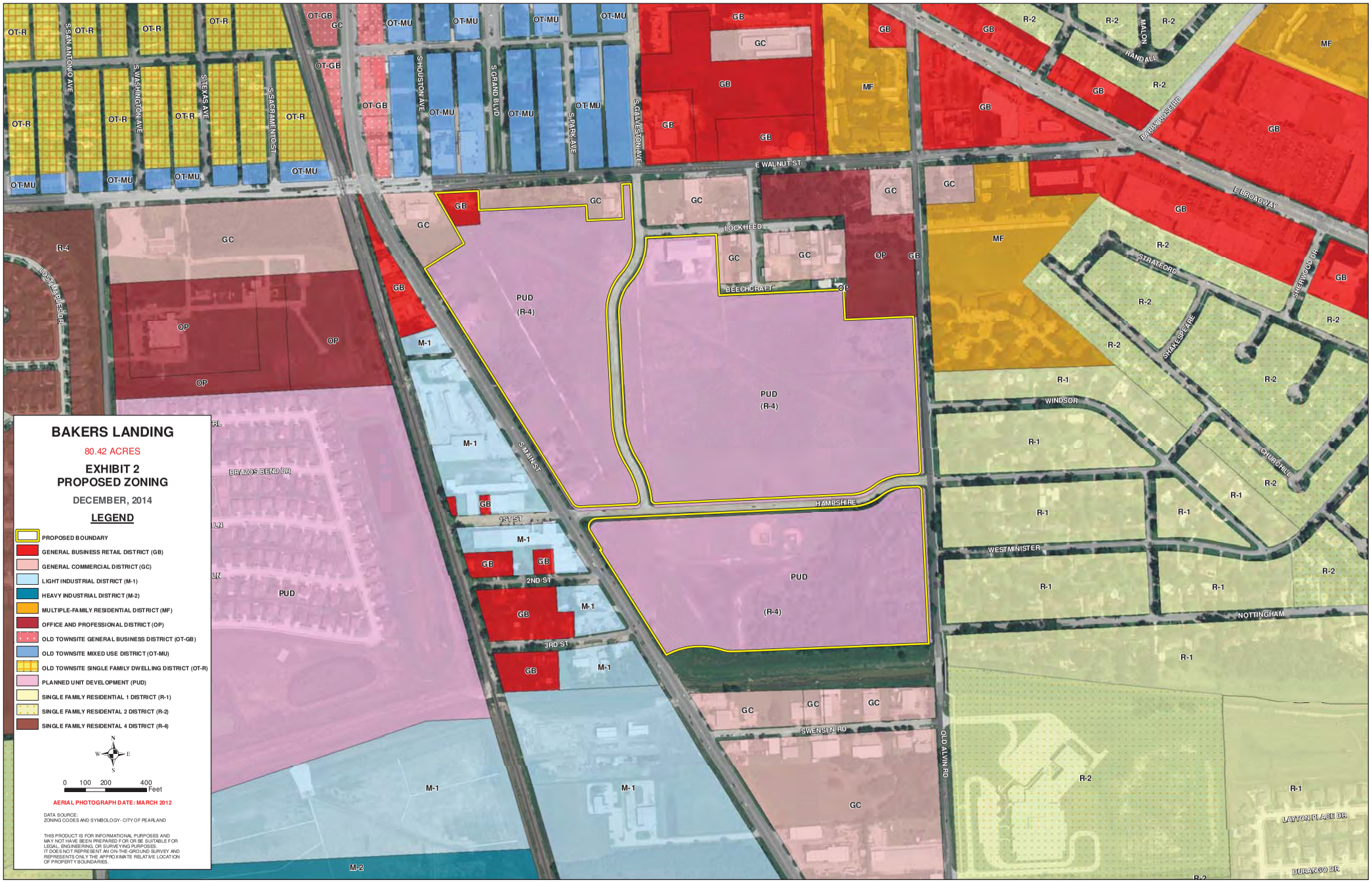
0 100 200 400 Feet
AERIAL PHOTOGRAPH DATE: MARCH 2012
DATA SOURCE:
ZONING CODES AND SYMBOLOGY- CITY OF PEARLAND
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.
S SAN ANTONIO AVE
S WASHINGTON AVE
S TEXAS AVE
S SACRAMENTO ST
S HOUSTON AVE
S GRAND BLVD
S PARK AVE
S GALVESTON AVE
E WALNUT ST
LOCKHEED
BEECHCRAFT
OLD ALVIN RD
HAMPSHIRE
WINDSOR
WESTMINISTER
NOTTINGHAM
SWENSEN RD
S MAIN ST
1ST ST
2ND ST
3RD ST
BRAZOS BEND DR
LOS TABLES DR
PUD
RANDALL
MALON
FAIRY ROSE RD
E BROADWAY
STRATFORD
SHAKESPEARE
SHERWOOD DR
CHURCHILL
LAYTON PLACE DR
DURANGO DR
OT-R
OT-MU
OT-GB
GC
GB
MF
OP
R-1
R-2
R-4
M-1
M-2

Exhibit 2

Proposed Zoning


BAKERS LANDING
80.42 ACRES
EXHIBIT 2
PROPOSED ZONING
DECEMBER, 2014
LEGEND
PROPOSED BOUNDARY
GENERAL BUSINESS RETAIL DISTRICT (GB)
GENERAL COMMERCIAL DISTRICT (GC)
LIGHT INDUSTRIAL DISTRICT (M-1)
HEAVY INDUSTRIAL DISTRICT (M-2)
MULTIPLE-FAMILY RESIDENTIAL DISTRICT (MF)
OFFICE AND PROFESSIONAL DISTRICT (OP)
OLD TOWNSITE GENERAL BUSINESS DISTRICT (OT-GB)
OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
OLD TOWNSITE SINGLE FAMILY DWELLING DISTRICT (OT-R)
PLANNED UNIT DEVELOPMENT (PUD)
SINGLE FAMILY RESIDENTIAL 1 DISTRICT (R-1)
SINGLE FAMILY RESIDENTAL 2 DISTRICT (R-2)
SINGLE FAMILY RESIDENTAL 4 DISTRICT (R-4)
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0 100 200 400 Feet
AERIAL PHOTOGRAPH DATE: MARCH 2012
DATA SOURCE:
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S SAN ANTONIO AVE
S WASHINGTON AVE
S TEXAS AVE
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S HOUSTON AVE
S GRAND BLVD
S PARK AVE
S GALVESTON AVE
E WALNUT ST
LOCKHEED
BEECHCRAFT
HAMPSHIRE
S MAIN ST
1ST ST
2ND ST
3RD ST
SWENSEN RD
OLD ALVIN RD
BRAZOS BEND DR
LOST MAPLES DR
E BROADWAY
BARRY ROSE RD
RANDALL
MALON
STRATFORD
SHAKESPEARE
SHERWOOD DR
WINDSOR
CHURCHILL
WESTMINISTER
NOTTINGHAM
LAYTON PLACE DR
DURANGO DR
PUD
(R-4)
OT-R
OT-GB
OT-MU
GC
GB
MF
OP
M-1
M-2
R-1
R-2
R-4

Exhibit 3

Design Plan

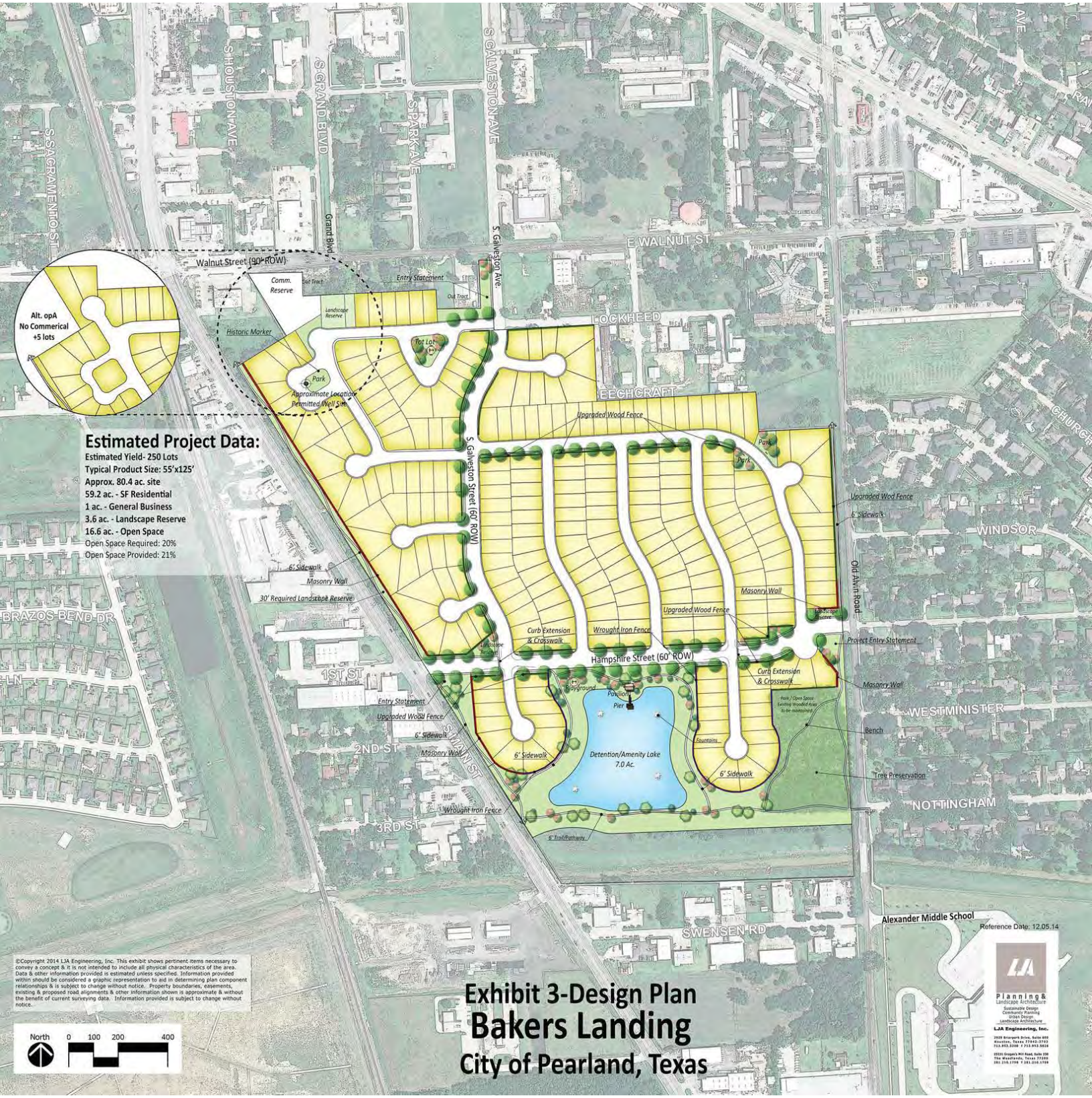

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Exhibit 3-Design Plan
Bakers Landing
City of Pearland, Texas

Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200 F 713.953.5026
25025 Oregon's Mill Road, Suite 230
The Woodlands, Texas 77380
281.210.1798 F 281.210.1799

Exhibit 4

Park & Detention Amenity Plan

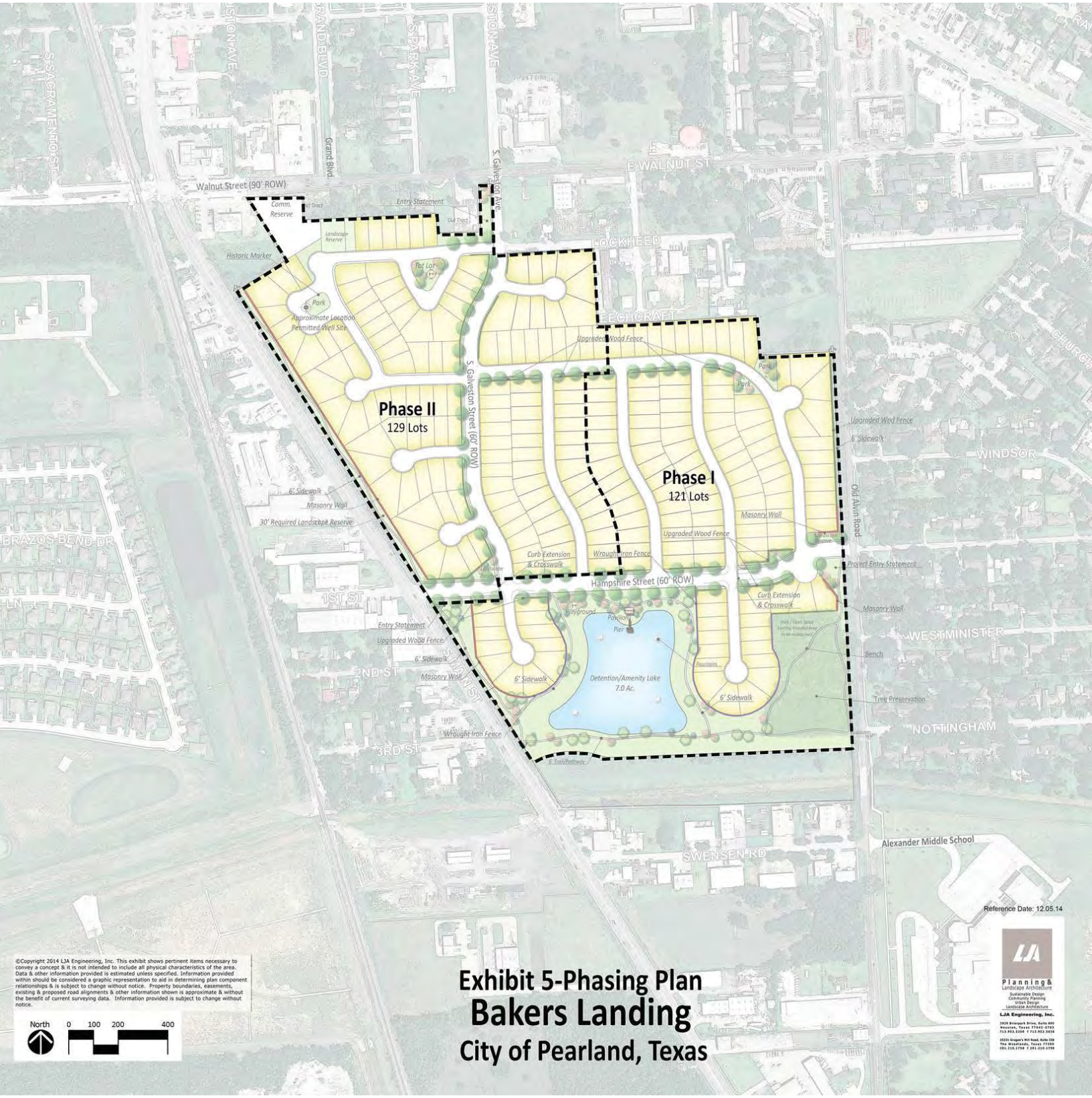
Exhibit 4-Detail Amenity Plan

Bakers Landing

City of Pearland, Texas

Exhibit 5

Phasing Plan



Reference Date: 12.05.14

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North 0 100 200 400

Exhibit 5-Phasing Plan
Bakers Landing
City of Pearland, Texas

Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200 f 713.953.5026
20231 Gregory Mill Road, Suite 200
The Woodlands, Texas 77380
281.210.1750 f 281.210.3709

Exhibit 6

Fencing and Trail Plan

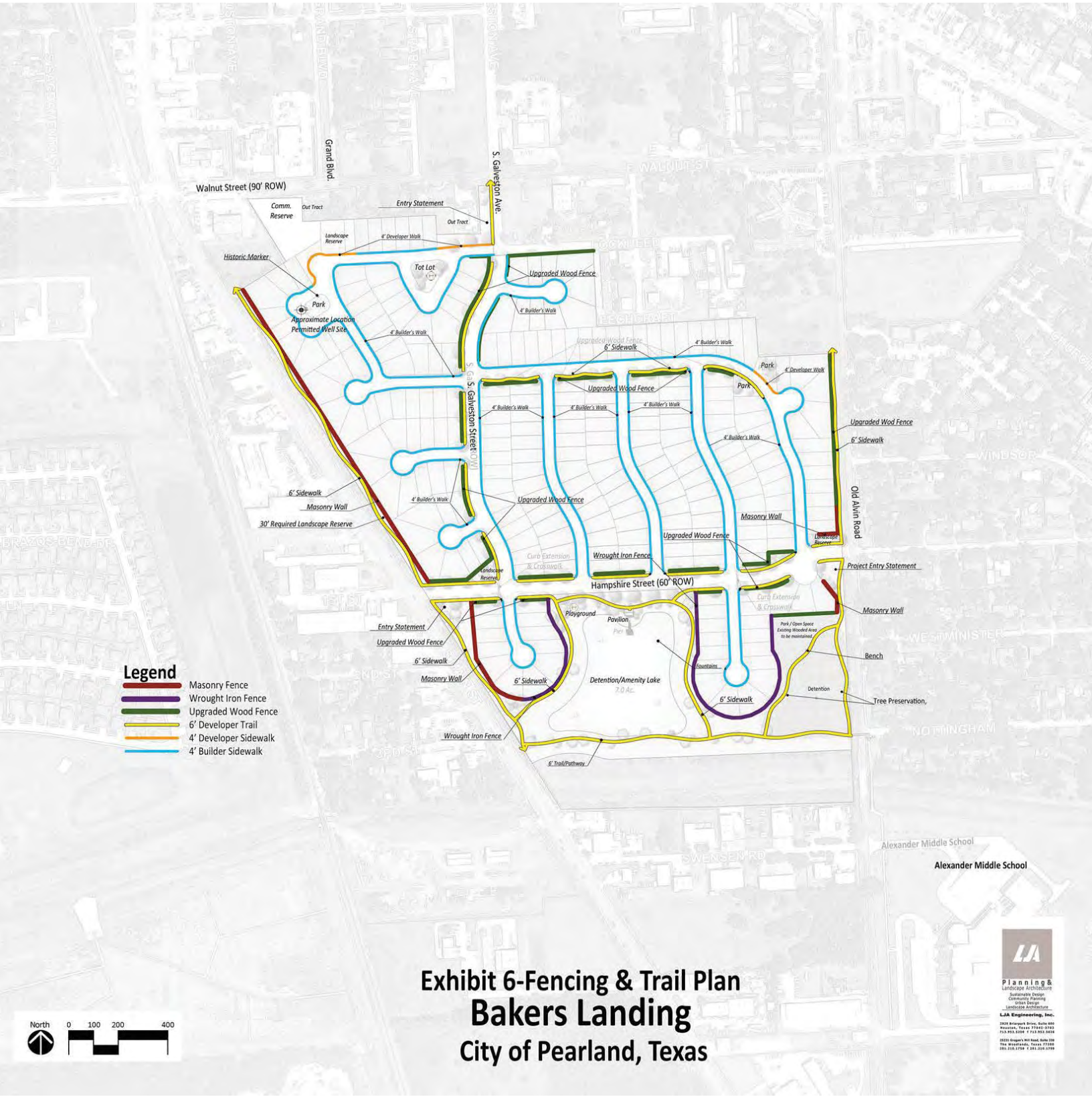


Exhibit 6-Fencing & Trail Plan

Bakers Landing

City of Pearland, Texas

Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200 f 713.953.5026
20231 Gregory Mill Road, Suite 200
The Woodlands, Texas 77380
281.210.1750 f 281.210.3709

Exhibit 7

Park and Open Space

Exhibit 7-Open Space and Landscape

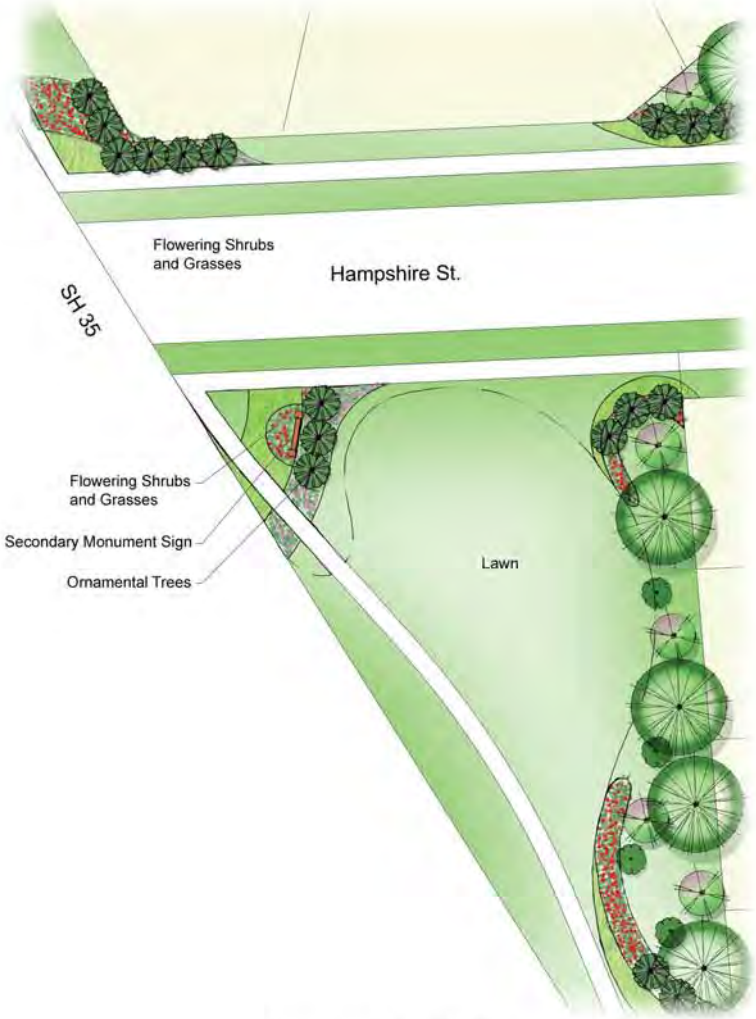
Bakers Landing

City of Pearland, Texas

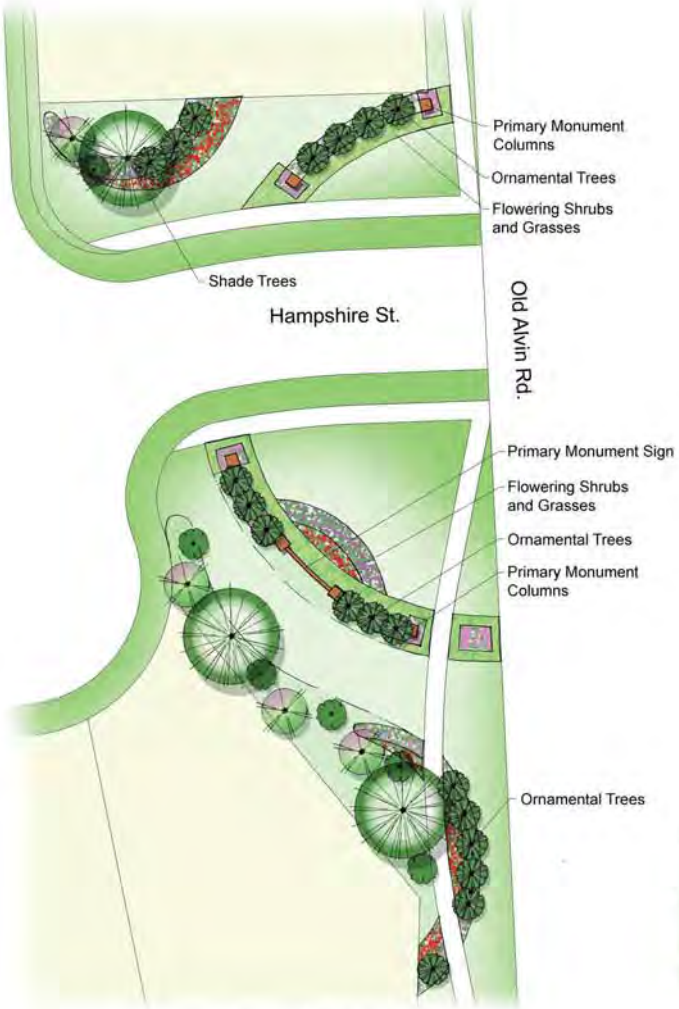
LJA
Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77063-3703
713.953.5200 f 713.953.5026
20231 Gregor's Mill Road, Suite 330
The Woodlands, Texas 77385
281.210.1710 f 281.210.1799

Exhibit 8

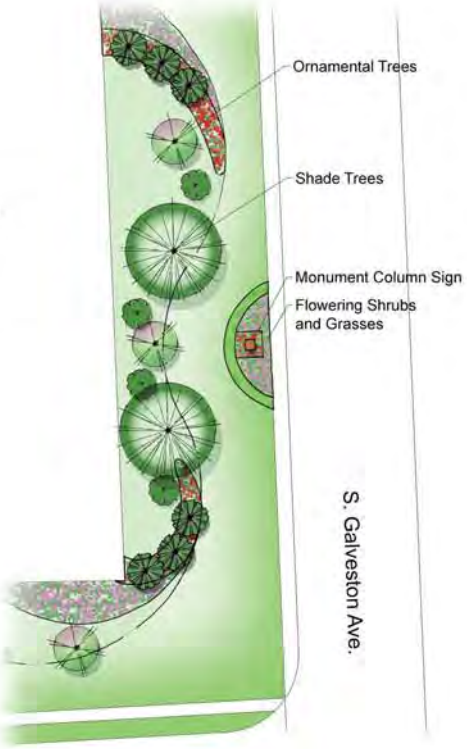
Conceptual Renderings



Secondary Entry (SH 35)



Primary Entry (Old Alvin Ave.)



Secondary Entry (S. Galveston Ave.)

Reference Date: 12.05.14

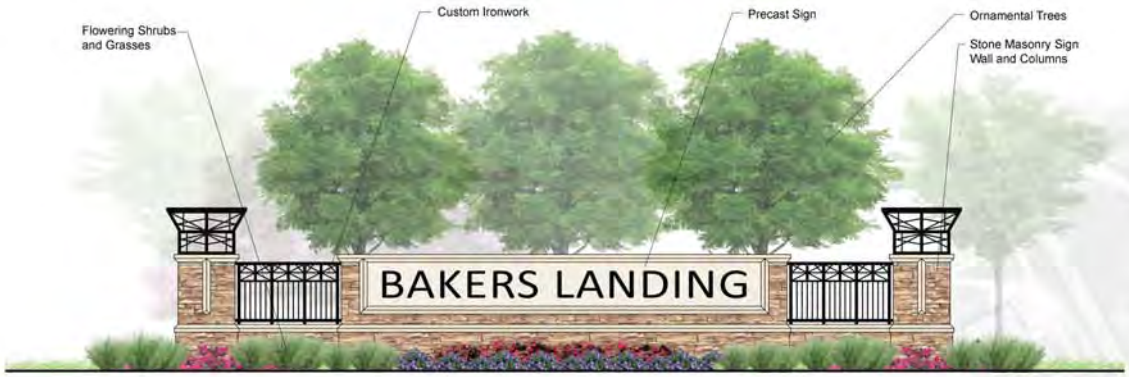
Planning & Landscape Architecture
Subdivision Design
Community Planning
Urban Design
Landscape Architecture

LJA Engineering, Inc.

Exhibit 8A-Conceptual Renderings
Bakers Landing
City of Pearland, Texas

North 0 10 20 40'

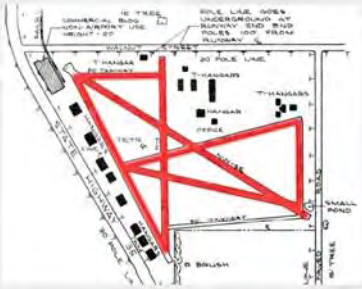
Primary Monument Sign and Columns



Primary Entry Sign

Secondary Entry Sign

Monument Sign



Custom Ironwork inspired by runway at historic Pearland Municipal Airport

Gazebo and Pier

Historic Marker

Reference Date: 12.05.14

Exhibit 8B-Conceptual Renderings
Bakers Landing
City of Pearland, Texas

Exhibit 9

Survey Exhibit and Metes & Bounds Description

December 4, 2014
Job No. 1931-1901-202

Exhibit 9
METES AND BOUNDS DESCRIPTION OF 79.94 ACRES OF LAND IN THE A.C.H.& B. SURVEY, SECTION 1, ABSTRACT NO. 147 AND THE H.T.& B. R.R. CO. SURVEY 11, ABSTRACT NO. 239 BRAZORIA COUNTY, TEXAS

All of that certain 79.94 acres of land, located in the A.C.H.& B. Survey, Section 1, A-147 and 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 2005011938, of the Official Records of Brazoria County, Texas, the 1.3590 acre tract described as Tract One, the 4.0033 acre tract described as Tract Two, and the 5.4609 acre tract described as Tract Three, in the deed from First Republicbank Galveston, N.A., to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas, the tract of land described as "Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20)" in the deed from Felton M. Baker to Houston Helicopters, Inc., recorded under Document Number 1995031382, of the Official Records of Brazoria County, Texas, the tract of land described as "Lots Four (4), Five (5), Fourteen (14) and Fifteen (15) in the deed from Felton M. Baker to Houston Helicopters, Inc., recorded under Document Number 1995031383, of the Official Records of Brazoria County, Texas, the 59.932 acre tract described in the deed from Raymond V. Kliesign to Houston Helicopters, Inc., recorded under Volume 1523, Page 840, of the Deed Records of Brazoria County, Texas, and the private road referred to as Beechcraft (60' wide) as shown on the plat recorded under Volume 8, Page 17, of the Plat Records of Brazoria County, Texas, also being out of the REPLAT OF PEARLAND PAVILION, a subdivision recorded under Volume 17, Page 395, of the Plat Records of Brazoria County, Texas, out of AIRPORT SUBDIVISION, SECTION NO. 4, a subdivision recorded under Volume 8, Page 17, of the Map Records of Brazoria County, Texas, and THOMAS & GILBERT INDUSTRIAL TRACT, a subdivision recorded under Volume 15, Page 317, of the Plat Records of Brazoria County, Texas, and more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, South Central Zone, NAD83, 1993 Adjustment):

TRACT 1-A

BEGINNING at a northwest corner of Lot A of said REPLAT OF PEARLAND PAVILION, in the east line of the 0.459 acre tract described in the deed from Amerisource Funding, Inc. to Warfield Electric, LLC, recorded under Document Number 201201461, of the Official Records of Brazoria County, Texas, in the south line of the 30' reserve for road widening of East Walnut Street, shown on said REPLAT OF PEARLAND PAVILION, from which a found 5/8" iron rod bears North 71° 12' 03" East – 1.29';

THENCE North 87° 18' 10" East – 44.64', along a north line of said Lot A, common to the south line of said 30' reserve to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein describe tract, common to the northeast corner of said Lot A, in the west right-of-way line of South Galveston Avenue (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE along the east line of said Lot A, common to the west right-of-way line of South Galveston Avenue, the following six (6) bearings and distances:

South 02° 51' 34" East – 272.99' to a 1/2" iron rod found for the beginning of a tangent curve to right;

Along said curve to the right, an arc length of 178.83', with a radius of 227.89', a central angle of 44° 57' 44", and a chord bearing and distance of South 19° 37' 18" West – 174.28' to a 1/2" iron rod found for the point of reverse curvature to the left,

Along said curve to the left, an arc length of 223.62', with a radius of 285.00', a central angle of 44° 57' 23", and a chord bearing and distance of South 19° 37' 29" West – 217.93' to a 1/2" iron rod found for the end of curve;

South 02° 51' 13" East – 511.49' (at 358.44' passing a 1/2" iron rod found for the southeast corner of aforesaid Lot A, common to the northeast corner of Lot B of

aforesaid REPLAT OF PEARLAND PAVILION) to a 5/8" iron rod found for the beginning of a tangent curve to the left;

Along said curve to the left, an arc length of 250.75', (at an arc length of 125.62' passing a 5/8" iron rod found for the southeast corner of said Lot B, common to the northeast corner of Lot C of said REPLAT OF PEARLAND PAVILION) with a radius of 489.33', a central angle of 29° 21' 35", and a chord bearing and distance of South 17° 32' 01" East – 248.01' to the point of reverse curvature to the right, from which a found 1/2" iron rod bears South 65° 33' 51" East – 0.27';

Along said curve to the right, an arc length of 173.34', with a radius of 398.48', a central angle of 24° 55' 28", and a chord bearing and distance of South 19° 45' 05" East – 171.98' to a 5/8" iron rod found for the point of compound curvature to the right, common to the north end of the northwest right-of-way cutback curve at the intersection of aforesaid South Galveston Avenue and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the most easterly southeast corner of said Lot C;

THENCE along said curve to the right, along said northwest right-of-way cutback curve, an arc length of 33.04', with a radius of 20.00', a central angle of 94° 39' 11", and a chord bearing and distance of South 40° 02' 15" West – 29.41' to the west end of said northwest right-of-way cutback curve, common to the most southerly southeast corner of said Lot C, from which a found 5/8" iron rod bears North 65° 33' 57" East – 0.27';

THENCE South 87° 21' 51" West – 271.60', along the north right-of-way line of aforesaid Hampshire Street, common to the south line of said Lot C, to a 5/8" iron rod found for the most southerly southwest corner of said Lot C, common to the east end of the northeast right-of-way cutback curve at the intersection of said Hampshire Street and State Highway 35 (110' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), and the beginning of a tangent curve to the right;

THENCE along said curve to the right, along said northeast right-of-way cutback curve, an arc length of 42.14', with a radius of 40.00', a central angle of 60° 21' 42", and a chord bearing and distance of North 62° 27' 18" West – 40.22' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most westerly southwest corner of the herein described tract, common to the north end of said northeast right-of-way cutback curve, and the most westerly southwest corner of said Lot C, in the northeast right-of-way line of said State Highway 35;

THENCE North 32° 16' 27" West – 1361.95', along said northeast right-of-way line, common to the southwest line of said Lot C, the southwest line of aforesaid Lot B, and the southwest line of aforesaid Lot A to a 5/8" iron rod with cap stamped "LJA-ENG" set for the west corner of the herein described tract, common to the west corner of said Lot A, in the southeast line of the 2.1642 acre tract described in the deed from Liquilux, Inc. to Autozone, Inc., recorded under Document Number 1995031278, of the Official Records of Brazoria County, Texas;

THENCE North 57° 38' 15" East – 229.00', along the northwest line of said Lot A, common to the southeast line of said 2.1642 acre tract, (at 20.03' passing a found 1/2" iron rod with cap stampted "Brown & Gay") to a 5/8" iron rod found for an angle corner of said Lot A, common to the east corner of said 2.1642 acre tract;

THENCE North 29° 42' 45" West – 285.90', along a southwest line of said Lot A, common to the northeast line of said 2.1642 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said Lot A, in the south line of the 30' reserve for road widening of East Walnut Street, shown on aforesaid REPLAT OF PEARLAND PAVILION;

THENCE North 87° 18' 10" East – 211.11', along said 30' reserve, common to the north line of said Lot A, to an angle corner of said Lot A, in the west line of the 0.1435 acre tract described in the deed from Jose C. Rodriguez and Ana L. Rodriguez to City of Pearland, recorded under Document Number 2007037508, of the Official Records of Brazoria County, Texas, from which a found 5/8" iron rod bears North 80° 34' 30" West – 1.63';

THENCE South 02° 25' 27" East – 95.00', along an east line of said Lot A, common to the west line of said 0.1435 acre tract, to an angle corner of said Lot A, common to the southwest corner of said 0.1435 acre tract, from which a found 5/8" iron rod bears North 77° 22' 40" West – 1.26';

THENCE North 87° 18' 10" East – 529.09', along a north line of said Lot A, common to the south line of said 0.1435 acre tract, the south line of the tract described as "100 x 125 feet" in the deed to Joe Flores and wife Laura Flores to Elias Garcia, Jr. and wife, Eufemia Garcia, recorded under Volume 797, Page 386, of the Deed Records of Brazoria County, Texas, the south line of the 0.2152 acre tract described in the deed from Betty Harper, et al. to City of Pearland, recorded under Document Number 2008057966, of the Official Records of Brazoria County, Texas, the south line of the tract described as "the East 1/2 of Lot 5, and the West 1/2 of Lot 4" in the deed from Thomas Trevino, Jr. to Elvira Trevino, recorded under Document Number 1995035445, of the Official Records of Brazoria County, Texas, the south line of the tract described as "Lot 3 and Part of Lot 4" in the deed from Juan Luis Arevalo to Ho P. Lam, recorded under Document Number 2013032624, of the Official Records of Brazoria County, Texas, the south line of the 0.129 acre tract described in the deed from Mary Pope to Lonnie Charles Harper, recorded under Document Number 1976011274, of the Official Records of Brazoria County, Texas, the south line of the tract described as "Lot 2, Block 1" in the deed from Raymond V. Kliesing to Early B. Russett, recorded under Volume 648, Page 470, of the Deed Records of Brazoria County, Texas, and the south line of the 0.2583 acre tract described in the deed from Thomas Fisher and wife, Kathleen Fisher to Headwaves, Inc., recorded under Document Number 2008055587, of the Official Records of Brazoria County, Texas, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the southeast corner of said 0.2583 acre tract, and an angle corner of said Lot A, in the west line of the 0.3581 acre tract described in the deed from Raymond Z. Dorozynski to Warfield Electric, LLC, recorded under Document Number 2012036082, of the Official Records of Brazoria County, Texas;

THENCE South 02° 51' 30" East – 75.00', along an east line of said Lot A, common to the west line of said 0.3581 acre tract, to the southwest corner of said 0.3581 acre tract, common to an angle corner of said Lot A, from which a 5/8" iron rod bears South 45° 42' 33" East – 2.04';

THENCE North 87° 08' 30" East – 178.00', along a north line of said Lot A, common to the south line of said 0.3581 acre tract (at 78.00' passing a 1/2" iron rod with cap stamped "RPLS 5565" found for the southeast corner of said 0.3581 acre tract, common to the southwest corner of aforesaid 0.459 acre tract, from which a found 1" iron pipe bears South 00° 23' 32" West – 2.68') and the south line of said 0.459 acre tract to the southeast corner of said 0.459 acre tract, common to an angle corner of said Lot A, from which a 1/2" iron rod bears South 08° 28' 32" East – 1.02';

THENCE North 02° 48' 23" West – 169.50', along the east line of said 0.459 acre tract, common to an west line of said Lot A, to the **POINT OF BEGINNING** of the herein described tract and containing 21.62 acres of land.

TRACT 1-B

BEGINNING at a 5/8" iron rod found for the northeast corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, in the west line of the 4.0033 acre tract described as Tract Two in the deed from First Republicbank Galveston, N.A. to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas;

THENCE South 02° 54' 50" East – 340.83', along the east line of said Lot L, common to the west line of said 4.0033 acre tract to a 1/2" iron rod found for the most easterly southeast corner of said Lot L, common to the southwest corner of said 4.0033 acre tract, in the north line of Lot M of said REPLAT OF PEARLAND PAVILION;

THENCE North 87° 21' 21" East – 177.43', along the north line of said Lot M, common to the south line of said 4.0033 acre tract, to a 1/2" iron rod found for the beginning of a tangent curve to the left;

THENCE along said curve to the left, continuing along the north line of said Lot M, common to the south line of said 4.0033 acre tract, an arc length of 282.88' (at an arc length of 88.96' passing a 5/8" iron rod found for the southeast corner of said 4.0033 acre tract, common to the southwest corner of the 5.46009 acre tract described as Tract Three in the deed from First Republicbank Galveston, N.A. to Felton M. Baker, recorded under Document Number 1990018373, of the Official Records of Brazoria County, Texas, common to the northeast corner of said Lot M, common to the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION), then continuing with the north line of said Lot Q, common to the south line said 5.4609 acre tract, and said curve to the left, with a radius of 314.79', a central angle of 51° 29' 14", and a chord bearing and distance of North 61° 36' 45" East – 273.45' to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the point of reverse curvature of a curve to the right;

THENCE along said curve to the right, continuing along the north line of said Lot Q, common to the south line of said 5.4609 acre tract, an arc distance of 237.86' (at an arc length of 87.92' passing a 5/8" iron rod found for the northeast corner of said Lot Q, common to the northwest corner of Lot S of said REPLAT OF PEARLAND PAVILION), then continuing with the north line of said Lot S, common to the south line of said 5.4609 acre tract, and said curve to the right, with a radius of 264.97', a central angle of 51° 26' 02", and a chord bearing and distance of North 61° 35' 09" East – 229.95' to a 1/2" iron rod found for the end of curve;

THENCE North 87° 18' 10" East – 79.46', continuing along the north line of said Lot S, common to the south line of said 5.4609 acre tract, to the beginning of a tangent curve to the left, from which a found 1/2" iron rod bears North 42° 15' 26" East – 0.29';

THENCE along said curve to the left, continuing along the north line of said Lot S, common to the south line of said 5.4609 acre tract, an arc distance of 31.42', with a radius of 20.00', a

central angle of 90° 00' 17", and a chord bearing and distance of North 42° 18' 01" East – 28.29' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most easterly northeast corner of the herein described tract, common to the end of curve, the northeast corner of said Lot S, and the most easterly southeast corner of said 5.4609 acre tract, in the west right-of-way of Old Alvin Road (65' wide) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas);

THENCE South 02° 42' 08" East – 335.48', along the east line of said Lot S, common to the west right-of-way line of said Old Alvin Road (at 220.28' passing the southeast corner of said Lot S, common to the northeast corner of Lot T of said REPLAT OF PEARLAND PAVILION), then continuing with the east line of said Lot T, common to the said west right-of-way line, to the beginning of a curve to the right, common to the north end of the northwest right-of-way cutback curve at the intersection of said Old Alvin Road and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the most easterly southeast corner of said Lot T, from which a found 5/8" iron rod (bent) bears North 17° 44' 23" East – 0.49';

THENCE along said curve to the right, along said northwest right-of-way cutback curve, an arc length of 31.41', with a radius of 20.00', a central angle of 89° 59' 05", and a chord bearing and distance of South 42° 17' 25" West – 28.28' to the west end of said northwest right-of-way cutback curve, common to the most southerly southeast corner of said Lot T, from which a found 5/8" iron rod bears North 87° 16' 57" East – 0.45';

THENCE South 87° 16' 57" West – 66.57', along the south line of said Lot T, common to the north right-of-way line of said Hampshire Street to a 5/8" iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, continuing along said south line of said Lot T, common to said north right-of-way line, an arc distance of 155.67' (at an arc distance of 125.65' passing a 5/8" iron rod found for the southeast corner of said Lot T, common to the southeast corner of aforesaid Lot Q), continuing along the south line of said Lot Q, common to said north right-of-way line, and said curve to the left, with a radius of 248.87', a central angle of 35° 50' 20", and a

chord bearing and distance of South 69° 21' 47" West – 153.15' to a 5/8" iron rod found for the point of reverse curvature of a curve to the right;

THENCE along said curve to the right, continuing along the south line of said Lot Q, common to said north right-of-way line an arc distance of 118.60', with a radius of 189.17', a central angle of 35° 55' 14", and a chord bearing and distance of South 69° 24' 14" West – 116.66' to a 1/2" iron rod found for the end of curve;

THENCE South 87° 21' 51" West – 963.75', continuing along the south line of said Lot Q, common to the said north right-of-way line (at 97.03' passing a 1/2" iron rod (bent) found for the southeast corner of said Lot Q, common to the southeast corner of aforesaid Lot M), then continuing along the south line of said Lot M, common to said north right-of-way line (at 515.61' passing a 5/8" iron rod found for the most southerly southwest corner of said Lot M, common to the southeast corner of aforesaid Lot L), then continuing along the south line of said Lot L, common to said north right-of-way line (at 761.80' passing a 5/8" iron rod found for the most southerly southwest corner of said Lot L, common to the southeast corner of Lot J of said REPLAT OF PEARLAND PAVILION), then continuing along the south line of said Lot J, common to said north right-of-way line to a 5/8" iron rod found for the most southerly southwest corner of said Lot J, common to the east end of the northeast right-of-way cutback curve at the intersection of aforesaid Hampshire Street and South Galveston Avenue (60' ROW) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), and the beginning of a curve to the right;

THENCE along said curve to the right, along said northeast right-of-way cutback curve, an arc distance of 30.13', with a radius of 20.00', a central angle of 86° 19' 17", and a chord bearing and distance of North 49° 28' 31" West – 27.36', to a 5/8" iron rod found for the most westerly southwest corner of said Lot J, common to the north end of said northeast right-of-way cutback curve, and the point of reverse curvature to the left, in the east right-of-way line of said South Galveston Avenue;

THENCE along said curve to the left, along the west line of said Lot J, common to said east right-of-way line, an arc distance of 207.24' (at an arc distance of 66.29' passing the northwest corner of said Lot J, common to the southwest corner of Lot I of said REPLAT OF PEARLAND PAVILION), then continuing with the west line of said Lot I, common to said east right-of-way line, and with said curve to the left, with a radius of 458.48', a central angle of 25° 53' 54", and a chord bearing and distance of North 19° 15' 51" West – 205.48' to the point of compound curvature to the right, from which a found 5/8" iron rod bears South 38° 43' 02" East – 0.28';

THENCE along said curve to the right, continuing along the west line of said Lot I, common to said east right-of-way line, an arc distance of 220.00' (at an arc distance of 109.92' passing a 1/2" iron rod found for the northwest corner of said Lot I, common to the southwest corner of Lot H of said REPLAT OF PEARLAND PAVILION), then continuing with the west line of said Lot H, common to said east right-of-way line, and with said curve to the right, with a radius of 429.33', a central angle of 29° 21' 35", and a chord bearing and distance of North 17° 32' 01" West – 217.60' to a 1/2" iron rod found for the end of curve;

THENCE North 02° 51' 13" West – 511.49', continuing along the west line of said Lot H, common to said east right-of-way line (at 114.69' passing a 1/2" iron rod found for the northwest corner of said Lot H, common to the southwest corner of Lot G of said REPLAT OF PEARLAND PAVILION), then continuing along the west line of said Lot G, common to said east right-of-way line, (at 404.56' passing the northwest corner of said Lot G, common to the southwest corner of Lot E of said REPLAT OF PEARLAND PAVILION), then continuing along the west line of said Lot E, common to said east right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for an angle corner of the herein described tract, common to the beginning of a curve to the right;

THENCE along said curve to the right, continuing along the west line of said Lot E, common to said east right-of-way line, an arc distance of 176.54', with a radius of 225.00', a central angle of 44° 57' 23", and a chord bearing and distance of North 19° 37' 29" East – 172.05' to the point of reverse curvature to the left, from which a found 1/2" iron rod bears North 47° 51' 50" West – 0.27';

THENCE along said curve to the left, continuing along the west line of said Lot E, common to said east right-of-way line, an arc distance of 221.25', with a radius of 287.89', a central angle of 44° 01' 58", and a chord bearing and distance of North 20° 05' 11" East – 215.87' to the north corner of said Lot E, in the west line of Lot 10, Block 4, of aforesaid AIRPORT SUBDIVISION, SECTION 4, from which a found "X" cut in concrete bears North 02° 51' 34" West – 4.68';

THENCE South 02° 51' 34" East – 755.08', along the east line of said Lot E, common to the west line of said AIRPORT SUBDIVISION, SECTION 4, (at 288.39' passing the southwest corner of said AIRPORT SUBDIVISION, SECTION 4), then continuing along the east line of said Lot E, (at 464.68' passing the southeast corner of said Lot E, common to the northeast corner of aforesaid Lot G), then continuing along the east line of said Lot G, to a 5/8" iron rod found for the southeast corner of said Lot G, common to the northeast corner of aforesaid Lot H, and the northwest corner of aforesaid Lot L;

THENCE North 87° 20' 50" East – 559.79', along the north line of said Lot L, to the **POINT OF BEGINNING** and containing 14.75 acres of land.

TRACT 1-C

COMMENCING at the southeast corner of Lot V of aforesaid REPLAT OF PEARLAND PAVILION, common to the northeast corner of Lot 22 of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, in the west right-of-way line of Old Alvin Road (65' wide) (Volume 17, Page 395, of the Plat Records of Brazoria County, Texas), from which a found 1/2" iron rod bears South 11° 48' 06" West – 0.73', and a 1/2" iron rod found at the northeast corner of said THOMAS & GILBERT INDUSTRIAL TRACTS bears North 89° 18' 12" East – 14.86'; THENCE North 02° 42' 08" West – 209.87', along the east line of said Lot V, common to the west right-of-way of Old Alvin Road, to the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 87° 43' 25" West – 961.50' to the beginning of tangent curve to the right;

THENCE along said curve to the right, an arc length of 56.04', with a radius of 157.50', a central angle of 20° 23' 15", and a chord bearing and distance of North 82° 04' 57" West – 55.75' to the point of reverse curvature of a curve to the left;

THENCE along said curve to the left, an arc length of 263.87', with a radius of 344.50', a central angle of 43° 53' 09", and a chord bearing and distance of South 86° 10' 06" West – 257.47', to the southwest corner of the herein described tract, in the east line of aforesaid 2.011 acre tract;

THENCE North 03° 18' 29" West – 525.71', along the west line of said Lot V, common to the east line of said 2.011 acre tract, (at 478.06' passing a 5/8" iron rod found for the most westerly northwest corner of said Lot V, common to the southwest corner of Lot K of said REPLAT OF PEARLAND PAVILION), continuing along the west line of said Lot K, common to the east line of said 2.011 acre tract, to a 5/8" iron rod found for the northeast corner of said 2.011 acre tract, common to the southeast corner of Lot D of said REPLAT OF PEARLAND PAVILION;

THENCE South 86° 45' 33" West – 301.70', along the south line of said Lot D, common to the north line of said 2.011 acre tract, to a 1/2" iron rod with cap stamped "Brown & Gay" found for the southwest corner of said Lot D, common to the southeast corner of the 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (110' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas and Volume 17, Page 395 of the Plat Records of Brazoria County, Texas);

THENCE North 32° 13' 59" West – 110.32', along the southeast line of said Lot D, common to said northeast right-of-way line, to the most westerly northwest corner of said Lot D, common to the south end of the southeast right-of-way cutback curve at the intersection of said State Highway 35 and Hampshire Street (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), and the beginning of a curve to the right, from which a found 5/8" iron rod bears South 82° 42' 52" East – 1.04';

THENCE along said curve to the right, along said southeast right-of-way cutback curve, an arc distance of 83.49', with a radius of 40.00', a central angle of 119° 35' 45", and a chord bearing and distance of North 27° 33' 58" East – 69.14' to the most northerly northwest corner of said Lot D, common to the east end of said southeast right-of-way cutback curve, in the south right-of-way line of said Hampshire Street, from which a found 1/2" iron rod bears South 89° 53' 35" East – 0.83';

THENCE North 87° 21' 51" East – 1257.10', along said south right-of-way line, common to the north line of said Lot D, (at 319.25' passing a 1/2" iron rod found for the northeast corner of said Lot D, common to the northwest corner of aforesaid Lot K), then continuing with said south right-of-way line, common to the north line of said Lot K, (at 661.92' passing a 1/2" iron rod found for the northeast corner of said Lot K, common to the northwest corner of Lot N of aforesaid REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot N, (at 886.82' passing a 1/2" iron rod found for the northeast corner of said Lot N, common to the northwest corner of Lot O of said REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot O, (at 1109.98' passing a 5/8" iron rod found for the northeast corner of said Lot O, common to the most northerly northwest corner of aforesaid Lot V), then continuing with said south right-of-way line, common to the north line of said Lot V, (at 1161.78' passing a 1/2" iron rod found for the most northerly northeast corner of said Lot V, common to the northwest corner of Lot R of said REPLAT OF PEARLAND PAVILION), then continuing with said south right-of-way line, common to the north line of said Lot R, to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, continuing along said south right-of-way line, common to the north line of said Lot R, an arc distance of 156.21' (at an arc distance of 108.13' passing a 1/2" iron rod found for the northeast corner of said Lot R, common to the northwest corner of Lot U of said REPLAT OF PEARLAND PAILION), then continuing along said south right-of-way line, common to the north line of said Lot U, and said curve to the left, with a radius of 249.17', a central angle of 35° 55' 14", and a chord bearing and distance of North 69° 24' 14" East –

153.67' to the point of reverse curvature to the right, from which a found 1/2" iron rod bears North 24° 52' 31" West – 0.37';

THENCE along said curve to the right, continuing along said south right-of-way line, common to the north line of said Lot U, an arc distance of 118.14', a radius of 188.87', a central angle of 35° 50' 20", and a chord bearing and distance of North 69° 21' 47" East – 116.22' to a 1/2" iron rod found for the end of curve;

THENCE North 87° 16' 57" East – 66.54', continuing along said south right-of-way line, common to the north line of said Lot U, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most northerly northeast corner of the herein described tract, common to the most northerly northeast corner of said Lot U, the west end of the southwest right-of-way cutback corner at the intersection of aforesaid Hampshire Street and aforesaid Old Alvin Road, and the beginning of a curve to the right;

THENCE along said curve to the right, along said southwest right-of-way cutback corner, an arc distance of 31.42', with a radius of 20.00', a central angle of 90° 00' 55", and a chord bearing and distance of South 47° 42' 35" East – 28.29' to the most easterly northeast corner of said Lot U, common to the south end of said southwest right-of-way cutback corner, in the west right-of-way line of said Old Alvin Road, from which a found 5/8" iron rod (bent) bears North 19° 13' 27" East – 2.71';

THENCE South 02° 42' 08" East – 962.34', along the west right-of-way line of said Old Alvin Road, common to the east line of said Lot U, (at 263.17' passing the southeast corner of said Lot U, common to the most easterly northeast corner of aforesaid Lot V) then continuing along said west right-of-way line common to the east line of said Lot V, (at 837.31' passing the intersection of the north line of aforesaid THOMAS & GILBERT INDUSTRIAL TRACTS, and the east line of said REPLAT OF PEARLAND PAVILION), then continuing along said west right-of-way line common to the east line of said Lot V, to the **POINT OF BEGINNING** and containing 21.54 acres of land.

TRACT 2

BEGINNING at the northeast corner of aforesaid 1.3590 acre tract, common to the southeast corner of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, in the west line of the 3.00 acre tract described in the deed from Estate of Raymond V. Kliesing to Mona Kliesign Bomsburger, recorded under Document Number 1987012143, of the Official Records of Brazoria County, Texas, from which a 5/8" iron rod bears North 02° 52' 20" West – 0.44';

THENCE South 02° 52' 20" East – 148.75', along the east line of said 1.3590 acre tract, common to the west line of said 3.00 acre tract, to a 5/8" iron rod found for the southeast corner of said 1.3590 acre tract, common to the southwest corner of said 3.00 acre tract, in the north line of aforesaid 5.4609 acre tract;

THENCE South 87° 19' 40" West – 398.12', along the south line of said 1.3590 acre tract, common to the north line of said 5.4609 acre tract (at 132.06' passing the northwest corner of said 5.4609 acre tract, common to the northeast corner of aforesaid 4.0033 acre tract), then continuing with the south line of said 1.3590 acre tract, and the north line of said 4.0033 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southwest corner of the herein described tract, common to the southwest corner of said 1.3590 acre tract;

THENCE North 02° 54' 50" West – 149.02', along the west line of said 1.3590 acre tract, (at 130.46' passing a found 3/4" iron pipe) then continuing along said west line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 1.3590 acre tract, in the south line of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4;

THENCE North 87° 21' 55" East – 398.23', along the north line of said 1.3590 acre tract, common to the south line of said AIRPORT SUBDIVISION SECTION NO. 4, to the **POINT OF BEGINNING** of the herein described tract and containing 1.361 acres of land.

TRACT 3

BEGINNING at a 1/2" iron rod found for the southwest corner of aforesaid 4.0033 acre tract, common to the most easterly southeast corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, in the north line of Lot M of said REPLAT OF PEARLAND PAVILION;

THENCE North 02° 54' 50" West – 658.34', along the west line of said 4.0033 acre tract, common to the east line of said Lot L, (at 340.83' passing a 5/8" iron rod found for the northeast corner of said Lot L), continuing along said west line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 4.0033 acre tract, and the southwest corner of aforesaid 1.3590 acre tract;

THENCE North 87° 19' 40" East – 266.06', along the north line of said 4.0033 acre tract, common to the south line of said 1.3590 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said 4.0033 acre tract, common to the northwest corner of aforesaid 5.4609 acre tract;

THENCE South 02° 50' 38" East – 645.98', along the east line of said 4.0033 acre tract, common to the west line of said 5.4609 acre tract, to a 5/8" iron rod found for the southeast corner of said 4.0033 acre tract, common to the southwest corner of said 5.4609 acre tract, the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION, the northeast corner of Lot M of said REPLAT OF PEARLAND PAVILION, and the beginning of a curve to the right;

THENCE along said curve to the right, along the south line of said 4.0033 acre tract, common to the north line of said Lot M, an arc distance of 88.96', with a radius of 314.79', a central angle of 16° 11' 33", and a chord bearing and distance of South 79° 15' 35" West – 88.67' to a 1/2" iron rod found for the end of curve;

THENCE South 87° 21' 21" West – 177.43', continuing along the south line of said 4.0033 acre tract, common to the north line of said Lot M, to the **POINT OF BEGINNING** and containing 4.007 acres of land.

TRACT 4

BEGINNING at a 5/8" iron rod found for the southwest corner of aforesaid 5.4609 acre tract, common to the southwest corner of aforesaid 4.0033 acre tract, the northwest corner of Lot Q of aforesaid REPLAT OF PEARLAND PAVILION, the northeast corner of Lot M of said REPLAT OF PEARLAND PAVILION;

THENCE North 02° 50' 38" West – 645.98', along the west line of said 5.4609 acre tract, common to the east line of said 4.0033 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said 5.4609 acre tract, and the northeast corner of said 4.0033 acre tract, in the south line of aforesaid 1.3590 acre tract;

THENCE North 87° 19' 35" East – 466.89', along the north line of said 5.4609 acre tract, common to the south line of said 1.3590 acre tract, (at 132.06' passing a 5/8" iron rod found for the southeast corner of said 1.3590 acre tract, common to the southwest corner of aforesaid 3.00 acre tract, then continuing along the north line of said 5.4609 acre tract, common to the south line of said 3.00 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said 5.4609 acre tract, and the southeast corner of said 3.00 acre tract, in the west right-of-way of aforesaid Old Alvin Road;

THENCE South 02° 42' 08" East – 419.86', along the east line of said 5.4609 acre tract, common to said west right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the most easterly southeast corner of the herein described tract, common to the most easterly

southeast corner of said 5.4609 acre tract, the north corner of Lot S of aforesaid REPLAT OF PEARLAND PAVILION, and the beginning of a curve to the right;

THENCE along said curve to the right, along the south line of said 5.4609 acre tract, common to the north line of said Lot S, an arc distance of 31.42', with a radius of 20.00', a central angle of 90° 00' 17', and a chord bearing and distance of South 42° 18' 01" West – 28.29' to the most southerly southeast corner of said 5.4609 acre tract, from which a found 1/2" iron rod bears North 42° 15' 26" East – 0.29';

THENCE South 87° 18' 10" West – 79.46', continuing along the south line of said 5.4609 acre tract, common to the north line of said Lot S, to a 1/2" iron rod found for the beginning of a curve to the left;

THENCE along said curve to the left, along the south line of said 5.4609 acre tract, common to the north line of said Lot S, an arc distance of 237.86', (at an arc distance of 149.94' passing a 5/8" iron rod found for the northwest corner of said Lot S, common to the northeast corner of aforesaid Lot Q), continuing with the south line of said 5.4609 acre tract, common to the north line of said Lot Q, and said curve to the left, with a radius of 264.97', a central angle of 51° 26' 02", and a chord bearing and distance of South 61° 35' 09" West – 229.95' to a 5/8" iron rod with cap stamped "LJA-ENG" set for the point of reverse curvature to the right;

THENCE along said curve to the right, along the south line of said 5.4609 acre tract, common to the north line of said Lot Q, an arc distance of 193.91', with a radius of 314.79', a central angle of 35° 17' 38", and a chord bearing and distance of South 53° 30' 57" West – 190.86', to the **POINT OF BEGINNING** and containing 5.453 acres of land.

TRACT 5

BEGINNING at the northwest corner of aforesaid 2.011 acre tract, common to the southwest corner of a 10' reserve for road widening as shown on aforesaid REPLAT OF PEARLAND PAVILION, in the northeast right-of-way line of State Highway 35 (100' wide) (Volume 211, Page 493, of the Deed Records of Brazoria County, Texas), from which a 1/2" iron rod with cap stamped "Brown & Gay" bears South 86° 45' 33" West – 0.99';

THENCE North 86° 45' 33" East – 312.22', along the north line of said 2.011 acre tract, (at 10.52' passing a 1/2" iron rod with cap stamped "Brown and Gay" found for the southwest corner of Lot D of said REPLAT OF PEARLAND PAVILION), then continuing with the north line of said 2.011 acre tract, common to the south line of said Lot D, to a 5/8" iron rod found for the northeast corner of said 2.011 acre tract, common to the southeast corner of said Lot D, in the west line of Lot K of said REPLAT OF PEARLAND PAVILION;

THENCE South 03° 18' 29" East – 525.71', along the east line of said 2.011 acre tract, common to the west line of said Lot K, (at 47.66' passing a 5/8" iron rod found for the southwest corner of said Lot K, common to the most westerly northwest corner of Lot V of said REPLAT OF PEARLAND PAVILION), then continuing with the east line of said 2.011 acre tract, common to the west line of said Lot V, to a point on a non-tangent curve to the left;

THENCE along said curve to the left, an arc length of 17.26', with a radius of 344.50', a central angle of 02° 52' 11", and a chord bearing and distance of South 62° 47' 25" West – 17.25', to the southwest corner of the herein described tract, in the southwest line of said 2.011 acre tract, common to the northeast line of the right-of-way deed recorded under Volume 210, Page 348, of the Deed Records of Brazoria County, Texas, in the northeast right-of-way line of State Highway 35 (100' wide);

THENCE North 32° 23' 13" West – 609.95', along the southwest line of said 2.011 acre tract common to said northeast right-of-way line, to the **POINT OF BEGINNING** and containing 2.004 acres of land.

TRACT 6

BEGINNING at a 1 1/4" iron pipe found for the northeast corner of Lot 4, Block 4 of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, common to the northwest corner of Lot 3, of said Block 4, and the northeast corner of aforesaid Houston Helicopters, Inc. tract (1995031383), and the northwest corner of the tract of land described as "Lots 2-3-12-13, Block 4", in the deed from Woodrow V. Lesikar Family Trust to Carolyn Ann Lesikar Moon Special Trust, recorded under Document Number 2010006200, of the Official Records of Brazoria County, Texas, in the south right-of-way line of Lockheed Street (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE South 02° 48' 51" East – 238.00', along the east line of Lot 4 and Lot 14, of said Block 4, common to the west lines of Lot 3 and Lot 13 of said Block 4, the east line of said Houston Helicopters, Inc. tract (1995031383), and the west line of said Moon tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southeast corner of the herein described tract, common to the southeast corner of said Lot 14, common to the southwest corner of said Lot 13, the southeast corner of said Houston Helicopters, Inc. tract (1995031383), and the southwest corner of said Moon tract, in the north right-of-way line of Beechcraft Street (Private) (60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE South 87° 21' 55" West – 346.28', along the south line of said Block 4, common to said north right-of-way line, (at 100.00 feet passing the southwest corner of Lot 15, of said Block 4, common to the southeast corner of Lot 16, of said Block 4, the southwest corner of said Houston Helicopters, Inc. tract (1995031383), and the southeast corner of the aforesaid Houston Helicopters, Inc. tract (1995031382), from which a 5/8" iron rod bears South 08° 55' 12" West – 0.98', then continuing along the south line of said Block 4, common to said north right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southwest corner of the herein described tract, common to the southwest corner of Lot 20, of said Block 4, and the southwest corner of said Houston Helicopters, Inc. tract (1995031382), in the west line

of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, common to the east line of Lot E, of aforesaid REPLAT OF PEARLAND PAVALION;

THENCE North 02° 51' 34" West – 238.00', along the west lines of Lot 20 and Lot 10 of said Block 4, common to the west line of said AIRPORT SUBDIVISION, SECTION NO. 4, the west line of said Houston Helicopters, Inc. tract (1995031382), and the east line of said Lot E, (at 228.38' passing the north corner of said Lot E), then continuing along said common west lines and the east right-of-way line of South Galveston Road (60' wide) (Volume 17, Page 395 of the Plat Records of Brazoria County, Texas), (at 233.07' passing a found "X" cut in concrete), then continuing along said common west lines, and said east right-of-way line, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the northwest corner of said Lot 10, common to the northwest corner of said Houston Helicopters, Inc. tract (1995031382), in the south right-of-way line of aforesaid Lockheed Street;

THENCE North 87° 21' 55" East – 346.47', along the north line of said Block 4, common to said south right-of-way line, to the POINT OF BEGINNING and containing 1.893 acres of land.

TRACT 7

BEGINNING at a 5/8" iron rod found for the northwest corner of Lot L of aforesaid REPLAT OF PEARLAND PAVILION, common to the northeast corner of Lot H of said REPLAT OF PEARLAND PAVILION, and the southeast corner of Lot G of said REPLAT OF PEARLAND PAVILION;

THENCE North 02° 51' 34" West – 466.69' along the east line of said Lot G, (at 290.40' passing the northeast corner of said Lot G, common to the southeast corner of Lot E, of said REPLAT OF PEARLAND PAVILION), continuing along the east line of said Lot E, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northwest corner of the herein described tract, common to the southeast corner of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4, in the south right-

of-way line of Beechcraft Street (Private)(60' wide) (Volume 8, Page 17, of the Plat Records of Brazoria County, Texas);

THENCE North 87° 21' 55" East – 559.34', along the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to said south right-of-way line, to a 5/8" iron rod stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northwest corner of aforesaid 1.3590 acre tract;

THENCE South 02° 54' 50" East – 466.52', along the west line of said 1.3590 acre tract, (at 18.56' passing a found 3/4" iron pipe), then continuing along said west line (at 149.02' passing the southwest corner of said 1.3590 acre tract, common to the northwest corner of aforesaid 4.0033 acre tract), then continuing along the west line of said 4.0033 acre tract, to a 5/8" iron rod found for the northeast corner of aforesaid Lot L;

THENCE South 87° 20' 50" West – 559.79', along the north line of said Lot L, to the POINT OF BEGINNING and containing 5.994 acres of land.

TRACT 8

COMMENCING at a 5/8" iron rod with cap found at the northeast corner of Lot 1 of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, the northeast corner of Lot One (1) in the deed from Rex Edwin Searle, Jr. to Thomas C. Coler, recorded under Document Number 20000013671, of the Official Records of Brazoria County, Texas, in the west right-of-way line of Douglas Street (60.00') out of aforesaid AIRPORT SUBDIVISION, SECTION NO. 4; THENCE South 02° 48' 21" East – 238.00', along the east line of said Lot 1, Block 4, of said AIRPORT SUBDIVISION, SECTION NO. 4, and the east line of the tract of land described as "Lot Eleven (11)", in the deed from J.W. Pearson to The Pearson Family Revocable Living Trust, recorded under Document Number 2000040514, of the Official Records of Brazoria County, Texas, common to the west right-of-way line of said Douglas Street, to the southeast corner of said "Lot Eleven (11)", common to the southeast corner of said AIRPORT SUBDIVISION, SECTION NO.

4, Block 4 and the POINT OF BEGINNING of the herein described tract, in the north line right-of-way line of aforesaid Beechcraft Street;

THENCE North 87° 21' 55" East – 461.46', along the north line of said Beechcraft Street, (at 60.00' passing a 5/8" iron rod found for the southwest corner of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 3), then continuing along the north line of said Beechcraft Street, common to the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 3, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the northeast corner of the herein described tract, common to the northeast corner of said Beechcraft Street, in the west line of the 3.00 acre tract described in the deed from Estate of Raymond V. Kliesing to Mona Kliesign Bomsburger, recorded under Document Number 1987012143, of the Official Records of Brazoria County, Texas, common to the east line of said AIRPORT SUBDIVISION, SECTION NO. 4;

THENCE South 02° 52' 20" East – 60.00', along the east line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to the west line of said 3.00 acre tract, to the northeast corner of aforesaid 1.3590 acre tract, common to the southeast corner of said AIRPORT SUBDIVISION, SECTION NO. 4, and the southeast corner of the herein described tract, from which a found 5/8" iron rod bears North 02° 52' 20" West – 0.44';

THENCE South 87° 21' 55" West – 957.57', along the south line of aforesaid Beechcraft Street, common to the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, and the north line of said 1.3590 acre tract, (at 398.23' passing a set 5/8" iron rod with cap stamped "LJA-ENG", common to the northwest corner of said 1.3590 acre tract, and the northeast corner of aforesaid 59.932 acre tract), then continuing along the south line of said Beechcraft Street, common to the south line of said AIRPORT SUBDIVISION, SECTION NO. 4, and north line of said 59.932 acre tract, to a 5/8" iron rod with cap stamped "LJA-ENG" set for the southeast corner of the herein described tract, common to the northwest corner of said 59.932 acre tract, in the east line of aforesaid Lot E of aforesaid REPLAT OF PEARLAND PAVILION;

THENCE North 02° 51' 34" West – 60.00', along the west line of said AIRPORT SUBDIVISION, SECTION NO. 4, common to the east line of said Lot E, to a 5/8" iron rod with cap stamped

"LJA-ENG" set for the northwest corner of the herein described tract, common to the southwest corner of Lot Twenty (20), of said AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, in the north right-of-way line of said Beechcraft Street;

THENCE North 87° 21' 55" East – 496.10', along the north right-of-way line of said Beechcraft Street, common to the south line of said of AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, (at 246.28' passing the southwest corner of aforesaid "Lot Fifteen (15)" from which a found 5/8" iron rod bears South 08° 55' 12" West – 0.98,) then continuing along the north right-of-way line of said Beechcraft Street, common to the south line of said of AIRPORT SUBDIVISION, SECTION NO. 4, Block 4, to the POINT OF BEGINNING and containing 1.319 acres of land.

FOR A COMBINED TOTAL ACREAGE OF 79.94 ACRES.

Heather L. Sides, RPLS, CFedS
Registered Professional Land Surveyor
Texas Registration No. 5997

STATE OF TEXAS
REGISTERED
HEATHER L. SIDES
5997
PROFESSIONAL
LAND SURVEYOR

LJA Engineering, Inc.

LINE	BEARING	DISTANCE
L1	N 87°18'10" E	44.64'
L2	S 02°51'34" E	272.99'
L3	S 02°51'13" E	511.49'
L4	S 87°21'51" W	271.60'
L5	N 32°16'27" W	1361.95'
L6	N 57°38'15" E	229.00'
L7	N 29°42'45" W	285.90'
L8	N 87°18'10" E	211.11'
L9	S 02°25'27" E	95.00'
L10	N 87°18'10" E	529.09'
L11	S 02°51'30" E	75.00'
L12	N 87°08'30" E	178.00'
L13	N 02°48'23" W	169.50'
L14	S 02°54'50" E	340.83'
L15	N 87°21'21" E	177.43'
L16	N 87°18'10" E	79.46'
L17	S 02°42'08" E	335.48'
L18	S 87°16'57" W	66.57'
L19	S 87°21'51" W	963.75'
L20	N 02°51'13" W	511.49'
L21	S 02°51'34" E	755.08'
L22	N 87°20'50" E	559.79'
L30	N 03°18'29" W	525.71'
L31	S 86°45'33" W	301.70'
L32	N 32°13'59" W	110.32'
L33	N 87°21'51" E	1257.10'
L34	N 87°16'57" E	66.54'
L35	S 02°42'08" E	962.34'

L36	S 02°52'20" E	148.75'
L37	S 87°19'40" W	398.12'
L38	N 02°54'50" W	149.02'
L39	N 87°21'55" E	398.23'
L40	N 02°54'50" W	658.34'
L41	N 87°19'40" E	266.06'
L42	S 02°50'38" E	645.98'
L43	S 87°21'21" W	177.43'
L44	N 02°50'38" W	645.98'
L46	N 87°19'35" E	466.89'
L47	S 02°42'08" E	419.86'
L48	S 87°18'10" W	79.46'
L49	N 86°45'33" E	312.22'
L50	S 03°18'29" E	525.71'
L51	N 32°23'13" W	609.95'
L52	S 02°48'51" E	238.00'
L53	S 87°21'55" W	346.28'
L54	N 02°51'34" W	238.00'
L55	N 87°21'55" E	346.47'
L56	S 87°20'50" W	559.79'
L57	N 02°51'34" W	466.69'
L58	N 87°21'55" E	559.34'
L59	S 02°54'50" E	466.52'
L60	N 87°21'55" E	461.46'
L61	S 02°52'20" E	60.00'
L62	S 87°21'55" W	957.57'
L63	N 02°51'34" W	60.00'
L64	N 87°21'55" E	496.10'
L65	S 87°43'25" W	961.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.83'	227.89'	44°57'44"	S 19°37'18" W	174.28'
C2	223.62'	285.00'	44°57'23"	S 19°37'29" W	217.93'
C3	125.62'	489.33'	14°42'31"	S 10°12'39" E	125.27'
C4	125.13'	489.33'	14°39'05"	S 24°53'06" E	124.79'
C5	173.34'	398.48'	24°55'28"	S 19°45'05" E	171.98'
C6	33.04'	20.00'	94°39'11"	S 40°02'15" W	29.41'
C7	42.14'	40.00'	60°21'42"	N 62°27'18" W	40.22'
C8	282.88'	314.79'	51°29'14"	N 61°36'45" E	273.45'
C9	237.86'	264.97'	51°26'02"	N 61°35'09" E	229.95'
C10	31.42'	20.00'	90°00'17"	N 42°18'01" E	28.29'
C11	31.41'	20.00'	89°59'05"	S 42°17'25" W	28.28'
C12	155.67'	248.87'	35°50'20"	S 69°21'47" W	153.15'
C13	118.60'	189.17'	35°55'14"	S 69°24'14" W	116.66'
C14	30.13'	20.00'	86°19'17"	N 49°28'31" W	27.36'
C15	207.24'	458.48'	25°53'54"	N 19°15'51" W	205.48'
C16	220.00'	429.33'	29°21'35"	N 17°32'01" W	217.60'
C17	176.54'	225.00'	44°57'23"	N 19°37'29" E	172.05'
C18	221.25'	287.89'	44°01'58"	N 20°05'11" E	215.84'
C19	83.49'	40.00'	119°35'45"	N 27°33'58" E	69.14'
C20	156.21'	249.17'	35°55'14"	N 69°24'14" E	153.67'
C21	118.14'	188.87'	35°50'20"	N 69°21'47" E	116.22'
C22	31.42'	20.00'	90°00'55"	S 47°42'35" E	28.29'
C23	88.96'	314.79'	16°11'33"	S 79°15'35" W	88.67'
C24	31.42'	20.00'	90°00'17"	S 42°18'01" W	28.29'
C25	237.86'	264.97'	51°26'02"	S 61°35'09" W	229.95'
C26	193.91'	314.79'	35°17'38"	S 53°30'57" W	190.86'
C27	56.04'	157.50'	20°23'15"	N 82°04'57" W	55.75'
C28	263.87'	344.50'	43°53'09"	S 86°10'06" W	257.47'
C29	17.26'	344.50'	02°52'11"	S 62°47'25" W	17.25'

Exhibit 9

79.94 ACRES
IN THE
A.C.H.&B. SURVEY,
SECTION 1, A-147
H.T. & B.R.R. COMPANY
SURVEY 11, A-239
BRAZORIA COUNTY, TEXAS

DECEMBER 2014 JOB NO 1931-1901-303

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

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: General Commercial & Office Professional

Proposed Zoning District: Planned Development

Property Information:

Address or General Location of Property: SH35 & old Alvin Road at Hampshire Street

Tax Account No. See Attached List

Subdivision: ACH&B Survey Abstract 147 & HTBRR Survey 111 Abstract 239 Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME c/o Gary Baker Felton H & Mary C Baker Revocable Trust et al
ADDRESS 3506 Lockhead St
CITY Pearland STATE TX ZIP 77581
PHONE(281) 485-1000 (Lanie's Baker)
FAX(713) 970-1018
E-MAIL ADDRESS Srobinson@andetrealtygroup.com
Stephen Robinson - Owner's Broker

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE(281) 412 9210
FAX(281) 412 9060
E-MAIL ADDRESS alan@pamdtexas.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

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

Owner's Signature: _____ Date: 11/2/14

Applicant/Agent's Signature: _____ Date: 12/2/14

OFFICE USE ONLY

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

RECEIVED DEC 5 2014

Application No.

APPLICATION CHECKLIST FOR THE FOLLOWING

- **Zone Changes**
- **Planned Development Districts (PD)**

☑ Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.

☑ If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**

☑ Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

☐ NA Letter of Intent, explaining the zone change request in detail and why the zoning is being requested to be changed, and state the uses being proposed

*Letter of Intent is not required for a PD.

☑ Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)

- **Zero (0) to less than 25 acres:**
  - $ 750.00, plus $25.00 per each type of zoning district requested; or
  - $ 800.00 if requesting a Planned Development (PD)
- **25 to less than 50 acres:**
  - $ 800.00, plus $25.00 per each type of zoning district requested; or
  - $ 850.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
  - $ 850.00, plus $25.00 per each type of zoning district requested; or
  - $ 900.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
  - $ 900.00, plus $25.00 per each type of zoning district requested; or
  - → $ 950.00 if requesting a Planned Development (PD)
- **100 acres and above:**
  - $ 950.00, plus $25.00 per each type of zoning district requested; or
  - $ 1000.00 if requesting a Planned Development (PD)

☑ For PD's Only: the proposed PD document electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

☑ Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing

☑ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

☐ Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

Date 12-2-14

City of Pearland
3519 Liberty Dr.
Pearland TX 77581

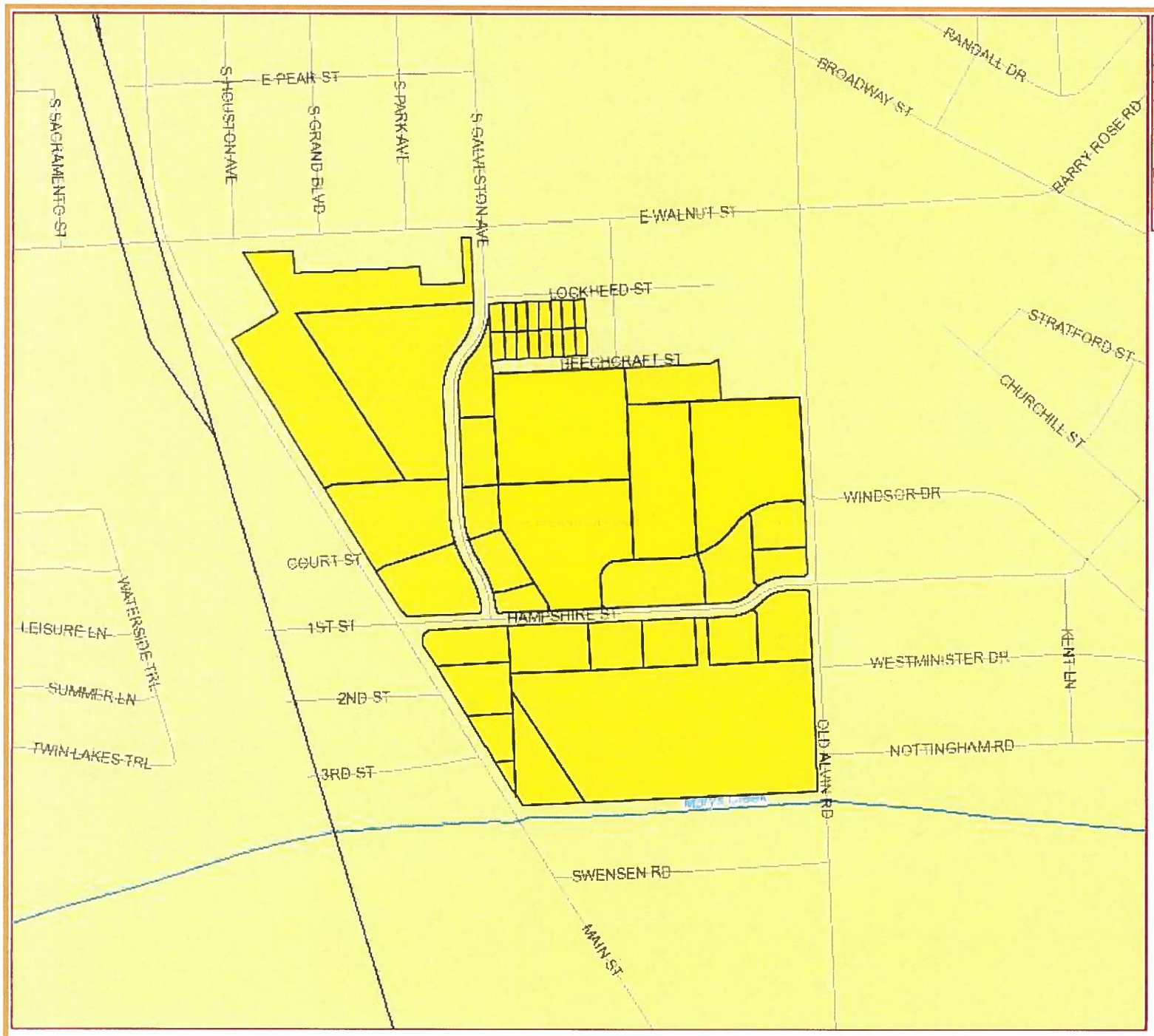
RE: Zoning Representation

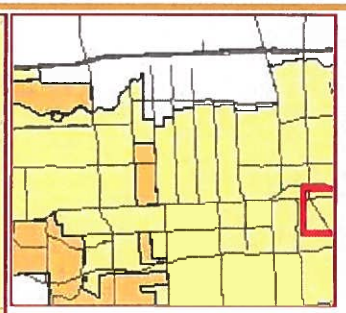
To Whom It May Concern:

On behalf of the Felton M. & Mary C. Baker Revocable Trust and Houston Helicopter, Inc. I hereby authorize Gromax Development and DR Horton to act on our behalf in the rezoning of the property we own which is being submitted under the name of "Baker's Landing". This representation may be withdrawn at any point prior to final approval of the rezoning by the city of Pearland.

Sincerely,

By: Gary Baker
Address: 3506 Lockheed
Pearland TX 77581





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.

Scale 1:6,804
1 in = 567 ft
October 15, 2014

NORTH

CITY OF PEARLAND - PERMITS
3523 LIBERTY DRIVE
DRH Inc. Controlled Disb

Check Number 0202228
Date 12/02/14

Stub 1 of 1

1118372

PO Numb	Invoice Number	Subdv	Lot#	Lot Address	Cost Cde	Legal Desc	Gross	Deductions	Amount Paid
	120114 BAKERS L	29225		Baker's Landing			950.00		950.00
							950.00		950.00

D·R·HORTON® DHI Listed NYSE
America's Builder

PD - electronic form

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION
(circle one)
$ 950.00 BA or PF or FE

Description: ***Input who the check is from***
DRH Inc

COMMENTS/DESCRIPTION (F10):
Location or Address SH 35/old Alvin/Humpshire

Applicant Alan Mueller

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: OC Drawer: 1
Date: 12/05/14 01 Receipt no: 66669

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	$950.00

Trans number: 4680218

DRH INC
SH35/OLD ALVIN/HAMPSHIRE
ALAN MUELER
FELTON & MARY BAKER
DRH INC. CONTROLLED DISB
301 COMMERCE ST SUITE 500
FORT WORTH

Tender detail		
CK CHECK	202228	$950.00
Total tendered		$950.00
Total payment		$950.00

Trans date: 12/05/14 Time: 8:18:03

Baker et al BCAD Parcels

Property ID		Tax Account Number
162865		0147 - 0046 - 120
166236		0239 - 0002 - 110
180801		1164 - 0304 - 000
180802		1164 - 0306 - 000
180804		1164 - 0316 - 000
180805		1164 - 0320 - 000
237420		7029 - 0000 - 010
237421		7029 - 0000 - 020
237422		7029 - 0000 - 030
237423		7029 - 0000 - 040
237424		7029 - 0000 - 050
237425		7029 - 0000 - 070
237426		7029 - 0000 - 080
237427		7029 - 0000 - 090
237429		7029 - 0000 - 110
237431		7029 - 0000 - 130
237432		7029 - 0000 - 140
237433		7029 - 0000 - 150
237435		7029 - 0000 - 161
237436		7029 - 0000 - 162
237437		7029 - 0000 - 163
237438		7029 - 0000 - 170
237439		7029 - 0000 - 180
237441		7029 - 0000 - 190
237442		7029 - 0000 - 200
237445		7029 - 0000 - 220

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
A0147 A C H & B, TRACT 114A, ACRES 6.000

Fiduciary Number: 23414312

Parcel Address:
Legal Acres: 6.0000

<--- ---->

Account Number: **0147-0046-120**

Certificate No: 223485580
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
HOUSTON HELICOPTER INC
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	68,400
2014 Levy:	$1,903.09
2014 Levy Balance:	$1,903.09
Prior Year Levy Balance:	$0.00
Total Levy Due:	$1,903.09
P&I + Attorney Fee:	$0.00
Total Amount Due:	$1,903.09

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
A0239 H T & B R R, TRACT 8A2-8A2B,
ACRES 2.000, PEARLAND

Fiduciary Number: 23414312

Parcel Address: 3112 S MAIN ST HWY 35
Legal Acres: 2.0000

<--- ---->

Account Number: **0239-0002-110**

Certificate No: 223485581
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	38,000
2014 Levy:	$1,057.28
2014 Levy Balance:	$1,057.28
Prior Year Levy Balance:	$0.00
Total Levy Due:	$1,057.28
P&I + Attorney Fee:	$0.00
Total Amount Due:	$1,057.28

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
AIRPORT S/D #4 (PEARLAND), BLOCK 4, LOT 4-5-14-15

Fiduciary Number: 23414312

Parcel Address: 3506 LOCKHEED ST
Legal Acres: .5464

<--- ---->

Account Number: **1164-0304-000**

Certificate No: 223485584
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
HOUSTON HELICOPTER INC
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	305,790
2014 Levy:	$8,507.99
2014 Levy Balance:	$8,507.99
Prior Year Levy Balance:	$0.00
Total Levy Due:	$8,507.99
P&I + Attorney Fee:	$0.00
Total Amount Due:	$8,507.99

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
AIRPORT S/D #4 (PEARLAND), BLOCK 4, LOT 6TO9-18-19

Fiduciary Number: 23414312

Parcel Address: LOCKHEED ST
Legal Acres: .8196

<--- ---->

Account Number: **1164-0306-000**

Certificate No: 223485585
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
HOUSTON HELICOPTER INC
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	74,970
2014 Levy:	$2,085.88
2014 Levy Balance:	$2,085.88
Prior Year Levy Balance:	$0.00
Total Levy Due:	$2,085.88
P&I + Attorney Fee:	$0.00
Total Amount Due:	$2,085.88

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
AIRPORT S/D #4 (PEARLAND), BLOCK 4, LOT 16-17

Fiduciary Number: 23414312

Parcel Address:
Legal Acres: .2732

<--- ---->

Account Number: **1164-0316-000**

Certificate No: 223485605
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
HOUSTON HELICOPTER INC
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	24,990
2014 Levy:	$695.28
2014 Levy Balance:	$695.28
Prior Year Levy Balance:	$0.00
Total Levy Due:	$695.28
P&I + Attorney Fee:	$0.00
Total Amount Due:	$695.28

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
AIRPORT S/D #4 (PEARLAND), BLOCK 4, LOT 10-20

Fiduciary Number: 23414312

Parcel Address: LOCKHEED ST
Legal Acres: .2732

<--- ---->

Account Number: **1164-0320-000**

Certificate No: 223485610
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
HOUSTON HELICOPTER INC
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	24,990
2014 Levy:	$695.28
2014 Levy Balance:	$695.28
Prior Year Levy Balance:	$0.00
Total Levy Due:	$695.28
P&I + Attorney Fee:	$0.00
Total Amount Due:	$695.28

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT A, ACRES 8.772

Fiduciary Number: 23414312

Parcel Address: HIGHWAY 35
Legal Acres: 8.7720

<--- ---->

Account Number: **7029-0000-010**

Certificate No: 223485612
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	166,670
2014 Levy:	$4,637.27
2014 Levy Balance:	$4,637.27
Prior Year Levy Balance:	$0.00
Total Levy Due:	$4,637.27
P&I + Attorney Fee:	$0.00
Total Amount Due:	$4,637.27

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR / COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT B, ACRES 3.268

Fiduciary Number: 23414312

Parcel Address: HIGHWAY 35
Legal Acres: 3.2680

<--- ---->

Account Number: **7029-0000-020**

Certificate No: 223485615
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	62,090
2014 Levy:	$1,727.52
2014 Levy Balance:	$1,727.52
Prior Year Levy Balance:	$0.00
Total Levy Due:	$1,727.52
P&I + Attorney Fee:	$0.00
Total Amount Due:	$1,727.52

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT C, ACRES 2.093

Fiduciary Number: 23414312

Parcel Address: HIGHWAY 35 AT HAMPSHIRE RD
Legal Acres: 2.0930

<--- ---->

Account Number: **7029-0000-030**

Certificate No: 223485620
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	39,770
2014 Levy:	$1,106.51
2014 Levy Balance:	$1,106.51
Prior Year Levy Balance:	$0.00
Total Levy Due:	$1,106.51
P&I + Attorney Fee:	$0.00
Total Amount Due:	$1,106.51

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT D, ACRES 1.213

Fiduciary Number: 23414312

Parcel Address: HIGHWAY 35 AT HAMPSHIRE RD
Legal Acres: 1.2130

<--- ---->

Account Number: **7029-0000-040**

Certificate No: 223485640
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	23,050
2014 Levy:	$641.32
2014 Levy Balance:	$641.32
Prior Year Levy Balance:	$0.00
Total Levy Due:	$641.32
P&I + Attorney Fee:	$0.00
Total Amount Due:	$641.32

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT E, ACRES 0.901

Fiduciary Number: 23414312

Parcel Address: S GALVESTON
Legal Acres: .9010

<--- ---->

Account Number: **7029-0000-050**

Certificate No: 223485644
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	17,120
2014 Levy:	$476.33
2014 Levy Balance:	$476.33
Prior Year Levy Balance:	$0.00
Total Levy Due:	$476.33
P&I + Attorney Fee:	$0.00
Total Amount Due:	$476.33

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT G, ACRES 1.000

Fiduciary Number: 23414312

Parcel Address: S GALVESTON
Legal Acres: 1.0000

<--- ---->

Account Number: **7029-0000-070**

Certificate No: 223485649
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	19,000
2014 Levy:	$528.64
2014 Levy Balance:	$528.64
Prior Year Levy Balance:	$0.00
Total Levy Due:	$528.64
P&I + Attorney Fee:	$0.00
Total Amount Due:	$528.64

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT H, ACRES 0.700

Fiduciary Number: 23414312

Parcel Address: S GALVESTON
Legal Acres: .7000

<--- ---->

Account Number: **7029-0000-080**

Certificate No: 223485650
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	13,300
2014 Levy:	$370.05
2014 Levy Balance:	$370.05
Prior Year Levy Balance:	$0.00
Total Levy Due:	$370.05
P&I + Attorney Fee:	$0.00
Total Amount Due:	$370.05

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT I, ACRES 0.916

Fiduciary Number: 23414312

Parcel Address: S GALVESTON
Legal Acres: .9160

<--- ---->

Account Number: **7029-0000-090**

Certificate No: 223485710
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	17,410
2014 Levy:	$484.40
2014 Levy Balance:	$484.40
Prior Year Levy Balance:	$0.00
Total Levy Due:	$484.40
P&I + Attorney Fee:	$0.00
Total Amount Due:	$484.40

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

Amber Cook

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT K, ACRES 1.562

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: 1.5620

<--- ---->

Account Number: **7029-0000-110**

Certificate No: 223485711
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	29,680
2014 Levy:	$825.79
2014 Levy Balance:	$825.79
Prior Year Levy Balance:	$0.00
Total Levy Due:	$825.79
P&I + Attorney Fee:	$0.00
Total Amount Due:	$825.79

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT M, ACRES 1.978

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: 1.9780

<--- ---->

Account Number: **7029-0000-130**

Certificate No: 223485712
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	37,580
2014 Levy:	$1,045.59
2014 Levy Balance:	$1,045.59
Prior Year Levy Balance:	$0.00
Total Levy Due:	$1,045.59
P&I + Attorney Fee:	$0.00
Total Amount Due:	$1,045.59

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT N, ACRES 1.033

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: 1.0330

<--- ---->

Account Number: **7029-0000-140**

Certificate No: 223485713
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	19,630
2014 Levy:	$546.17
2014 Levy Balance:	$546.17
Prior Year Levy Balance:	$0.00
Total Levy Due:	$546.17
P&I + Attorney Fee:	$0.00
Total Amount Due:	$546.17

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT O, ACRES 1.033

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: 1.0330

<--- ---->

Account Number: **7029-0000-150**

Certificate No: 223485714
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	19,630
2014 Levy:	$546.17
2014 Levy Balance:	$546.17
Prior Year Levy Balance:	$0.00
Total Levy Due:	$546.17
P&I + Attorney Fee:	$0.00
Total Amount Due:	$546.17

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

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TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT P1, ACRES 1.359

Fiduciary Number: 23414312

Parcel Address: CESSNA
Legal Acres: 1.3590

<--- ---->

Account Number: **7029-0000-161**

Certificate No: 223485715
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	25,820
2014 Levy:	$718.38
2014 Levy Balance:	$718.38
Prior Year Levy Balance:	$0.00
Total Levy Due:	$718.38
P&I + Attorney Fee:	$0.00
Total Amount Due:	$718.38

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT P2, ACRES 4.003

Fiduciary Number: 23414312

Parcel Address:
Legal Acres: 4.0030

<--- ---->

Account Number: **7029-0000-162**

Certificate No: 223485716
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	76,060
2014 Levy:	$2,116.21
2014 Levy Balance:	$2,116.21
Prior Year Levy Balance:	$0.00
Total Levy Due:	$2,116.21
P&I + Attorney Fee:	$0.00
Total Amount Due:	$2,116.21

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT P3, ACRES 5.460

Fiduciary Number: 23414312

Parcel Address: OLD ALVIN RD
Legal Acres: 5.4600

<--- ---->

Account Number: **7029-0000-163**

Certificate No: 223485719
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	103,740
2014 Levy:	$2,886.35
2014 Levy Balance:	$2,886.35
Prior Year Levy Balance:	$0.00
Total Levy Due:	$2,886.35
P&I + Attorney Fee:	$0.00
Total Amount Due:	$2,886.35

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT Q, ACRES 1.417

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: 1.4170

<--- ---->

Account Number: **7029-0000-170**

Certificate No: 223485726
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	26,930
2014 Levy:	$749.28
2014 Levy Balance:	$749.28
Prior Year Levy Balance:	$0.00
Total Levy Due:	$749.28
P&I + Attorney Fee:	$0.00
Total Amount Due:	$749.28

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT R PT, ACRES 0.964

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: .9640

<--- ---->

Account Number: **7029-0000-180**

Certificate No: 223485737
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

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Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	18,320
2014 Levy:	$509.72
2014 Levy Balance:	$509.72
Prior Year Levy Balance:	$0.00
Total Levy Due:	$509.72
P&I + Attorney Fee:	$0.00
Total Amount Due:	$509.72

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT S, ACRES 1.022

Fiduciary Number: 23414312

Parcel Address: OLD ALVIN RD
Legal Acres: 1.0220

<--- ---->

Account Number: **7029-0000-190**

Certificate No: 223485791
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	19,420
2014 Levy:	$540.33
2014 Levy Balance:	$540.33
Prior Year Levy Balance:	$0.00
Total Levy Due:	$540.33
P&I + Attorney Fee:	$0.00
Total Amount Due:	$540.33

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1620, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT T, ACRES 0.664

Fiduciary Number: 23414312

Parcel Address: HAMPSHIRE
Legal Acres: .6640

<--- ---->

Account Number: **7029-0000-200**

Certificate No: 223485804
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	12,620
2014 Levy:	$351.13
2014 Levy Balance:	$351.13
Prior Year Levy Balance:	$0.00
Total Levy Due:	$351.13
P&I + Attorney Fee:	$0.00
Total Amount Due:	$351.13

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
GROMAX DEVELOPMENT
4201 BROADWAY
PEARLAND , TX 77581

Legal Description
PEARLAND PAVILLION (A0147 A C H & B-A0239 H T & B)(PEARLAND), LOT V, ACRES 1.363

Fiduciary Number: 23414312

Parcel Address: OLD ALVIN RD
Legal Acres: 1.3630

<--- ---->

Account Number: **7029-0000-220**

Certificate No: 223485811
Certificate Fee: $10.00

Print Date: 12/01/2014
Paid Date: 12/01/2014
Issue Date: 12/01/2014
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. THE FOLLOWING YEARS ARE UNPAID: 2014

Exemptions:

Certified Owner:
BAKER FELTON M & MARY C REVOCABLE TRUST
3506 LOCKHEED ST
PEARLAND , TX 77581-4735

2014 Value:	25,900
2014 Levy:	$720.61
2014 Levy Balance:	$720.61
Prior Year Levy Balance:	$0.00
Total Levy Due:	$720.61
P&I + Attorney Fee:	$0.00
Total Amount Due:	$720.61

Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

V. New Business

A. ZONE CHANGE APPLICATION NO. 2015-01Z

A request of Thomas Offenberger, applicant; on behalf of JK Joseph & Matthew John, owners; for approval of a change in zoning from the Light Industrial (M-1) zoning district to the General Business (GB) zoning district; on approximately 0.9678 acres of land.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, FEBRUARY 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2015-01Z

A request of Thomas Offenberger, applicant; on behalf of JK Joseph & Matthew John, owners; for approval of a change in zoning from the Light Industrial (M-1) zoning district to the General Business (GB) zoning district; on approximately 0.9678 acres of land, to wit:

Legal Description: Being all that certain 0.9678 acres of land being the northerly part of that 1.727 acre tract known as JKJ Development, a minor plat recorded as document 2008015246 in the official public records of Brazoria County, Texas.

General Location: 200 feet north of the northwest corner of Mykawa Road and W. Orange Street, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: February 16, 2015

Re: Zone Change Application Number 2015-01Z

A request of Thomas Offenberger, applicant; on behalf of JK Joseph & Matthew John, owners; for approval of a change in zoning from the Light Industrial (M-1) zoning district to the General Business (GB) zoning district; on approximately 0.9678 acres of land, Pearland, TX

Summary of Request

The applicant is requesting approval of a change in zoning from the Light Industrial (M-1) zoning district to the General Business (GB) zoning district on approximately 0.9678 acres of land located 200 feet north of the northwest corner of Orange Street and Mykawa Road. The ap-plicant also owns the adjacent parcel to the south that is zoned GB that when combined with the M-1 parcel will make a property, consisting of 2.15 acres.

According to the applicant's letter of intent, the purpose of the requested change is to allow the owner to develop a fuel station and convenience store on the entire 2.15 acres.

The fuel station use is permitted in both the GB and M-1 zones while a convenience store is only permitted in the GB zone. The applicant is requesting the zone change to allow for more flexibility on the property as it relates to the location of the convenience store use.

Additional uses, such as auto repair, auto parts sales, daycare, restaurants, and retail could also be permitted within the GB zoning designation.

Recommendation

Staff is unable to recommend approval of the request to change the zoning of the approximately 0.9678 acre site from M-1 to GB for the following reasons:

1. The change in zoning is in conflict with the Comprehensive Plan, as the proposed zoning of GB does not conform to the future land use designation of Industrial.

2. The city has a finite amount of land that is currently undeveloped and zoned for industrial use. The Comprehensive Plan states that preservation of this land should be a priority.

3. The applicants proposed use of a fuel station with an attached convenience store is permitted within the existing GB zoned portion of the property located at the hard corner. The GB zone runs along the frontage of Orange Street providing a buffer between the residential neighborhood to the south and the industrial area to the north. Denial of the requested zone change would not prevent the applicant from constructing said use on the property.

4. While it is the stated current plan of the applicant to see a convenience store developed at the site, multiple other uses are allowed within the GB zone, such as auto repair, auto parts sales, daycare, restaurants, and other retail uses, would not be appropriate for the property due to the adjacent industrial uses that currently include chemical batching, storage, and packaging.

Site History

The subject property is currently undeveloped. The property was annexed into the City of Pearland in 1960. The property has had the exiting GB/M-1 zoning designation since adoption of the first zoning map in March of 1986.

The site is surrounded by non-residential uses, excluding the single family home to the southwest of the site. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Light Industrial (M-1)	Chemical Batching
South	General Business (GB)	Undeveloped Commercial
East	General Commercial (GC)	Hickory Slough Detention
West	General Business (GB)	Undeveloped Commercial/Single Family

Conformance with the Thoroughfare Plan

The subject property has approximately 150 feet of frontage along Mykawa Road; a secondary thoroughfare, which requires 100 feet of right-of-way. According to the survey submitted with the application, the existing right-of-way along Mykawa Road

varies. Prior to development of the site, the property owner will be required to plat the property. At that time, any required ROW will be acquired. The amount to acquire will be determined by a licensed surveyor.

Conformance with the Unified Development Code

The GB zoning district is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. The subject property meets the requirements of the proposed GB zoning district as it relates to lot area, width and depth. Upon development, all requirements of the UDC must be met.

General Business (GB) Area Regulations		
Size of Lots	**Required**	**Existing Lot Dimensions (Including the GB portion to the south)**
Minimum Lot Size	22,500 sf.	2.156 acres
Minimum Lot Width	150 ft.	281.05 ft.
Minimum Lot Depth	125 ft.	337.64 ft.

Conformance with the Comprehensive Plan

The proposed change in zoning from M-1 to GB is not in compliance with the future land use designation of the Comprehensive Plan, which is Industrial. According to the Comprehensive Plan, properties located within the aforementioned future land use designation should be of an industrial or manufacturing nature. Appropriate zoning districts include the current zone of the property, Light Industrial (M-1).

Platting Status

The subject property is not platted. Prior to development of the site, a plat will need to be submitted by the developer and approved by the city.

Availability of Utilities

The subject property has access to utilities. GIS data indicates that water is available to the site via an existing 12-inch waterline along Orange Street and an existing 10-inch waterline along Mykawa Road. Additionally, there is an existing 8-inch sewer line along

Mykawa Road. The impact of the proposed use on the current infrastructure will also be analyzed at the time of permitting.

Impact on Existing and Future Development

The property is currently surrounded by parcels zoned for either commercial or industrial uses. The proposed zone change, if denied, would not prevent the applicant from developing the desired use of a fuel station with convenience store, but rather would limit the location on the site of the convenience store use to the portion of the property zoned GB. The proposed zone change, if approved, could set a trend of continued commercial creeping along Mykawa which could have a negative impact on existing industrial uses to the north which currently operate as chemical blending, storing, and packaging facilities.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

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

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet

Exhibit 1

AERIAL MAP

Zone Change 2015-01Z

W. Orange St. @ Mykawa Rd.

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

N

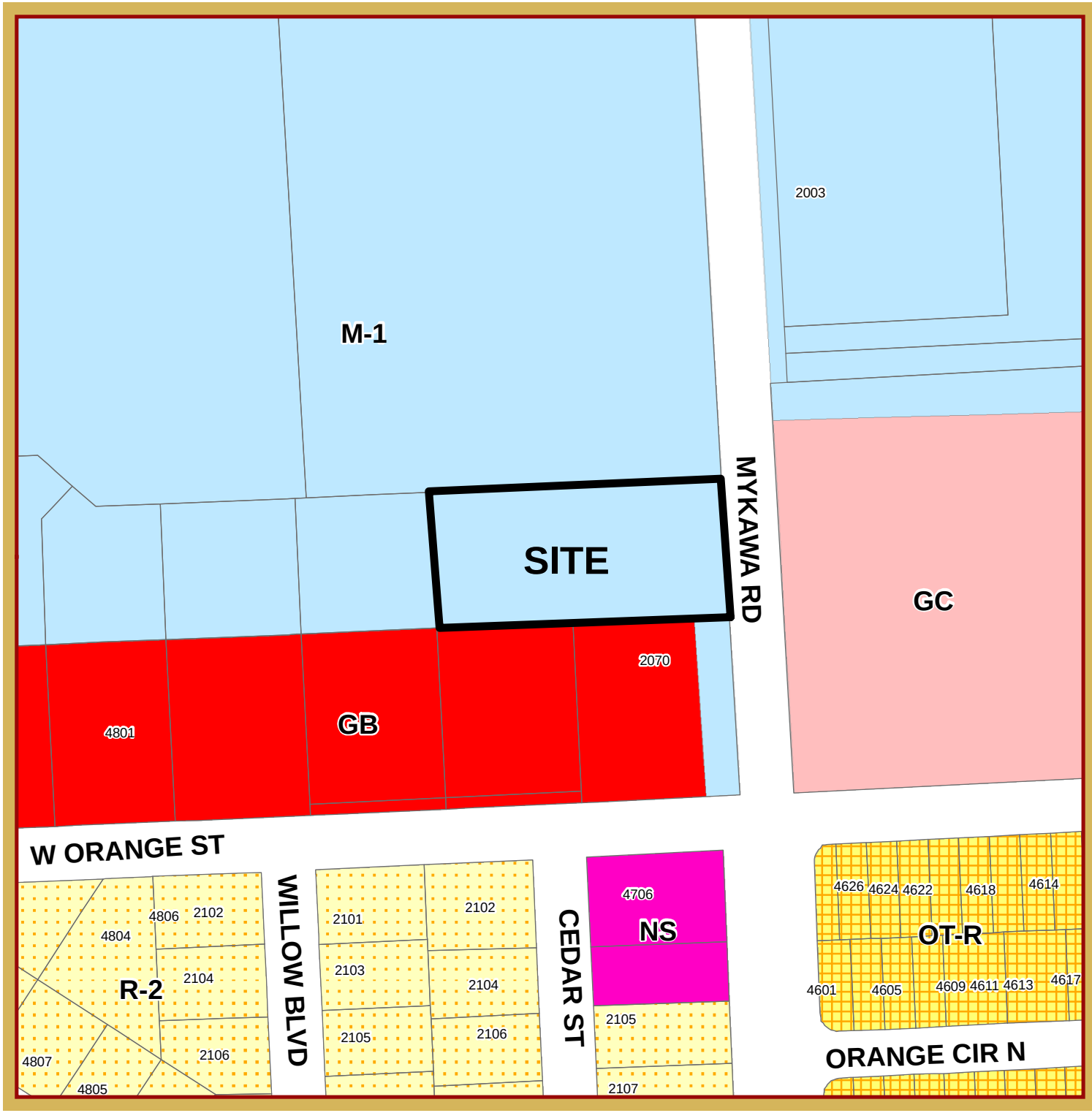

Exhibit 2

ZONING MAP

Zone Change 2015-01Z

W. Orange St. @ Mykawa Rd.

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1 inch = 155 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

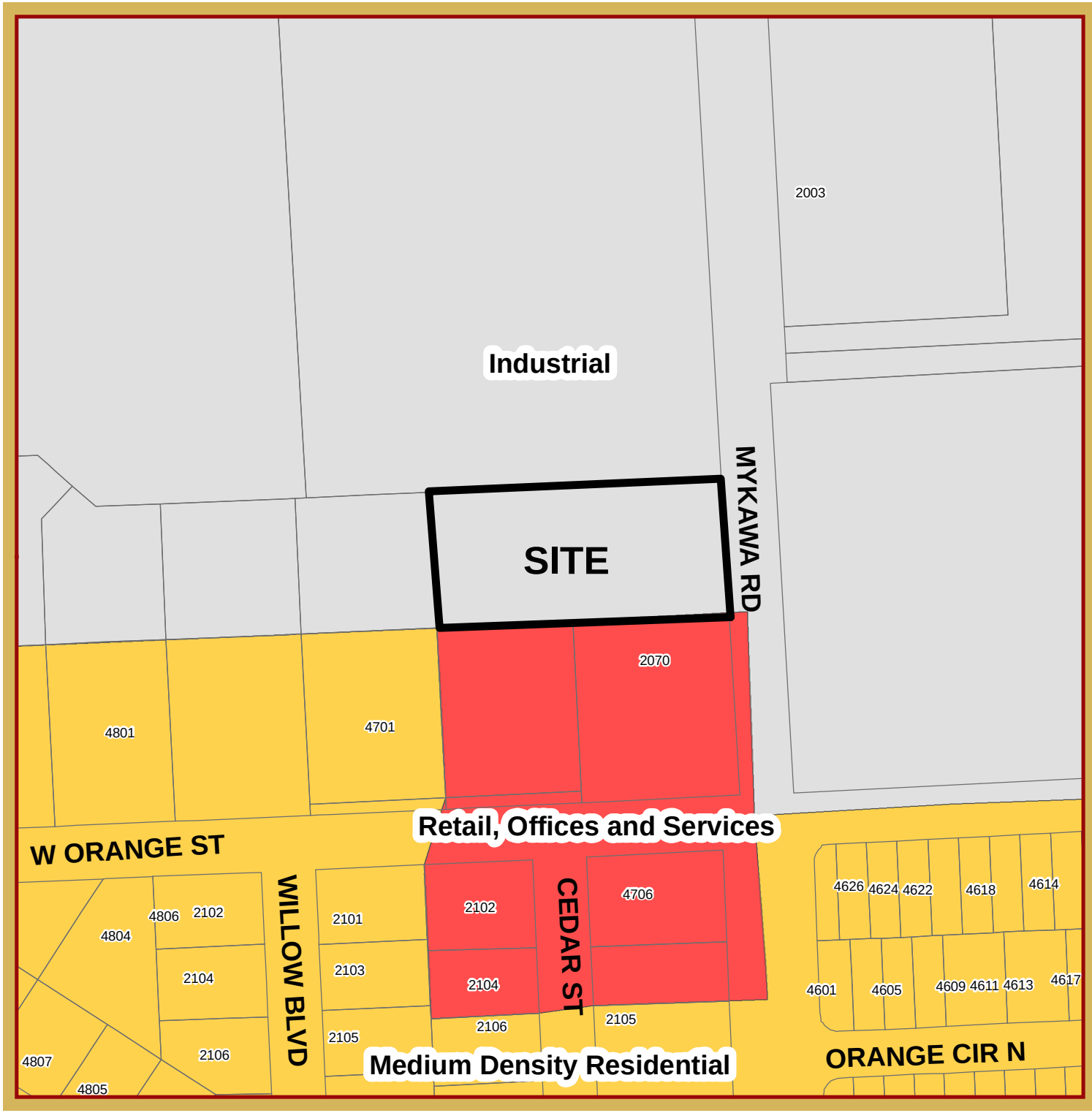


Exhibit 3

FLUP MAP

Zone Change 2015-01Z

W. Orange St. @ Mykawa Rd.

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

N

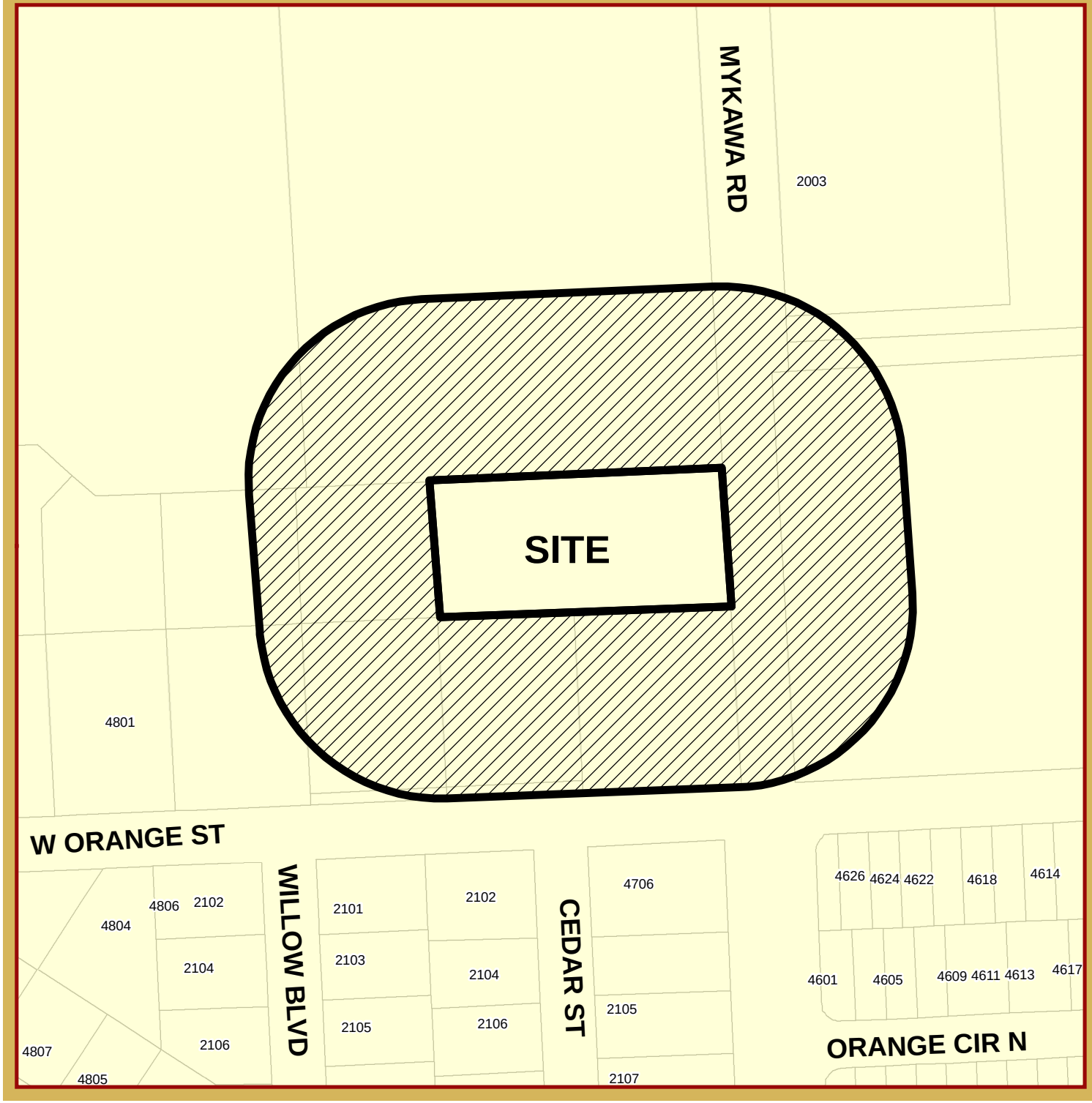


Exhibit 4

NOTIFICATION MAP

Zone Change 2015-01Z

W. Orange St. @ Mykawa Rd.

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

N

Exhibit 5

2015-01Z

Orange St. @ Mykawa Rd. - M1-GB

Owner	Address	City	State	Zip
STEVENS CHARLES BUCK	4701 W ORANGE ST	PEARLAND	TX	77581
LAWRENCE GARY N	3313 WINDFERN DR	PEARLAND	TX	77581
PACKAGING SERVICE CO INC	1904 MYKAWA RD	PEARLAND	TX	77581
SEMPRE AVANT LLC	1904 MYKAWA RD	PEARLAND	TX	77581
JH & SP REALTY LLC	PO BOX 2842	PEARLAND	TX	77588
JOSEPH JOSEPH K & MATHEW JOHN	4914 LAUREL HILL CT	SUGAR LAND	TX	77478
CRAMER LOIS	6983 OAKWOOD PLACE CT	HOUSTON	TX	77040
THOMPSON JORGE M & CHARLENE L	12408 PAGE CREST LN	PEARLAND	TX	77584
OFFENBERGER THOMAS	150 W SHADOWBEND	FRIENDSWOOD	TX	77546

Exhibit 6

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

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: M-1 (NORTH 1/2 PROPERTY)

Proposed Zoning District: GB (SOUTH 1/2 PROPERTY CURRENT ZONE)

Property Information:

Address or General Location of Property: NW CORNER MYKAWA @ ORANGE

Tax Account No. 615966 & PART 218364 (.80 ACRE)

Subdivision: JKJ DEVELOPMENT + PART 218364 (.80 ACRE) Lot: 1 Block: 1

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME JK Joseph & Matthew Joan
ADDRESS 4914 LAUREL HILL CT.
CITY SUGARLAND STATE TX ZIP 77478
PHONE (832) 731-5162
FAX ( )
E-MAIL ADDRESS joejoe0596@yahoo.com

APPLICANT/AGENT INFORMATION:

NAME THOMAS OFFENBURGER
ADDRESS 150 W SHADOWBEND, S300
CITY FRIENDSWOOD STATE TX ZIP 77546
PHONE (281) 648-3131
FAX (281) 648-3737
E-MAIL ADDRESS thomas@boundaryone.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

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

Owner's Signature: _____ Date: _____

Agent's/Applicant's Signature: Thomas Offenburger Date: 11/17/14

OFFICE USE ONLY:

FEES PAID:	DATE PAID: 1/12/15	RECEIVED BY: JE	RECEIPT NUMBER: 102323

Application No. 2015-012

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

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: M-1 (NORTH 1/2 PROPERTY)

Proposed Zoning District: GB (SOUTH 1/2 PROPERTY CURRENT ZONE)

Property Information:

Address or General Location of Property: NW CORNER MYKAWA @ ORANGE

Tax Account No. 6159966 & PART 218364 (.80 ACRE)

Subdivision: JKJ DEVELOPMENT + PART 218364 (.80 ACRE) Lot: 1 Block: 1

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME JK Joseph & Matthew Joan
ADDRESS 4914 LAUREL HILL ct.
CITY SUGARLAND STATE TX ZIP 77478
PHONE (832) 731-5162
FAX ( )
E-MAIL ADDRESS joejoe0596@yahoo.com

APPLICANT/AGENT INFORMATION:

NAME THOMAS OFFENBURGER
ADDRESS 150 W SHADOWBEND, S300
CITY FRIENDSWOOD STATE TX ZIP 77546
PHONE (281) 648-3131
FAX (281) 648-3737
E-MAIL ADDRESS thomas@boundaryone.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

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

Owner's Signature [signature] Date: 12/8/14

Agent's/Applicant's Signature: [signature] Date: 11/17/14

OFFICE USE ONLY:

FEES PAID:	DATE PAID: 1/12/15	RECEIVED BY: JC	RECEIPT NUMBER: 102323

Application No.

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

$ 775.00 (circle one) **BA** or **PF** or **FE**

Description: ***Input who the check is from***

COMMENTS/DESCRIPTION (F10):

Location or Address NW Corner Mykawa + Orange

Applicant ~~JK Joseph~~ Thomas Offenburger

Owner JK Joseph

CITY OF PEARLAND
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: OC Drawer: 1
Date: 1/13/15 01 Receipt no: 102323

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS 1.00	$775.00
Trans number:		4717285

THOMAS OFFENBRGER
JK JOSEPH
BOUNDARY ONE LLC
PROFESSIONAL SURVEYORS
150 W SHADOWBEND AVE SUITE 303
FRIENDSWOOD

Tender detail		
CK CHECK	4692	$775.00
Total tendered		$775.00
Total payment		$775.00

Trans date: 1/12/15 Time: 15:55:56

LETTER OF AUTHORIZATION

November 17, 2014

City of Pearland
Planning & Zoning Department

Re: Proposed Zone Change

Dear Staff:

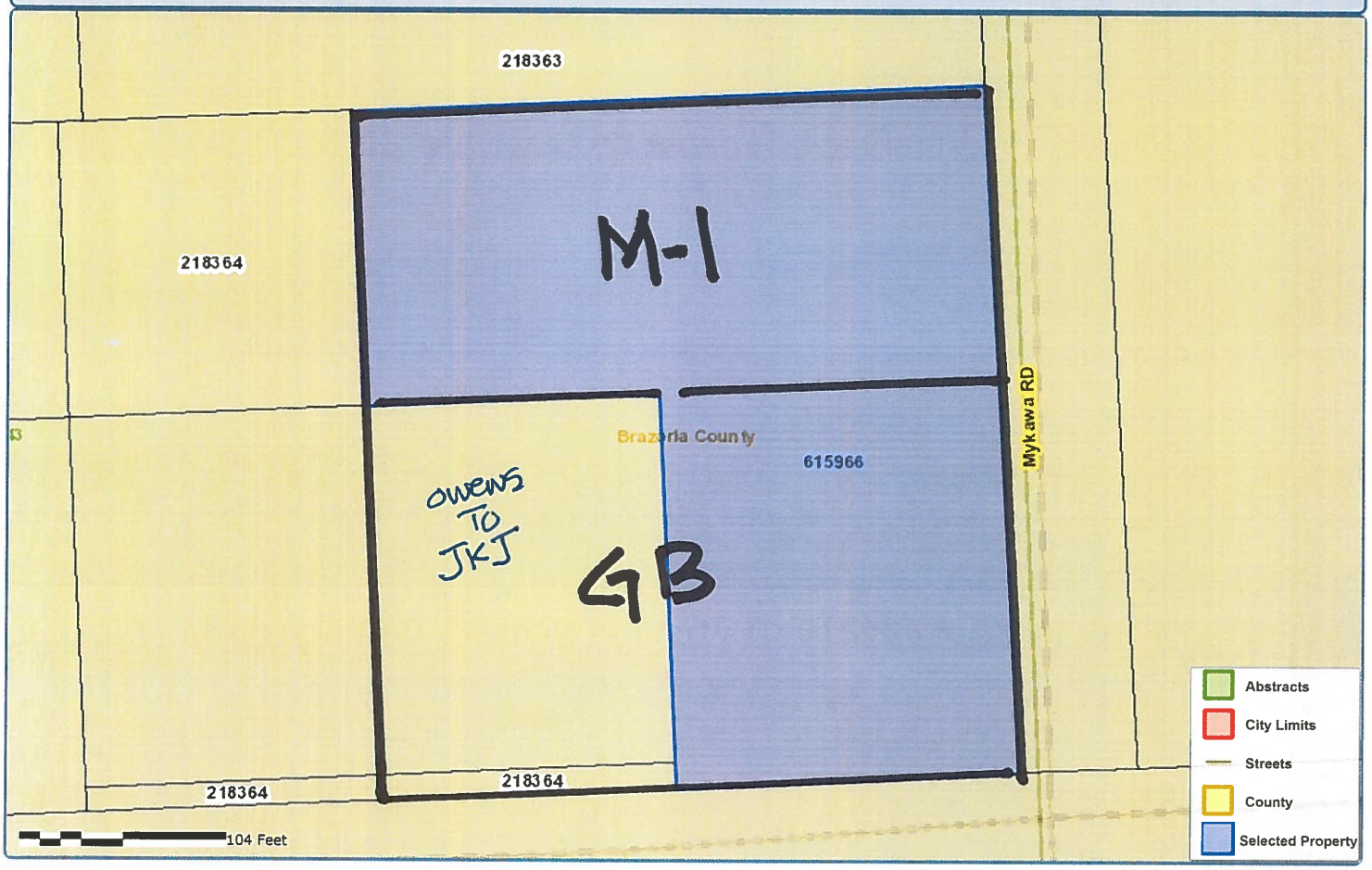
Please accept this letter to authorize, Boundary One, LLC represented by Thomas Offenburger, as our agent to file a "Zone Change Application" in our behalf for the 2.5 acre property we own at the northwest corner of Mykawa and Orange St.

Sincerely,

Joseph K. Joseph
JKJ Development

JKJ

Brazoria CAD - Map of Property ID 615966 for Year 2014



Property Details

Account

Property ID: 615966
Geo ID: 5317-0001-001
Type: Real
Legal Description: JKJ DEVELOPMENT BLK 1 LOT 1 ACRES 1.727

REQUEST ZONE CHANGE M-1 PORTION TO GB

Location

Situs Address: MYKAWA & ORANGE PEARLAND,
Neighborhood:
Mapsco:
Jurisdictions: CAD, CPL, DR4, GBC, RDB, SPL

Owner

Owner Name: JOSEPH JOSEPH K & MATHEW JOHN
Mailing Address: , 4914 LAUREL HILL CT, , SUGAR LAND, TX 77478-5424

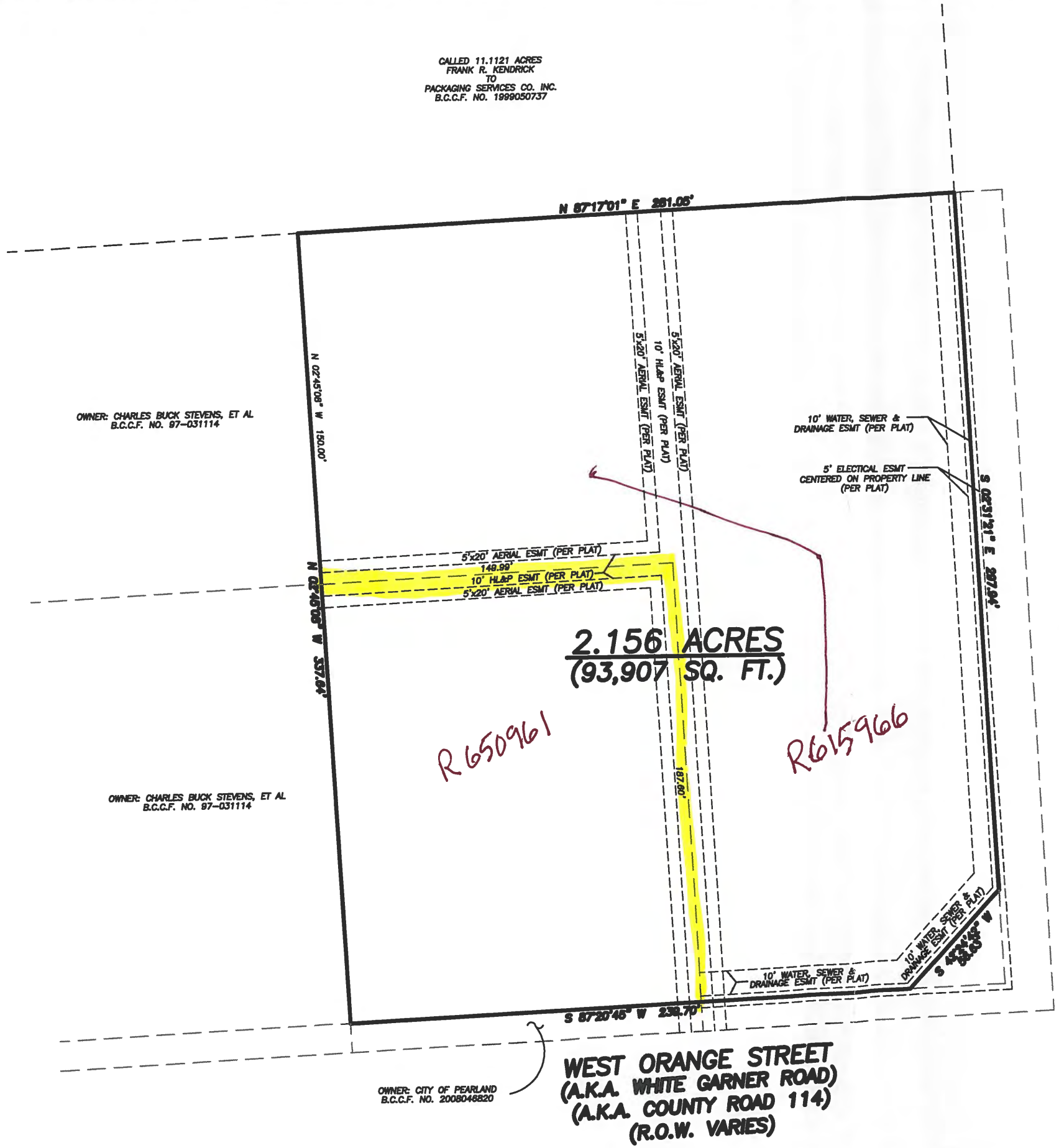
Property

Appraised Value: $75,230.00

https://propaccess.trueautomation.com/Map/View/Map/51/615966/2014

powered by: PropertyACCESS www.trueautomation.com

Map Disclaimer: This product is for informational purposes only 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. The Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.



BOUNDARY ONE, LLC
150 W. SHADOWBEND, SUITE 303
FRIENDSWOOD, TEXAS 77546

METES AND BOUNDS DESCRIPTION
2.156 ACRES (93,907 SQUARE FEET)
E.B. LYLE SURVEY, ABSTRACT 543
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

Being all of JKJ DEVELOPMENT, a called 1.727 acre subdivision plat recorded under Brazoria County Clerk's File (B.C.C.F.) No. 2008015246, and being the easterly 150-feet by 200-foot portion of that certain tract of land conveyed to Charles Buck Stevens, et al, as described by deed recorded under B.C.C.F. No. 97-031114; SAVE AND EXCEPT the easterly 150-feet of that certain tract of land conveyed to the City of Pearland, Texas, as described by deed recorded under B.C.C.F. No. 2008046820.

boundary one
professional surveyors

LETTER OF INTENT

December 22, 2014

Dear City of Pearland Planning Staff;

Boundary One, LLC (Thomas Offenburger, Member), as the agent for, Joseph K. Joseph and Matthew John, Owners intends to seek Pearland City Council and Planning Commission approval under the requirements of the Unified Development Code for a zone change on the north portion of their property at the northwest corner of Mykawa and West Orange Street, Pearland.

Owners are planning a convenience store and gas station and desire the north portion of their property currently zoned M-1 to be changed to match the southern portion which is GB.

Please contact me for any additional information.

Thomas Offenburger

Boundary One, LLC
Thomas Offenburger
Survey/Plat Coordinator

150 West Shadowbend, Suite 300
Friendswood, TX 77546
Office: (281) 648-3131
Mobile: (281) 686-8227
Email: thomas@boundaryone.com

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

PROPOSED (<u>SPECIFY REQUEST</u>)
Contact City of Pearland
281-652-1765

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

Thomas Ollenburger 12/22/14

Acknowledgement signature Date

2014 TAX STATEMENT

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:
JOSEPH JOSEPH K & MATHEW JOHN
4914 LAUREL HILL CT
SUGAR LAND, TX 77478-5424

Legal Description:
HORSESHOE BEND (A0543 H T & B R R)(PEARLAND) LOT 1 ACRES 0.650

Legal Acres: .6500
Parcel Address: ORANGE ST

Account No: 5200-0010-004 **Appr. Dist. No.: 650961**

As of Date: 12/22/2014 **Print Date:** 12/22/2014

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$39,640	$0	$39,640	$39,640	$0	$0	$0	$39,640

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	$39,640		$0.00	$39,640	0.4385000	$173.82
Amount saved by additional sales tax revenue $40.30						
SPECIAL ROAD & BRIDGE	$39,640		$0.00	$39,640	0.0600000	$23.78
PEARLAND ISD	$39,640		$0.00	$39,640	1.4157000	$561.18
BRAZORIA DRAINAGE DIST 4	$39,640		$0.00	$39,640	0.1560000	$61.84
CITY OF PEARLAND	$39,640		$0.00	$39,640	0.7121000	$282.28

Total Tax: $1,102.90
Total Tax Paid to date: $0.00
Total Tax Remaining: $1,102.90

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

DEC 2014 0%	JAN 2015 0%	FEB 2015 7%	MAR 2015 9%	APR 2015 11%	MAY 2015 13%
$1,102.90	$1,102.90	$1,180.10	$1,202.17	$1,224.22	$1,246.28
JUN 2015 15%	**JUL 2015 18 + up to 20%**	**AUG 2015 19 + up to 20%**	**SEP 2015 20 + up to 20%**	**OCT 2015 21 + up to 20%**	**NOV 2015 22 + up to 20%**
$1,268.34	$1,528.59	$1,541.55	$1,554.52	$1,567.45	$1,580.41

School Information:
PEARLAND ISD 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000 2013 M&O 1.0400000 I&S .37570000 Total 1.4157000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.53

Print Date: 12/22/2014

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
(979) 864-1320, (979) 388-1320, (281) 756-1320

5200001 0004

5200-0010-004
JOSEPH JOSEPH K & MATHEW JOHN
4914 LAUREL HILL CT
SUGAR LAND, TX 77478-5424

AMOUNT PAID:
$_____._____

52000010004 2014 122014 00000110290 00000110290 00000118010 1

2014 TAX STATEMENT

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:
JOSEPH JOSEPH K & MATHEW JOHN
4914 LAUREL HILL CT
SUGAR LAND, TX 77478-5424

Legal Description:
JKJ DEVELOPMENT BLK 1 LOT 1 ACRES 1.727

Legal Acres: 1.7270
Parcel Address: MYKAWA & ORANGE

Account No: 5317-0001-001 **Appr. Dist. No.: 615966**

As of Date: 12/22/2014 **Print Date:** 12/22/2014

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$75,230	$0	$75,230	$75,230	$0	$0	$0	$75,230

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	$75,230		$0.00	$75,230	0.4385000	$329.88
Amount saved by additional sales tax revenue $76.48						
SPECIAL ROAD & BRIDGE	$75,230		$0.00	$75,230	0.0600000	$45.14
PEARLAND ISD	$75,230		$0.00	$75,230	1.4157000	$1,065.03
BRAZORIA DRAINAGE DIST 4	$75,230		$0.00	$75,230	0.1560000	$117.36
CITY OF PEARLAND	$75,230		$0.00	$75,230	0.7121000	$535.71

Total Tax: $2,093.12
Total Tax Paid to date: $0.00
Total Tax Remaining: $2,093.12

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

DEC 2014 0%	JAN 2015 0%	FEB 2015 7%	MAR 2015 9%	APR 2015 11%	MAY 2015 13%
$2,093.12	$2,093.12	$2,239.64	$2,281.49	$2,323.37	$2,365.22
JUN 2015 15%	**JUL 2015 18 + up to 20%**	**AUG 2015 19 + up to 20%**	**SEP 2015 20 + up to 20%**	**OCT 2015 21 + up to 20%**	**NOV 2015 22 + up to 20%**
$2,407.08	$2,901.03	$2,925.61	$2,950.20	$2,974.77	$2,999.36

School Information:
PEARLAND ISD **2014 M&O 1.0400000 I&S .37570000 Total 1.4157000 2013 M&O 1.0400000 I&S .37570000 Total 1.4157000**

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.53

Print Date: 12/22/2014

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
(979) 864-1320, (979) 388-1320, (281) 756-1320

5317000100 1

5317-0001-001
JOSEPH JOSEPH K & MATHEW JOHN
4914 LAUREL HILL CT
SUGAR LAND, TX 77478-5424

AMOUNT PAID:
$_____._____

53170001001 2014 122014 00000209312 00000209312 00000223964 7

B. Zone Change Application No. 2015-02Z

A request of Gerald L. Koza Jr., applicant; on behalf of Associated Properties, owner; for approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district; on approximately 4.020 acres of land.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, FEBRUARY 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2015-02Z

A request of Gerald L. Koza Jr., applicant; on behalf of Associated Properties, owner; for approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district; on approximately 4.020 acres of land, to wit:

Legal Description: Being a 4.020 acre tract in the H.T. & B.R.R. Company Survey, Abstract No. 542 in Brazoria County, Texas. Said 4.020 acre tract is part of Lot 52 of Zychlinsky Subdivision according to the plat recorded in Volume 29, Page 43 of the Deed Records of Brazoria County, Texas and is further described as being all of a one (1) acre tract, a 2.179 acre tract and part of a 2.000 acre tract as described in a deed to Associated Properties as recorded in Clerk's File No. 2011034738 in the Brazoria County Clerk's Office.

General Location: 3706-3902 Alice Street, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: February 16, 2015

Re: Zone Change Application Number 2015-02Z

A request of Gerald L. Koza Jr., applicant; on behalf of Associated Properties, owner; for approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district; on approximately 4.020 acres of land, Pearland, TX

Summary of Request

The applicant is requesting approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district on approximately 4.020 acres located along Alice Street. The property is currently zoned GC which is intended to allow for commercial, retail, and a select amount of light industrial uses. The property is currently built out with eight (8) metal buildings and has been utilized as light industrial since the early 1970's. The applicant is requesting the zone change in order to bring the existing uses on site into compliance with the zoning designation.

Recommendation

Staff recommends approval of the request to change the zoning of the approximately 4.020 acre site from GC to M-1 for the following reasons:

1. The change in zoning will result in conformance with the Comprehensive Plan, as the current zoning of GC does not conform to the future land use designation of Industrial.
2. The requested change in zoning from GC to M-1 will result in bringing nonconforming uses into conformance with the Unified Development Code (UDC).
3. All requirements of the UDC will be met for any future redevelopment on the site.

Site History

The subject property is currently developed with eight (8) separate industrial buildings. The property was annexed into the City of Pearland in 1960. The property has had the exiting GC (labeled as C prior to the adoption of the 2006 UDC) zoning designation since the adoption of the first zoning map in March of 1986.

The site is surrounded by non-residential uses. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	General Commercial (GC)	Undeveloped Commercial
South	Light Industrial (M-1)	Profax
East	General Commercial (GC)	Undeveloped Commercial
West	General Commercial (GC)	Pearland Animal Hospital

Conformance with the Thoroughfare Plan

The subject property has approximately 972 feet of frontage along Alice Street; a local street, which requires a minimum of 50 feet of right-of-way. The current road is platted with 60 feet of right-of-way.

Conformance with the Unified Development Code

The approval of the requested zone change to M-1 will bring the existing light industrial uses currently operating on site, into conformance with the UDC. The subject property meets the requirements of the proposed M-1 zoning district as it relates to lot area, width, and depth.

Light Industrial (M-1) Area Regulations		
Size of Lots	**Required**	**Existing Lot Dimensions**
Minimum Lot Size	40,000 sf.	4.020 acres
Minimum Lot Width	150 ft.	972.28 ft.
Minimum Lot Depth	150 ft.	180.69 ft.

Conformance with the Comprehensive Plan

The proposed change in zoning from GC to M-1 is in compliance with the future land use designation of the Comprehensive Plan, which is Industrial. According to the Comprehensive Plan, properties located within the aforementioned future land use designation should be of an industrial or manufacturing nature. Appropriate zoning districts include the proposed zone of Light Industrial (M-1).

Platting Status

The subject property has a recorded plat recorded on January 6, 2015.

Availability of Utilities

The subject property has access to utilities. GIS data indicates that water is available to the site via an existing 10-inch waterline along Alice Street and sewer is available via an existing 8-inch sewer line extended to the property from McHard Road to the north.

Impact on Existing and Future Development

The proposed change in zoning will not significantly impact surrounding properties or developments, as the property is currently developed with industrial uses and does not have frontage on Main Street, part of the Corridor Overlay District. The proposed zone change will bring the existing uses into compliance with the UDC as well as the future land use designation of the property. All surrounding properties are zoned for non-residential uses and zoning districts. The property is currently built out to capacity and no changes have been proposed at this time.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Public Notification

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

Opposition to or Support of Proposed Request

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet

Exhibit 1

AERIAL MAP

Zone Change 2015-02Z

3706-3902 Alice St.

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

1 inch = 310 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

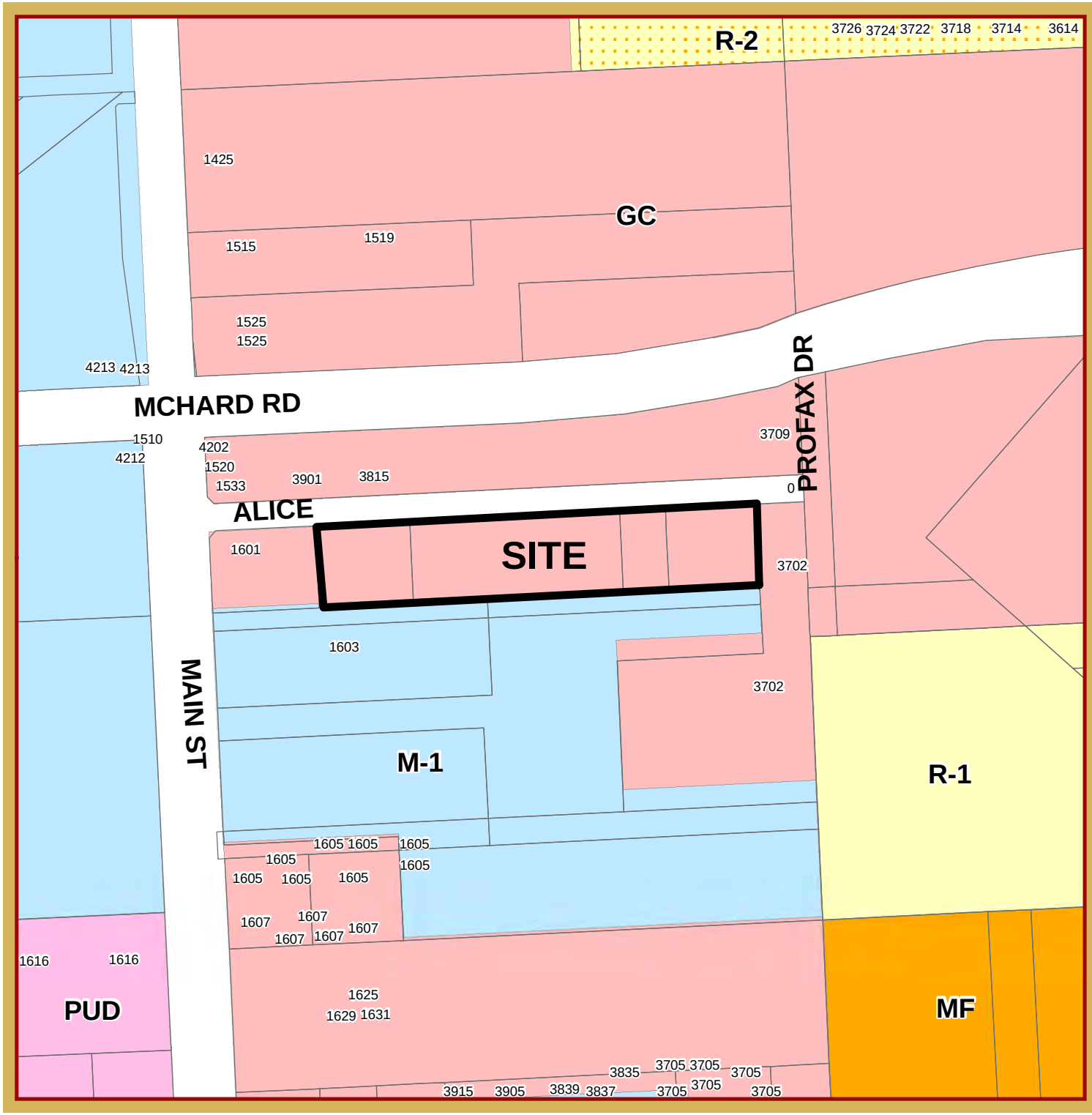


Exhibit 2

ZONING MAP

Zone Change 2015-02Z

3706-3902 Alice St.

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1 inch = 310 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

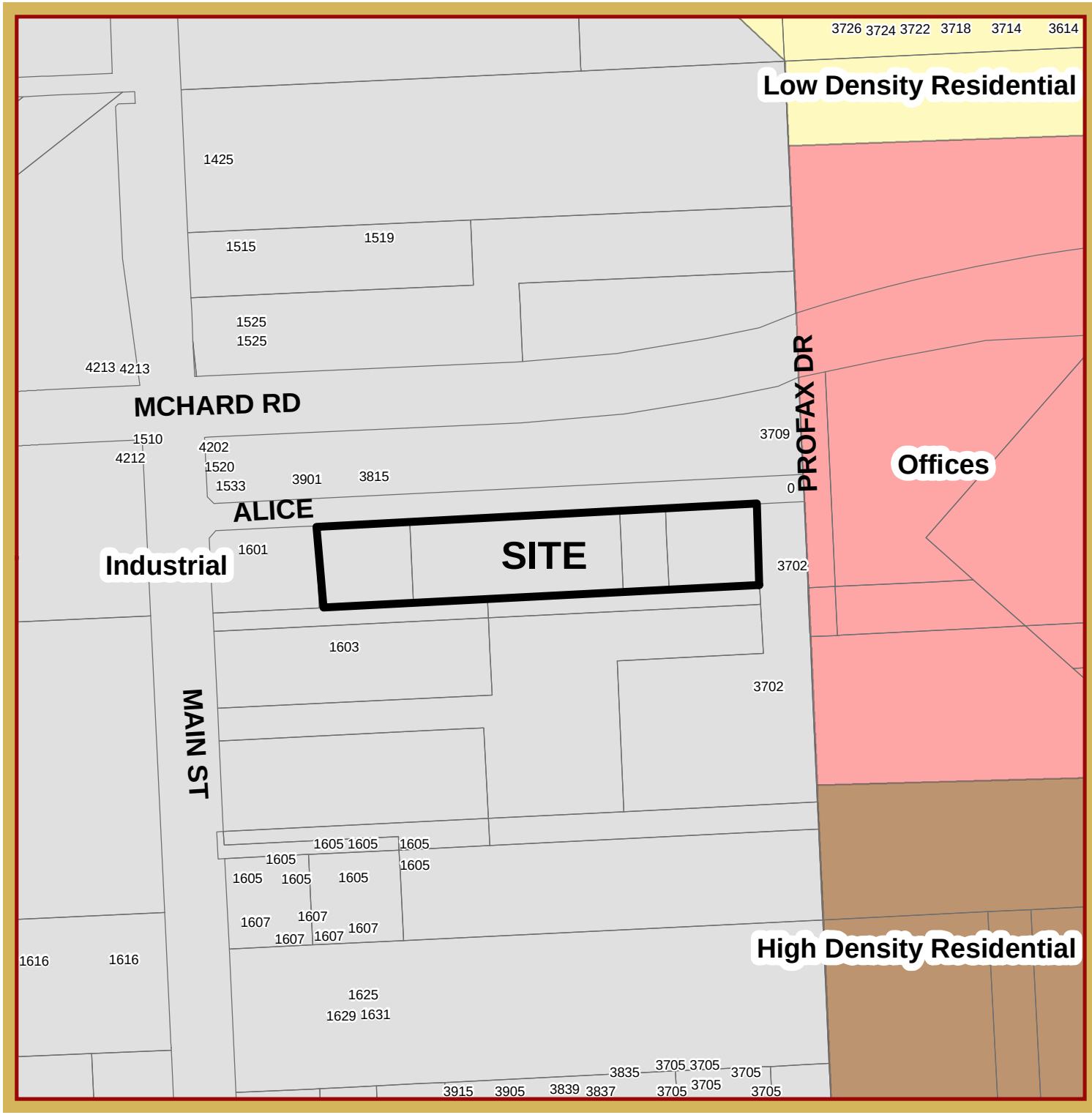


Exhibit 3

FLUP MAP

Zone Change 2015-02Z

3706-3902 Alice St.

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

1 inch = 310 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

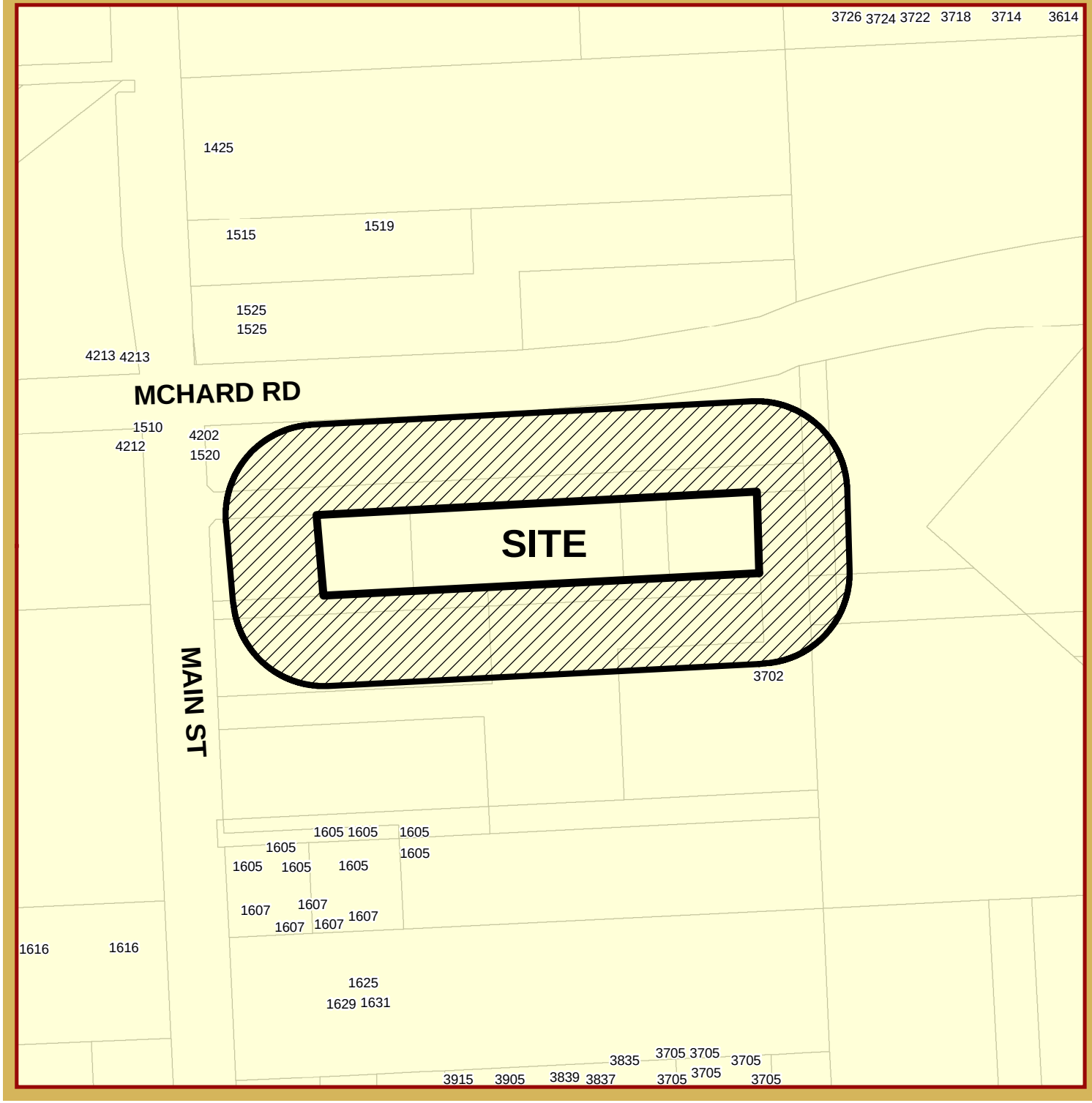


Exhibit 4

NOTIFICATION MAP

Zone Change 2015-02Z

3706-3902 Alice St.

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

1 inch = 310 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

Exhibit 5

2015-02Z

GC-M1 - 3706 Alice Street

Owners	Street	City	State	Zip
ASSOCIATED PROPERTIES INC	1603 N MAIN ST	PEARLAND	TX	77581
KOZA INTERESTS LTD & ALVAREZ INTERESTS LTD & RICHARD ASHLEY	1603 N MAIN ST	PEARLAND	TX	77581
HALIK CARL VERNON ETAL	2526 WESTMINISTER ST	PEARLAND	TX	77581
BEAZER HOMES TEXAS LP	10235 W LITTLE YORK RD STE 200	HOUSTON	TX	77040
VETERINARY PROPERTIES OF TEXAS	5205 MAGNOLIA ST	PEARLAND	TX	77584

Exhibit 6

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

City of Pearland
Planning Department
Universal Application

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- [x] Zoning Change
- [ ] Cluster Development Plan
- [ ] Planned Development Workshop
- [ ] Plat (list type):_____
- [ ] ZBA Variance
- [ ] P&Z Variance
- [ ] Special Exception
- [ ] Conditional Use Permit

PROJECT INFORMATION:

[ ] Residential [x] Commercial [ ] Property Platted [ ] Property Not Platted

Project Name: Associated Properties Tax ID: 0542-0073-120 0542-0073-000

Project Address/Location: 3706 → 3902 Alice ST

Subdivision: Associated Ind Park II No. of Lots: _____ Total Acres: 4.020

Brief Description of Project: Change From GC TO M1

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Associated Properties
Address: 1603 N. Main ST
City: Pearland State: TX Zip: 77581
Phone: 281-485-6258
Fax: 281-485-8030
Email Address: KozaJr@ProFax-Lenco.com

APPLICANT/AGENT INFORMATION:

Name: Gerald L Koza Jr.
Address: 1603 N. Main St
City: Pearland State: TX Zip: 77581
Phone: 281-485-6258
Fax: 281 485-8030
Email Address: KozaJr@ProFax-Lenco.com
*(281)-507-4503 cell

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: 1/15/15

Agent's/ Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID:	DATE PAID: 1/15/15	RECEIVED BY: JM	RECEIPT NUMBER: 105194

APPLICATION NUMBER: 2015-022

ZONE CHANGE/ VARIANCE/PLAT/RECORDATION

$775 (circle one) **BA** or **PF** or **FE**

Description: ***Input who the check is from***

COMMENTS/DESCRIPTION (F10):

Location or Address Zone Change Alice St. GC to M1

Applicant Gerald Koza

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***

Oper: JCOTTER Type: OC Drawer: 1
Date: 1/15/15 01 Receipt no: 105194

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	$775.00
Trans number:		4720272

ASSOCIATED PROPERTIES
PO BOX 898
PEARLAND

Tender detail

CK CHECK	1513	$775.00
Total tendered		$775.00
Total payment		$775.00

Trans date: 1/15/15 Time: 8:12:12

City Of Pearland 01/12/15

Community Development

Associated Properties is requesting a Zone Change from General Commercial to Light Industrial for our property located on the South side of Alice St. The addresses run from 3706 to 3902 Alice St. This property has been used for Light Industrial use since the early 1970's and we would like the zoning to match its use. If you have any questions please feel free to contact me.

Regards,

Jerry Koza, Jr.

President

Associated Properties, Inc.

STATE OF TEXAS

COUNTY OF BRAZORIA

WE, ASSOCIATED PROPERTIES, OWNERS OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF THE "MINOR PLAT OF ASSOCIATED INDUSTRIAL PARK II", CONTAINING 4.020 ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, 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 RIGHT-OF-WAY, 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 ANY 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.

WITNESS MY HAND IN Brazoria COUNTY, TEXAS

THIS 4th DAY OF December, 2014.

BY: GERALD L. KOZA, JR., MANAGER
ASSOCIATED PROPERTIES

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD L. KOZA, JR., OF ASSOCIATED PROPERTIES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4th DAY OF December, 2014.

Carol M. Dalmolin

NOTARY PUBLIC IN AND FOR Brazoria COUNTY, TEXAS.

MY COMMISSION EXPIRES: 9/6/2016

CAROL M DALMOLIN
My Commission Expires
September 6, 2016

CERTIFICATE OF CITY PLANNER

THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS "MINOR PLAT OF ASSOCIATED INDUSTRIAL PARK II" 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 5th DAY OF Dec., 2014.

JOHNNA MATTHEWS
CITY PLANNER

RICHARD MANCILLA, P.E.
CITY ENGINEER

DARRIN COKER,
CITY ATTORNEY

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 4.020-acre tract in the H.T. & B. R.R. Company Survey, Abstract No. 542 in Brazoria County, Texas. Said 4.020-acre tract is part of Lot 52 of Zychlinski Subdivision according to the plat recorded in Volume 29, Page 43 of the Deed Records of Brazoria County, Texas and is further described as being all of a one (1) acre tract, a 2.179-acre tract and part of a 2.000-acre tract as described in a deed to Associated Properties as recorded in Clerk's File No. 2011034738 in the Brazoria County Clerk's Office. Said 4.020-acre tract is more particularly described by metes and bounds as follows:

COMMENCING at the northeasterly cut-back corner of the east right-of-way line of North Main Street (a.k.a. State Highway 35, based on a width of 135-feet), and the south right-of-way line of Alice Street, (based on a width of 60-feet), said point is the most northerly northwest corner of Lot 1, Block 1 of the Minor Plat of Pearland Animal Hospital as recorded in Clerk's File No. 2011035769 in the Brazoria County Clerk's Office;

THENCE, North 87°17'57" East, along the south line of said Alice Street, same being the north line of said Lot 1 for a distance of 220.00 feet to a 5/8-inch iron rod found for the POINT OF BEGINNING and northeast corner of said Pearland Animal Hospital, said point is the northwest corner of the aforementioned one (1) acre tract;

THENCE, North 87°17'57" East, continuing along the south line of said Alice Street for a distance of 972.28 feet to a 5/8-inch iron rod found for the northwest corner of a 0.500-acre tract described in a deed to the City of Pearland as recorded in Volume 1238, Page 799 in the Brazoria County Deed Records, same being the northeast corner of the herein described tract;

THENCE, South 02°42'46" East, along the west line of said 0.500-acre tract for a distance of 180.69 feet to a 5/8-inch iron rod found in the south line of the aforementioned Lot 52, said point is the northeast corner of Associated Industrial Park as recorded in Clerk's File No. 2014012566 in the Brazoria County Clerk's Office and is the southeast corner of the herein described tract;

THENCE, South 87°22'20" West, along the south line of said Lot 52, same being the north line of said Associated Industrial Park, for a distance of 972.40 feet to a 5/8-inch iron rod found for the southwest corner of the herein described tract, said point is the southeast corner of the aforementioned Pearland Animal Hospital Tract;

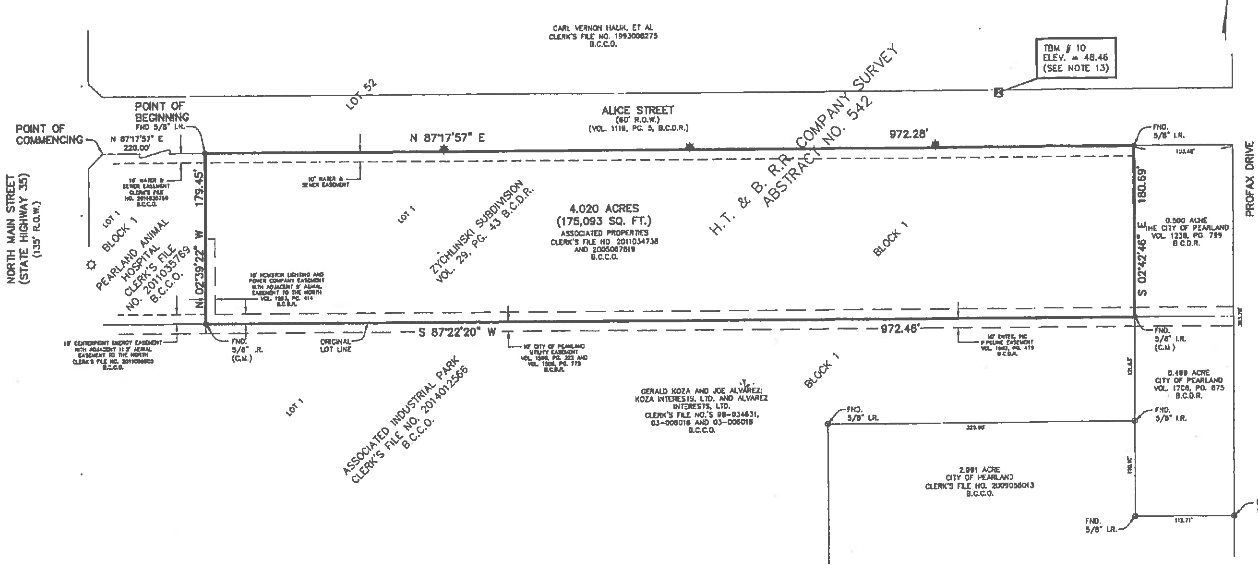
THENCE, North 02°39'22" West, along the east line of said Pearland Animal Hospital Tract for a distance of 179.45 feet to the POINT OF BEGINNING, containing a computed area of 4.020-acres (175,093 square feet);

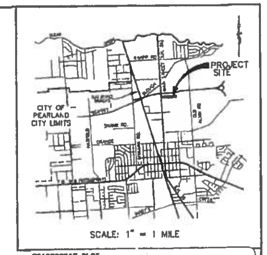
CERTIFICATE OF SURVEYOR

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 (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET UNLESS OTHERWISE NOTED.

MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821

STATE OF TEXAS
REGISTERED
MICHAEL D. WILSON
4821
PROFESSIONAL
LAND SURVEYOR





2015000517 PLAT
Total Pages: 1

LEGEND

B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.C.M.R. BRAZORIA COUNTY MAP RECORDS
(C.M.) CONTROL MONUMENT
FND FOUND
H.L.&P. HOUSTON LIGHTING AND POWER
R.O.W. RIGHT-OF-WAY
I.P. IRON PIPE
I.R. IRON ROD
☼ EXISTING STREETLIGHT
✱ PROPOSED STREETLIGHT FOR FUTURE DEVELOPMENT

NOTES:

1. BEARINGS AND SURFACE COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. SCALE FACTOR: 0.99987.

2. ACCORDING TO FEMA FIRM MAP NUMBER 48039C0035 I, DATED SEPTEMBER 22, 1999, THE SUBJECT PROPERTY LIES IN ZONE "X". THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. ALL FLOODPLAIN INFORMATION NOTED HEREON REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

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

4. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY SOUTHLAND TITLE COMPANY.

5. 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.

6. 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.

7. 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 FOR ANY FUTURE DEVELOPMENT.

8. 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.

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

10. 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 FOR ANY FUTURE DEVELOPMENT.

11. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES FOR ANY FUTURE DEVELOPMENT.

12. PROJECT BENCHMARK IS CITY OF PEARLAND 6 GPS MONUMENT, ELEVATION = 47.43', NGVD 29 (1987 ADJUSTMENT). TO CONVERT TO 1978 ADJ. ADD 0.73'.

13. PROJECT TBM # 10 IS THE TOP OF "LL" OF MUELLER OF A FIRE HYDRANT LOCATED APPROXIMATELY 15 FEET NORTH OF ALICE STREET AND APPROXIMATELY 230 FEET WEST OF PROFAX STREET. ELEVATION = 48.46' NGVD 29 (1987 ADJ.). TO CONVERT TO 1978 ADJ. ADD 0.73'.

14. THE RECORDED PLAT OF "STORER CABLE MICROWAVE ANTENNA TRACT" RECORDED IN VOLUME 17, PAGE 363-364 IN THE BRAZORIA COUNTY PLAT RECORDS IS HEREBY VACATED AND ABANDONED WITH THE RECORDATION OF THE MINOR PLAT OF ASSOCIATED INDUSTRIAL PARK II.

15. A FOUR (4) FOOT WIDE SIDEWALK WILL BE REQUIRED ALONG ALICE STREET FOR ANY FUTURE DEVELOPMENT.

2015000517
Brazoria County - Joyce Hudman, County Clerk
01/06/2015 12:21 PM
Total Pages: 1

MINOR PLAT OF ASSOCIATED INDUSTRIAL PARK II

A SUBDIVISION OF 4.020 ACRES LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 542, IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT

NOVEMBER 2014

3902 ALICE STREET

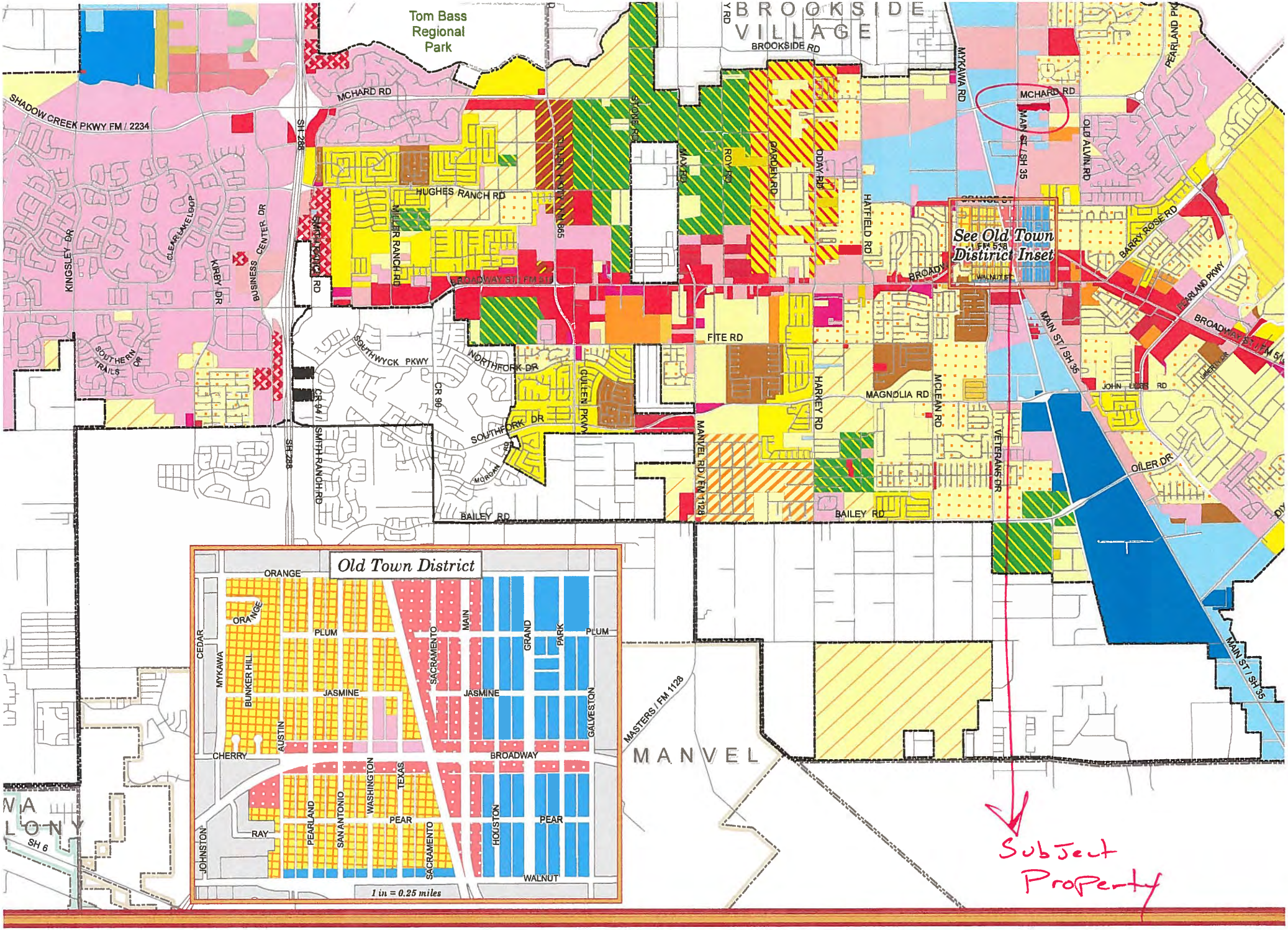
OWNERS:

ASSOCIATED PROPERTIES
1603 NORTH MAIN STREET
PEARLAND, TEXAS 77581
PHONE (281) 485-6258
ATTN: GERALD KOZA, JR.

PREPARED BY:

THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK

SHEET 1 OF 1 CITY OF PEARLAND PLAT NO. P-615E-2014-124


Tom Bass Regional Park
BROOKSIDE VILLAGE
BROOKSIDE RD
MCHARD RD
SHADOW CREEK PKWY FM / 2234
SH 288
HUGHES RANCH RD
MILLER RANCH RD
BROADWAY ST / FM 518
KINGSLEY DR
CLEARLAKE LOOP
KIRBY DR
BUSINESS CENTER DR
SOUTHERN TRAILS DR
SOUTHWYCK PKWY
NORTHFORK DR
SOUTHFORK DR
CR 96
CR 94 / SMITH RANCH RD
GULLEN PKWY
FITE RD
MAY RD
ROY RD
GARDEN RD
ODAY RD
HATFIELD RD
HARKEY RD
MAGNOLIA RD
MCLEAN RD
MANVEL RD / FM 1128
BAILEY RD
MYKAWA RD
MAIN ST / SH 35
OLD ALVIN RD
PEARLAND PKWY
BARRY ROSE RD
JOHN LUES RD
VETERANS DR
OILER DR
See Old Town District Inset
Old Town District
ORANGE
PLUM
CEDAR
MYKAWA
BUNKER HILL
JASMINE
AUSTIN
CHERRY
BROADWAY
SACRAMENTO
MAIN
GRAND
PARK
GALVESTON
TEXAS
WASHINGTON
SAN ANTONIO
PEARLAND
PEAR
HOUSTON
RAY
JOHNSTON
WALNUT
1 in = 0.25 miles
MASTERS / FM 1128
MANVEL
SH 6
Subject Property
BP-288
C-MU
M-1
M-2
OP
OT-GB
R-1
R-2
SR-15
SR-12
SP3
SP4
CITY OF PEARLAND
1:63,360

OFFICIAL TAX RECEIPT

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

FIRST CLASS
U.S POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

Account No: 0542-0073-120
Certified Owner: ASSOCIATED PROPERTIES INC
2014 VALUE: 401,290

A0542 H T & B R R, TRACT 52H, ACRES 0.828

Jr	Year	Levy Paid	P&I
1	2014	1,759.66	0.00
9	2014	240.77	0.00
28	2014	5 681.06	0.00
54	2014	626 01	0.00
96	2014	2,857.59	0.00

Parcel Address: 3706 ALICE ST
Legal Acres: 0.8280
Appr No: 177141
Deposit No: 4B261124085
Paid Date 11/26/2014
Total Paid: $11,165.09
Check No: 00126428
Balance Due: $0.00

Exemption(s): NONE

ASSOCIATED PROPERTIES INC
1603 N MAIN ST
PEARLAND , TX 77581-2803

OFFICIAL TAX RECEIPT

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

FIRST CLASS
U.S POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

Account No: 0542-0073-000
Certified Owner: ASSOCIATED PROPERTIES INC
2014 VALUE: 961,370

A0542 H T & B R R, TRACT 52-52C-52F, ACRES 3.842

Jr	Year	Levy Paid	P&I
1	2014	4,215.61	0.00
9	2014	576 82	0.00
28	2014	13,610.12	0.00
54	2014	1,499.74	0.00
96	2014	6,845.92	0.00

Parcel Address: 3902 ALICE ST
Legal Acres: 3.8420
Appr No: 177139
Deposit No: 4B261124085
Paid Date: 11/26/2014
Total Paid: $26,748.21
Check No: 00126428
Balance Due: $0.00

Exemption(s): NONE

ASSOCIATED PROPERTIES INC
1603 N MAIN ST
PEARLAND , TX 77581-2803

Posting of Notification Signs on Property under Consideration for a Zone Change

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

PROPOSED (<u>SPECIFY REQUEST</u>)
Contact City of Pearland
281-652-1765

- Signs must be professionally made; handwritten signs are not allowed.
- Signs must be freestanding and cannot be attached to a tree, fence, or building.

Signature _____ Date 1/15/15

C. Zone Change Application No. 2015-03Z

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Beltway 23, LTD., owner; for approval of a change in zoning to amend the Kinglsey and Broadway Planned Development (PD), to allow Mini-Warehouse/Self Storage; Auto Accessories and/or Parts Retail Sales; to prohibit Hotels/Motels; and to revise landscape requirements and various exhibits; on approximately 18.1 acres of land.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, FEBRUARY 16, 2015, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change Application No. 2015-03Z

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Beltway 23, LTD., owner; for approval of a change in zoning to amend the Kinglsey and Broadway Planned Development (PD), to allow Mini-Warehouse/Self Storage; Auto Accessories and/or Parts Retail Sales; to prohibit Hotels/Motels; and to revise landscape requirements and various exhibits; on approximately 18.1 acres of land, to wit:

Legal Description: The herein described 20.3 acres (prior to right-of-way dedication), more or less, being generally located in Section 80, J. S. Talmage Survey Abstract 564, Brazoria County, Texas; the south line being along the south line of Lot 2, Section 80, J. S. Talmage Survey, Abstract 564 according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records; the west line being the east line of City of Pearland Ordinance No. 1035; the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance 924 and the east line being the west line of City of Pearland Ordinance No 924; All that certain 20.3 acres, more or less, annexed into the City of Pearland by Pearland Ordinance 1465 and being all of Lots 1 & 2, Section 80, J. S. Talmage Survey, Abstract 564

General Location: Southeast corner of Broadway Street and Kinglsey Drive, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: February 16, 2015

Re: Zone Change Application Number 2015-3Z

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Beltway 23, LTD., owner; for approval of a change in zoning to amend the Kingsley and Broadway Planned Development (PD), to allow Mini-Warehouse/Self Storage; Auto Accessories and/or Parts Retail Sales; and to prohibit Hotels/Motels; on approximately 20 acres of land (prior to right-of-way dedication); located on the east side of Kingsley Drive and south of Broadway Street.

Background:

The subject parcel was annexed into the city at the request of the property owner on July 23, 2012. After annexation, the applicant submitted an application for a zone change from the Suburban Development District (SD) to the General Business (GB) zoning district. During the public hearing, a number of concerns were raised by nearby residents, City Council, the Planning and Zoning Commission, and staff regarding the impact that certain uses which were permitted by right in the GB zoning district, would have on surrounding single family subdivisions. The parcel is surrounded by the Southern Trails and Shadow Creek Ranch Planned Developments (PDs). The applicant ultimately withdrew the zone change request and applied for a PD. The Kingsley and Broadway PD was approved on November 26, 2012 as a non-residential PD with an overlay zoning district of GB, with a list of prohibited GB uses identified on page 2 of the PD.

Major Components of the Approved PD:

1. **Uses:** After much discussion a list of prohibited uses was included within the PD, which were deemed incompatible with surrounding single family subdivisions.

2. **Unified Shopping Center:** The Kingsley-Broadway PD was approved as a unified shopping center with a total of 3 pad sites along Broadway Street, including the existing gas station and car wash at the southeast corner of Broadway Street and Kingsley Drive; and a large retail space along the southern property line, just north of the detention area. The development included tree-lined boulevard entrances at the Broadway Street and Kingsley Drive entrances, with a row of trees extending to the eastern most property line and 3 rows of trees extending southwest into the property with a centralized circular landscape island.

3. **Quality of Development**: Site features such as enhanced landscaping including tree lined, boulevard entries with a centralized circular landscape island set the development apart from a generic strip center permitted by conventional zoning and added value, as per the criteria of approval and intent of a PD.

4. **Response to surrounding residential subdivisions and resident concerns:** Measures were included in the PD, which would offer additional land use controls to ensure that development of the site is compatible with the high standards of the surrounding single family subdivisions.

Current Amendment Proposal Under Consideration

The applicant proposes a number of enhancements via this amendment, including pedestrian circulation throughout the development with 5-foot sidewalks; a 35-foot landscaped buffer along Broadway Street, Kingsley Drive and the eastern property line, adjacent to an existing single family subdivision; details regarding the screening of the detention area; lighting standards and various restrictions including height limitations.

However, the proposed amendment is a major departure from the originally approved PD. The applicant is proposing through the PD amendment process to increase the number of pad sites from 4 to 9, as illustrated on Exhibit C and permit *Mini Warehouse/Self Storage,* by right. It is important to note that *Mini Warehouse/Self Storage* is not permitted within any zoning district, within the city, by right. The applicant also proposes to add *Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)* as a permitted use, which was specifically listed as a prohibited use when the PD was approved in 2012.

For a comparison of the originally approved PD and the proposed amendment, see the table on page 6 of this report. A list of proposed changes are identified below:

1. Add *Mini Warehouse/Self Storage, (with 24 hour on-site residence for the facility)* as a permitted use with hours of operation being 6:30 am to 8:00 pm, Monday-Saturday, for the main office; 8:00am to 8:00pm, Monday-Sunday, for renters to access storage units;
2. Add *Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)*, as permitted uses, with signage prohibiting any on-site work or repair of vehicles;
3. Add *Hotels/Motels*, to the list of prohibited uses;
4. *Restrict Gas Station/Convenience Store/Auto-Wash (Self-Serve)* to Parcel D (currently developed with above uses)
5. The site currently illustrates 3 pad sites along Broadway Street, including the existing Gas Station/Convenience Store/Auto-Wash; and a retail shopping center. An additional pad site can be added along Broadway Street, if the site is not developed with a *Mini Warehouse/ Self-Storage facility*, and the maximum number of pad sites allowed is 9 pad sites;
6. Increase landscape buffer width on the eastern most property line from 25 feet to 35 feet, with specific landscaping requirements;
7. Increase the landscape buffer width along the full length of Kingsley Drive from varying widths ranging from 20-40 feet to 35-feet, with specific landscape requirements, with specific landscaping requirements;
8. Increase the landscape buffer width along Broadway Street from 30 feet to 35 feet, with specific landscaping requirements;
9. Add 5-foot sidewalks throughout the development
10. Restrict building height to 1 story with a maximum height of 30 feet
11. Add details regarding screening of the detention area
12. Add details regarding masonry screening wall along the eastern property line
13. Add façade requirements to include 100% masonry or glass, which excludes trim, accent materials, etc.;
14. Include lighting standards;
15. Include signage restrictions

Staff Recommendation

Due to the major departure in proposed land uses including a dominant land use of *Mini Warehouse/Self Storage and the addition of Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair),* which was specifically prohibited when the PD was approved; and the removal of the boulevard entrances at the Broadway Street and Kingsley Drive entrances, staff recommends that the PD amendment is denied, for the following reasons:

1. **Incompatible and inappropriate uses:** With the Shadow Creek Ranch and Southern Trails PDs, this area of the city has set very high standards for development with an established character and high value. The proposal will include a storage facility, which is currently not permitted by right in any zoning district within the city and will abut an existing single family subdivision. The use is only permitted with approval of a Conditional Use Permit (CUP) within the Old Town General Business (OT-GB), General Business (GB), General Commercial (GC), Light Industrial (M-1) and Heavy Industrial (M-2) zoning districts. The facility is proposed directly adjacent to an existing single family subdivision; Southern Trails Phase 1, Section 1; and may be viewed as incompatible and a nuisance, despite the buffer proposed. The approval of the proposed amendment to allow a storage facility, by right; where no other zoning district allows the proposed use without approval of a CUP will adversely impact the area in general.

2. **Lack of a detailed site plan/landscape plan to in order to mitigate negative impact:** In 2012, a zone change application to change the zoning of the property from Suburban Development District (SD) to GB was withdrawn by the applicant due to concerns raised by nearby residents, City Council, the Planning and Zoning Commission and staff, regarding the potential incompatible uses that would be allowed by right. Zone changes do not require site plans/landscape plans. The PD was later approved which prohibited, or required further scrutiny through the CUP process, the uses in which the applicant intends to permit by right through the proposed amendment. A CUP allows for review of detailed site plans and landscape plans by nearby residents, City Council, Planning and Zoning Commission and staff; to analyze the impact that the development would have on existing residential subdivisions, and offers an opportunity to mitigate any negative impact.

3. **Quality of development:** The approved PD ensured a higher quality of development with a unified development plan for the entire site with enhanced boulevard entrances vs. fragmented pad sites. The boulevard entrances along Broadway Street and Kinglsey Drive and the circular landscape island acted as an entry marker, giving the development an identity. The overall quality and

value of development and the area will deteriorate with approval of the proposed amendment.

4. **Intent of PD:** As proposed the property could be developed with the use of conventional zoning. A PD is intended to result in a higher/superior quality development for the community than would result from the use of conventional zoning, and is not to be used as a land use variance. As proposed the intent of the PD is not being met with the removal of enhanced landscaping and the addition of incompatible uses.

Recommended Conditions of Approval

If the Planning and Zoning Commission recommends approval of the amendment, as proposed, staff recommends the following conditions:

1. *Mini Warehouse/Self-Storage* shall be permitted with approval of a Conditional Use Permit (CUP). The use is not permitted, by right in any zoning district within the city, and requires approval of a Conditional Use Permit (CUP). A CUP will allow nearby residents, City Council and the Planning and Zoning Commission to review detailed site plans, landscape plans and elevations in order to mitigate any negative impact that the use may have on single family subdivisions.

2. *Mini Warehouse/Self Storage* shall not be located adjacent to the existing single family subdivision, but shall be located along Kinglsey Drive, and there shall be no windows or storage doors facing the existing single family subdivision along the eastern property line.

3. Increasing the number of pad sites from 4 to 9 is a major departure from the originally approved PD. The number of pad sites shall be reduced to 5 to ensure that the character of the neighborhood is not diminished, and that non-residential uses are within close proximity to serve the neighborhoods.

The below table illustrates the originally approved requirements compared to the proposed amendment:

Original/Approved Requirement	**Proposed Amendment**
Mini Warehouse/Self Storage is permitted with approval of a CUP.	Add Mini Warehouse/Self Storage as a permitted use.
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair) was specifically listed as a prohibited use through the PD process.	Add Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair), as permitted uses.
Hotel/Motel is permitted with approval of a CUP; similar uses such as Bed & Breakfast and Extended Stay Hotel/Motel were specifically prohibited through the PD process.	Add Hotel/Motel as a prohibited use.
3 pad sites with frontage on Broadway Street, (including the existing gas station and car wash) and 1 large tract with a retail strip center.	6 total pad sites; 3 pad sites with frontage on Broadway Street, (including the existing gas station and car wash) and an additional 3 pad sites with frontage on Kingsley Drive.
25-foot buffer along eastern property line, adjacent to existing single family subdivision. Buffer shall include: • ground cover, shrubs and trees • shrubbery having year round foliage that is at least 75% opaque and a minimum of 6 feet in height at planting • 25 foot buffer requires a masonry fence between residential and commercial uses	Add 35-foot buffer along the eastern property line, adjacent to existing single family subdivision. Buffer shall include: • ground cover, shrubs and trees • 1 canopy tree/every 30 feet, spaced in a uniform linear fashion; canopy trees shall mean evergreen trees capable of growing at least 35 feet in height and not less than 10 feet high and 3 inch caliper at time of planting, and shall be at least 8 feet from masonry fence • 1 ornamental tree/every 15 feet

	and spaced in a uniform linear fashion, offset from the canopy trees; ornamental trees shall mean small evergreen trees capable of growing at least 10 to 15 feet in height and no less than 7 feet high and 2 inch caliper at time of planting; trees shall be placed at least 8 feet from the masonry fence • solid 8 foot masonry screening fence is required within the landscape buffer and must match the design and materials of the masonry fence used throughout Southern Trails • when a mini-warehouse/self-storage facility is built adjacent to single family, the above landscaping shall also be required around the southern boundary of the facility
Along Kingsley Drive, the Design Plan illustrated a <u>landscape buffer with varying widths ranging from 20 to 50 feet wide with approximately 20 street trees</u>. A <u>continuous hedge of shrubs</u> to screen the parking area along Kingsley Drive was also required.	<u>Add 35-foot buffer along Kinglsey Drive, and south of the existing gas station</u> at the southwest corner of Broadway Street and Kinglsey Drive. Buffer shall include: • ground cover, shrubs and trees • 1 canopy tree/every 3o feet of linear street frontage, planted in clusters or spaced linearly; canopy trees shall mean deciduous or evergreen trees capable of growing at least 35 feet in height and no less than 10 feet high and 4 inch caliper at time of planting • 1 ornamental tree/every 15 feet of linear street frontage, planted in clusters and spaced linearly; ornamental trees shall mean deciduous or evergreen trees

	capable of growing at least 10 to 15 feet in height and not less than 7 feet high and 2.5 inch caliper at time of planting • continuous hedge of shrubs, not less than 3 feet or more than 4 feet in height when mature and no less than 24 inches in height at the time of installation; and shall be planted no more than 36 inches on center; the hedge shall be set back a minimum of 3 feet, maximum 6 feet from the perimeter of any parking space, driveway or any access aisle; and must provide continuous screening of the parking area when view perpendicular to the public street • shrubs shall be planted no more than 36 inches on center
30-foot buffer is required along roadways within the Corridor Overlay District. Landscaping along Broadway Street (COD) and within the 30-foot buffer shall include: • 15% landscaping with a permeable surface • Large shade trees at 1 inch/10 feet of frontage • Ornamental trees at 1 inch/15 feet of frontage • 60% of required street trees shall be evergreen with year-round foliage • At time of planting, a minimum of 3 feet shall be provided between a trunk and back of any curb and 8 feet between a trunk and any planned/existing utilities	Add 35-foot buffer along Broadway Street. Buffer shall include all of the above as indicated for the landscaped buffer along Kinglsey Drive.

• At time of planting a minimum of 6 feet shall be provided between individual trees	
Landscape screening between parcels is not required.	Landscape screening between parcels shall include the following: • minimum 10-foot wide landscaped area shall be located between parcels • 1 canopy tree/every 30 feet planted in clusters or spaced linearly; canopy trees shall mean deciduous or evergreen trees capable of growing at least 35 feet in height and not less than 10 feet high and 3 inch caliper at time of planting • 1 ornamental tree/every 15 feet planted in clusters or spaced linearly; ornamental trees shall mean deciduous or evergreen trees capable of growing at least 10 to 15 feet in height and not less than 7 feet high and 2 inch caliper at time of planting
The Design Plan (Exhibit C) illustrates an approximately 25-foot landscaped area along the northern boundary of the detention pond with a continuous row of shrubs.	Detention Screening: • 1 canopy tree/30, planted in clusters or spaced linearly; canopy trees shall mean deciduous or evergreen trees capable of growing at least 25 feet in height and not less than 10 feet high and 3 inch caliper at time of planting
• maximum building height 45 feet • height further restricted the closer to the single family subdivision along the eastern property line	• maximum building height 30 feet • no building shall exceed 1 story in height

N/A	Internal pedestrian circulation throughout the site with contrasting decorative pavers or stamped concrete where sidewalks cross driveways
• All buildings must be 100% masonry or glass where visible from the Broadway Street/Kingsley Drive or abutting residential zoning districts.	• All buildings must be 100% masonry or glass, excluding doors trim or accent materials; brick or stone is encouraged • All buildings must incorporate colors and materials compatible with those found in Southern Trails and must reflect colors permitte4d as part of the COD.
• High pressure sodium or metal halide fixtures shall be used with no direct glare onto adjacent properties or public streets; the glare from such fixtures shall be shielded from adjacent properties and/or public streets • Minimum light level within the parking area shall be 0.5 foot candles when the attendant facility is in use • Standards, poles and fixtures shall be a single color, uniform in design throughout the site and no taller than the height of the building being served • Creosote treated wooden poles are prohibited • Street lights shall conform to the standard fixture adopted by the city • Walkway lighting comprised of standard, pole, bollard and wall-mounted fixtures shall be no greater than 12 feet above grade. • Floodlighting or spotlighting of architecture, graphics or natural	• All exterior floodlights, pole lights and carriage lights should be designed such that the luminous flux falls upon the surface of the structure to be illuminated or on the ground • All lighting installations shall include timers, dimmers and/or sensors to reduce energy consumption and eliminate unneeded lighting • All lighting installations shall be pointed downward • The amount of stray light from fixtures shall be limited to a maximum of 0.2 HFC at a distance of 25 feet inside the property line of the adjacent property • No internal site lighting may exceed 12 feet in height

features shall not create spillage of light onto adjacent property or public streets	
• There is no restriction on color for electronic message signs, with the exception that scrolling signs shall be limited to 2 colors; one color for the background and 1 color for the message.	• Neon and electronic signs are prohibited • monument signs must incorporate a masonry base of 18 inches in height measured from grade to the bottom of the sign face

Surrounding Zoning Districts

The property is surrounded by the Shadow Creek Ranch PD to the north and the Southern Trails PD to the west, east and south. The below Table identifies existing zoning districts and uses:

	Zoning	Existing Use
North	Shadow Creek Ranch PD	Exxon Gas Station Wal-Mart Neighborhood Store Restaurant
South	Southern Trails PD	Undeveloped
East	Southern Trails PD	Southern Trails Single Family Subdivision
West	Southern Trails PD	CVS Pharmacy

Conformance with the Comprehensive Plan

The current Comprehensive Plan (latest update in 2009) indicates Low Density Residential and Minor Retail Node (25 acres) for the subject property. The Comprehensive Plan characterizes low density as conventional single-family detached developments with 0-4 dwelling units per acre with average lot sizes of 7,500 square feet. Smaller lots may be acceptable if common open space is provided and overall density is not increased. The Plan recommends R-1 and R-2 Single Family residential zoning districts. There are no residential developments proposed. The development does not meet the recommendations of the Low Density Residential future land use designation. However, residential uses were not proposed when the PD was originally approved in 2012.

The Comprehensive Plan defines a minor retail node as having less than 25 acres of retail, office and service uses to be distributed in any number of ways at an intersection's 4 corners. However, retail, office and service uses need not occupy every corner. Also appropriate at or near corners are medium and high density residential. When taking into account the 4 corners of Broadway Street and Kingsley Drive, the southwest corner is developed with a CVS and the PD was recently amended to allow for a strip center adjacent to CVS; the northeast corner is developed with an Exxon Gas Station and Einstein Bros. Bagels, with a Wal-Mart Neighborhood Market to the east; the southeast corner is developed with a gas station and auto wash; and the northwest corner is developed with a daycare facility; Stepping Stones Daycare and Learning Center. Based on data from recorded plats, the 4 corners do not exceed 25 acres of retail, office and service uses.

Platting Status

The property is platted in the Broadway Kingsley Addition as Lot 2. The existing gas station is platted as Lot 1. If further subdivision of Lot 2 is proposed, a replat will be required in the future.

Availability of Utilities

The property has access to public water and sewer.

Impact on Existing and Future Development

It is anticipated that the proposed uses will negatively impact surrounding single family subdivisions, as they are incompatible uses. *Mini Warehouse/Self-Storage* requires approval of a CUP, which will require further scrutiny of detailed landscape plans and site plans to mitigate potential negative impacts through conditions. After much discussion regarding a list of prohibited uses through the PD process due to concerns raised by nearby residents, a list of prohibited uses was approved, including Auto Accessories and/or Parts Retail Sales, as the use was deemed an incompatible use and was prohibited through the PD process.

Additional Comments

Staff received an email from a nearby resident who attended a neighborhood meeting held by the applicant. The resident communicated in his email that he is opposed to the amendment. This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

Public Notification/Comment

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under

consideration for the amendment to the Kingsley and Broadway PD. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant. As of the date of this writing, staff has not received any returned notices from property owners within 200 feet of the site.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Neighborhood Meeting Summary
7. Previously Approved Design Plan
8. PD Document
9. Applicant Packet

Exhibit 1

AERIAL MAP

Zone Change 2015-03Z

Broadway/Kingsley Planned Development

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 = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT

N

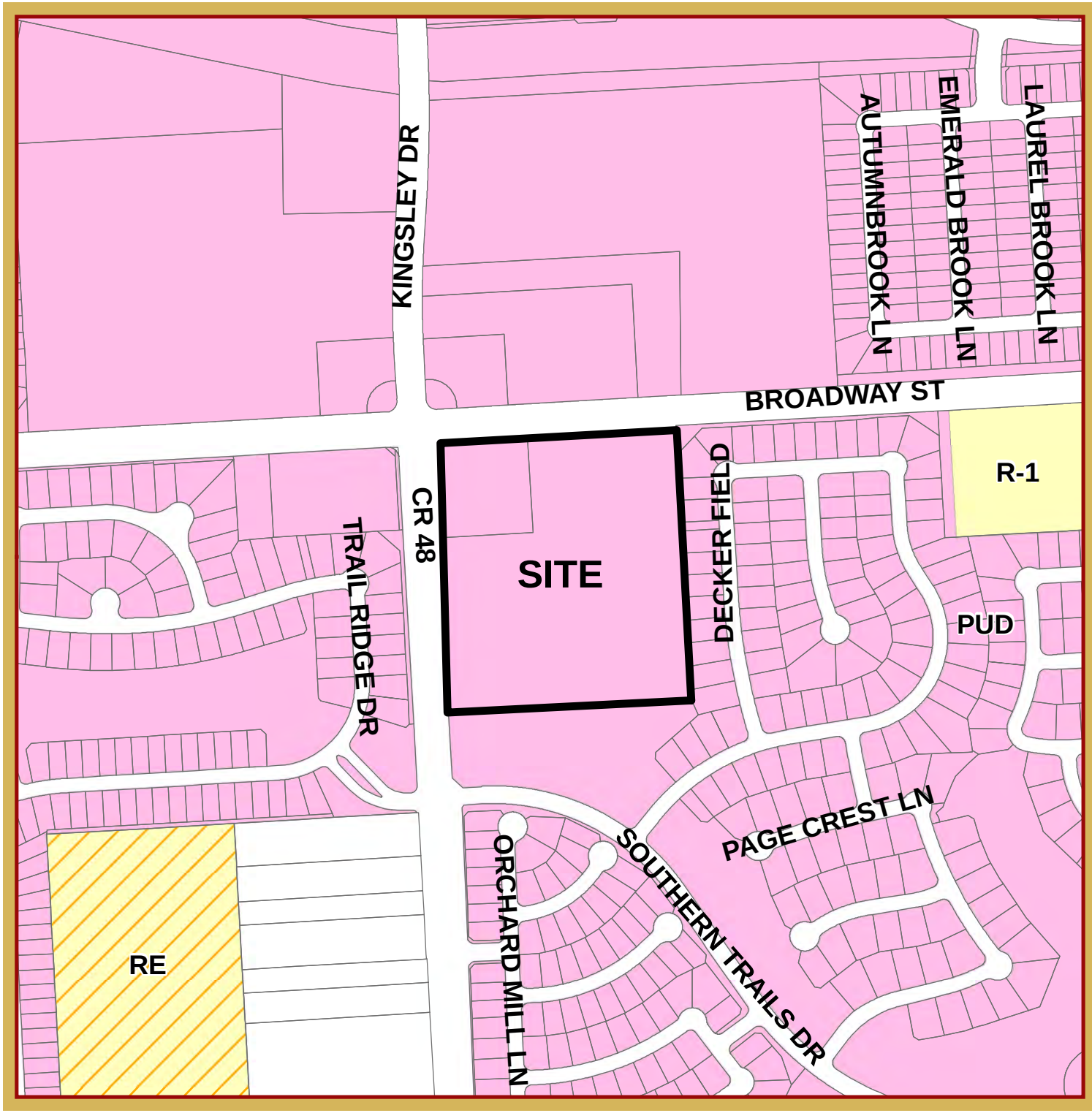


Exhibit 2

ZONING MAP

Zone Change 2015-03Z

Broadway/Kingsley Planned Development

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OCTOBER 2014
PLANNING DEPARTMENT

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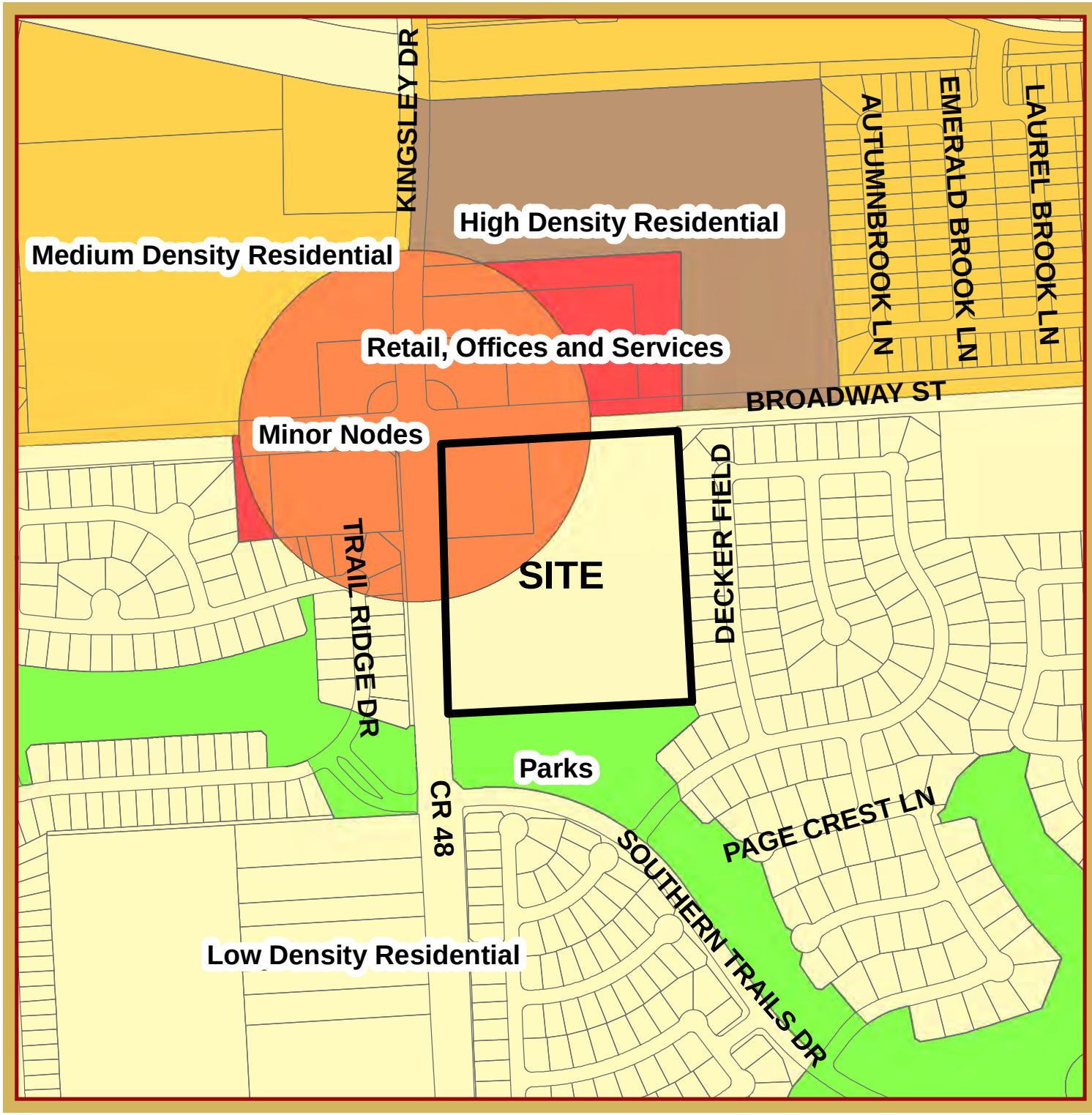

Exhibit 3

FLUP MAP

Zone Change 2015-03Z

Broadway/Kingsley Planned Development

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OCTOBER 2014
PLANNING DEPARTMENT

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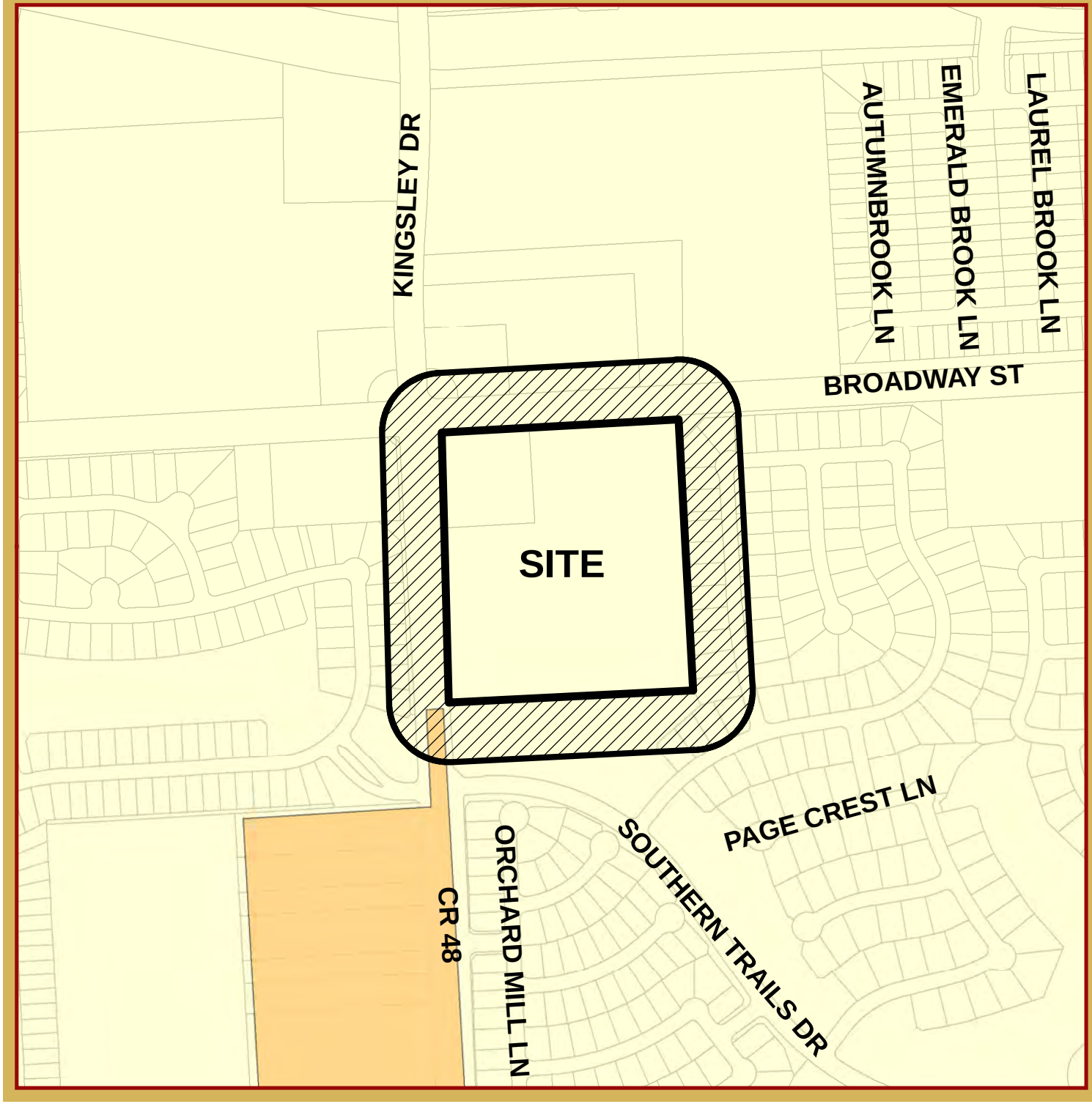

Exhibit 4

NOTIFICATION MAP

Zone Change 2015-03Z

Broadway/Kingsley Planned Development

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1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT

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Exhibit 5

2015-03Z Broadway/Kingsley PD Amendment

Owner	City	Address
GEORGE BENETTA	PEARLAND	3111 TRAIL RIDGE DR
NGUYEN STEVEN PHI & HOA LE TANG	PEARLAND	3109 TRAIL RIDGE DR
PAUL PRINCY & SHAJAN U POULOSE	PEARLAND	3107 TRAIL RIDGE DR
HARPER ERIC L & TERI L	PEARLAND	3105 TRAIL RIDGE DR
BRAZORIA COUNTY MUD #34	HOUSTON	3200 SOUTHWEST FWY STE 2600
MCDONALD JOHN & TERRI	PEARLAND	3101 DECKER FIELD LN
DIUNO WINIFRED	PEARLAND	3007 DECKER FIELD LN
GRILLO RAFAEL A	PEARLAND	3005 DECKER FIELD LN
SAMUEL JOBY V	PEARLAND	3102 DECKER FIELD LN
LIPSCOMB KENYA	PEARLAND	3010 DECKER FIELD LN
GREEN MARCUS NEAL	PEARLAND	3008 DECKER FIELD LN
ALI MOHAMMAD SADATH	PEARLAND	3003 DECKER FIELD LN
SOUTHERN TRAILS RES ASSOC INC	FRISCO	2500 LEGACY DR STE 220
PAN YANG & CHIHCHIANG FU	PEARLAND	3006 DECKER FIELD LN
SHADOW CREEK RANCH MAINTASSOC	PEARLAND	12234 SHADOW CREEK PKWY
RODRIGUEZ J RAUL & LYDIA G	PEARLAND	3115 TRAIL RIDGE DR
LEE MICHAEL PAUL & GLENDA K	PEARLAND	3113 TRAIL RIDGE DR
HAASE JAMES K & BRENDA R	PEARLAND	3103 TRAIL RIDGE DR
WILLIAMS JARED & SHACARLA	PEARLAND	3101 TRAIL RIDGE DR
LOLLEY ANGELA C & JOHN R	PEARLAND	12505 PEPPER CREEK LN
LE TRAM	PEARLAND	12503 PEPPER CREEK LN
NGO TIMOTHY H & TRAN T LE	PEARLAND	12501 PEPPER CREEK LN
NGUYEN DAT V & CYNDI M	PEARLAND	3112 DECKER FIELD LN
LEWIS STANLEY T & RONDA R	PEARLAND	3407 E CEDAR HOLLOW DR
BELLOW LESTER JR & SHEILA H	PEARLAND	3110 DECKER FIELD LN
GODINEZ REYNALDO D	PEARLAND	3109 DECKER FIELD LN
NG JAYSON	PEARLAND	3108 DECKER FIELD LN
UGHUTEVBE PETER O	PEARLAND	3107 DECKER FIELD LN
BARR ALEXEI & ABBE	PEARLAND	3106 DECKER FIELD LN
NGO THONG	PEARLAND	3105 DECKER FIELD LN
THOMAS ARUN	PEARLAND	3104 DECKER FIELD LN
ZHENG ZHONG	PEARLAND	3103 DECKER FIELD LN
CANNON DEAN	PEARLAND	3004 DECKER FIELD LN
LE TAM & KIM ANH HOANG	PEARLAND	3002 DECKER FIELD LN
PALACIOS JEROME P	PEARLAND	12417 CLOVER CREEK LN
THEKKEKAROTTU-KURUVILA ANOOP	PEARLAND	3001 DECKER FIELD LN
BELTWAY 23 LTD	HOUSTON	5855 SOVEREIGN DR STE B
MCCOY DERRICK LIND	PEARLAND	12415 CLOVER CREEK LN

SHADOW CREEK APARTMENTS LLC	LEAWOOD	2020 W 89TH ST STE 320
GALVE IVAN MONZON	PEARLAND	12507 PEPPER CREEK LN
BIG DIAMOND INC	SAN ANTONIO	1 VALERO WAY

State	Zip
TX	77584
TX	77584
TX	77584
TX	77584
TX	77027
TX	77584
TX	77584
TX	77584
TX	77584
TX	77584
TX	77584
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TX	77584

KS	66206
TX	77584
TX	78249

EXHIBIT 6

Kingsley/Broadway PD
Neighborhood Meeting

Topic: Kingsley/Broadway PD Amendment
Date: February 3, 2015
Time: 7:00 PM
Location: Southern Trails Recreation Center
3300 Southern Trails Drive
Pearland, TX

Summary of Discussion:

Kathryn Edwards and Matt Stoops with BGE| Kerry R. Gilbert and Associates (applicant) presented an overview of the proposed Planned Development amendment for the Kingsley Broadway PD. The subject property is located at the southeast corner of the intersection of Broadway St (FM518) and Kingsley Road and is adjacent to Southern Trails.

The applicant presented the original concept plan from the approved Planned Development and gave an overview of what was included as a part of the original PD. The revised concept plan was then presented and a detailed explanation of the proposed changes was provided. In addition to discussion of the Concept Plan, an overview was give of the specific changes being proposed within the Planned Development document. These changes include:

-Allow additional pad sites (for restaurants, stand-alone retail, bank, etc.) along Kingsley and Broadway
-Create 2 large parcels in the rear (currently one is proposed for retail and one proposed for a mini-storage facility)
-Increase the landscape buffer along the east side of the property (adjacent to residential) from 25 feet to 35 feet.
-Require a 6-8' solid masonry wall along eastern property line
-Increase landscape requirements throughout the site
-Implement lighting overspill regulations/restrictions
-Implement hours of operation for mini storage facility
-Mini-storage would be required to be entirely gated and have 24 hour security
-100% Masonry requirement
-Modifications to list of allowed/prohibited uses
-Mini-warehouse/ self-storage fencing and screening requirements

Discussion ensued. Below are a list of the primary concerns from residents:

-Allowing Storage facility use
-Limit height of Storage Facility to one-story
-Height limitations for all development within the PD
-Height of landscaping within Residential Landscape Buffer.
-Screening along eastern property line
-Limiting the allowed color palette
-Lighting
-Height of landscaping in landscape buffer adjacent to residential
-Prohibiting neon and electronic signs

-Long access drive for Public Storage adjacent to residential
-Security for the self-storage facility
-Appropriate screening along southern end of proposed self-storage facility
-Limit on hours of operation for Self-Storage
-Require an 8' masonry fence adjacent to the neighborhood.

Following discussion and resident feedback, the applicant stated all comments and concerns would be discussed with the client. The applicant agreed to incorporate revisions to the document that would address as many of their concerns as possible. It was also clarified that all regulations put in place in the document would become a part of the approved ordinance and the new regulations will be applicable to any development on the property. Residents were informed of the February 16 Joint Public Hearing and were encourage to review the Agenda packet for this item when it becomes available on the City's website. This would allow them an opportunity to review the revised submittal and see how their comments were addressed.

Meeting ended at 8:30 pm.

EXHIBIT 7

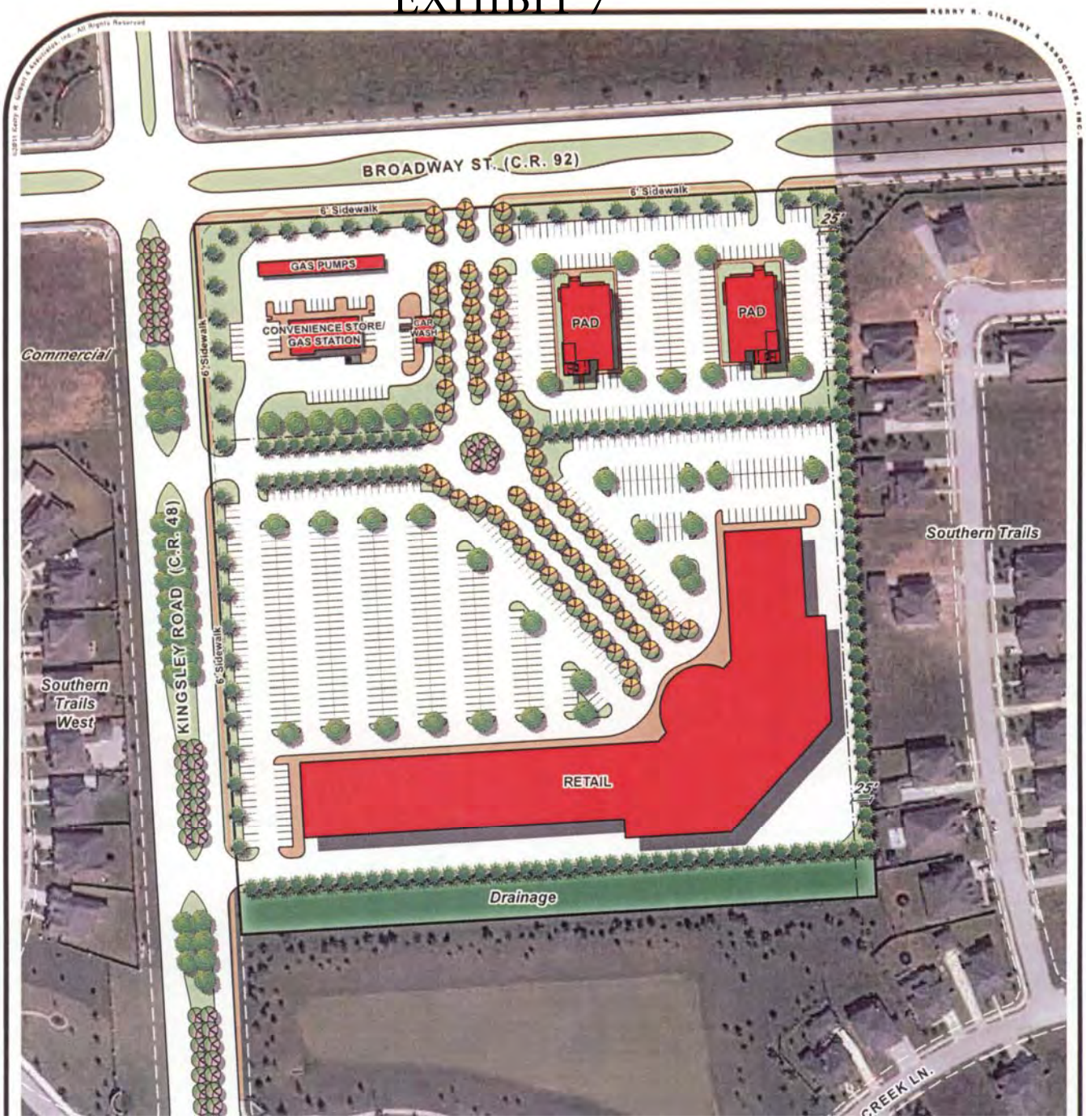
BROADWAY ST. (C.R. 92)
6' Sidewalk
6' Sidewalk
GAS PUMPS
CONVENIENCE STORE/
GAS STATION
CAR WASH
PAD
PAD
25'
Commercial
6' Sidewalk
KINGSLEY ROAD (C.R. 48)
6' Sidewalk
Southern Trails
Southern Trails West
RETAIL
25'
Drainage
CREEK LN.

EXHIBIT 8

18.1 Acre Kingsley and Broadway PD

Prepared for:

Beltway 23, Ltd.

Prepared by:
BGE| Kerry R. Gilbert & Associates

February 2015

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H – Typical Landscape Design (Detention Screening)

I. Introduction

A. Description of Property

The subject site is located at the southeast corner of Broadway (CR 92) and Kingsley (CR 48) and encompasses 18.1 acres of land. ~~Currently, the site is vacant~~. With the exception of a gas station and car wash located at the northwest corner of the site, the property is currently vacant. The site was originally 20 acres however; dedication of land for Broadway (CR 92) and Kingsley (CR 48) have reduced the size of the site. Refer to Exhibit A – Location Map.

B. Description of Proposed Development

The location of this project at the intersection of two major thoroughfares and lends itself for commercial, retail, and office development. There are a variety of possible uses for each tract, including small pad sites (banks, restaurants, gas station/convenience store, etc.), an office building or small retail center. The detention for the site will be provided by the detention facility along the southern boundary. Approximately 1.5 acres of land will be combined with the adjacent existing detention to the south in the Southern Trails Development making a larger detention facility. The existing amenities associated with the current detention facility in Southern Trails will remain. The subject tract is located within the Brazoria County MUD #34 which will provide utilities to the site. Refer to Exhibit B – Site Location and Surrounding Uses.

C. Describe the area of land in acreage and legal description

Refer to Exhibit D – Survey and metes & bounds description.
Refer to Exhibit E-Survey and metes & bounds description –Amendment, for the area subject to the 2014 Amendment to the original PD.

D. Statement as to the purpose and intent of the PD

The intent of this PD is to allow flexibility of uses with the commercial, retail, and office land uses within the project.

II. Zoning and Land Uses

A. Describe existing zoning district surrounding the site

The site is zoned SD. The surrounding uses are as follows:

North:	Shadow Creek Ranch PUD (commercial and multi-family uses)
West:	Southern Trails PUD (commercial and single-family uses)
South:	Southern Trails PUD (single-family residential use),
East:	Southern Trails PUD (single-family residential use)

B. Describe the acreage difference between the Base Zoning and proposed district

The base zoning and proposed district is GB (General Business).

C. General standards applicable to project

The standards applicable to the project are the GB (General Business) standards plus additional landscape buffer, site enhancements and building height standards stated in this document.

D. Land uses Allowed and Prohibited

The intent of the PD is to allow for a variety of land uses, including a mix of commercial, office, retail and restaurants that are compatible to residential use. ~~All permitted and conditional uses listed for GB in the UDC Land Use Matrix are allowed in addition to a gas station/convenience store/auto wash (self-serve), except the prohibited uses listed below.~~ Unless specifically permitted or prohibited within this document, all permitted and conditional uses listed for GB in the UDC Land Use Matrix are allowed. ~~in addition to a gas station/convenience store/auto wash (self-serve), except the prohibited uses listed below.~~

Permitted
Gas station/convenience store/ auto wash (self-serve) – Permitted on Parcel D only
Auto Accessories and/or Parts Sales (indoor sales only, no outside storage or display, no repair)
Mini Warehouse/ Self-Storage
Office with on-site Residence

Prohibited
Boarding or rooming House
Commercial Amusement, (outdoor)
Country Club, Private Golf Course
Dinner Theater
Fairgrounds/rodeo grounds
Gaming Establishment
Auto Glass/Repair/Tinting
Auto Interior Shop/Upholstery
Auto Rental
Auto Repair (major or minor)
Auto Sales (new or used car lot)
Auto Wash (Full Service)
Commercial Transit Terminal
Office – Parole-Probation, Bail Bonds
Animal Clinic, Veterinarian (with outside pens)
Bed & Breakfast Inn
Extended Stay Hotel/Motel
Rehabilitation Care Facility (Halfway House)
Rehabilitation Care Institution (Commercial)
Antique Shop (with outside storage)
Bakery, (wholesale)
Market – Open Air (Flea Market)
Stone Monuments (Retail only)
Sign Shop
Auction House
Fraternal Organization
Fraternity or Sorority
Home for Alcoholic, Narcotic or Psychiatric Patients
Hospital (non-profit or for profit)
Hotel
Mortuary/Cemetery
Sheltered Care Facility
Electrical Substation
Gas Transmission and metering station
Telephone exchange switching relay and transmitting equipment
Utility Shops or storage, Yards, and Building
Cannery, wholesale
Dance hall or night club
Railroad, bus, light rail passenger station
Upholstery Business with outside storage
Airport & Heliport/Helipad &/or landing field
Animal processing
Asphalt or Asphalt/concrete batching plant

III. Design Standards
A. Design Standards

1. Landscape Buffer:
   a. Residential Landscape Buffer (See exhibit F)-
      i. There shall be a ~~25'~~ 35' wide landscape buffer along the eastern boundary of the subject site, adjacent to the single-family residential neighborhood. The buffer shall remain open and unobstructed (i.e., no parking, driveways, or other use) and shall be planted with ground cover, shrubs and trees. The landscape buffer may be located within the required yard/setback area.
      ii. The minimum required landscape elements consist of:

         a. One canopy tree shall be planted every thirty feet (30') and spaced in a uniform linear fashion. Canopy trees shall mean evergreen trees capable of growing at least thirty-five feet (35') in height and not less than ten feet (10') high and 3 inch caliper at time of planting. The trees shall be placed at least eight feet (8') from the masonry fence.

         b. One ornamental tree shall be planted every fifteen feet (15') and spaced in a uniform linear fashion, offset from the canopy trees. Ornamental trees shall mean small evergreen trees capable of growing at least ten to fifteen feet (10'-15') in height and not less than seven feet (7') high and 2 inch caliper at time of planting. The trees shall be placed at least eight feet (8') from the masonry fence.

      iii. A solid eight (8) foot masonry screening fence is required within the Landscape buffer, along the eastern property line. See "Fencing/Screening" on page 5 of this document. When a mini warehouse/self-storage facility is built adjacent to the single family neighborhood, the landscape requirements listed above shall also be required around the southern boundary of the facility.

   b. Kingsley/Broadway Landscape Buffer (See exhibit G)-
      i. A landscape buffer a minimum of 35' feet in width is required along Kingsley Drive (C.R. 48) and Broadway Street (C.R.92). With the exception of curb cuts, the buffer shall remain open and unobstructed (i.e., no parking, driveways, or other use) and shall be planted with ground cover, shrubs and trees. Within this setback, the following must be provided:

         a. One canopy tree shall be planted for every thirty feet (30') of linear street frontage, excluding driveways. Trees shall be planted in clusters or spaced linearly. Canopy trees shall mean deciduous or evergreen trees capable of growing at least thirty-five feet (35') in height and not less than ten feet (10') high and 4 inch caliper at time of planting.

         b. One ornamental tree shall be planted every fifteen feet (15') of linear street frontage, excluding driveways. Trees shall be planted in clusters or spaced linearly. Ornamental trees shall mean deciduous or evergreen trees capable of growing at least ten to fifteen feet (10'-15') in height and not less than seven feet (7') high and 2.5 inch caliper at time of planting.

c. A continuous hedge consisting of shrubs that are not less than three feet or more than four feet in height when mature and no less than 24 inches in height at the time of installation. Shrubs shall be planted no more than 36 inches on center. The landscape hedge shall be set back a minimum of three feet and a maximum of six feet from the perimeter of any parking space, driveway, or any access aisle. The hedge must provide continuous screening of the parking area when viewed perpendicular to the public street.

2. Landscape Screening Between Parcels: A minimum 10-foot-wide landscaped area shall be located between Parcels. The following describes the minimum requirements for the plantings in the landscape area:

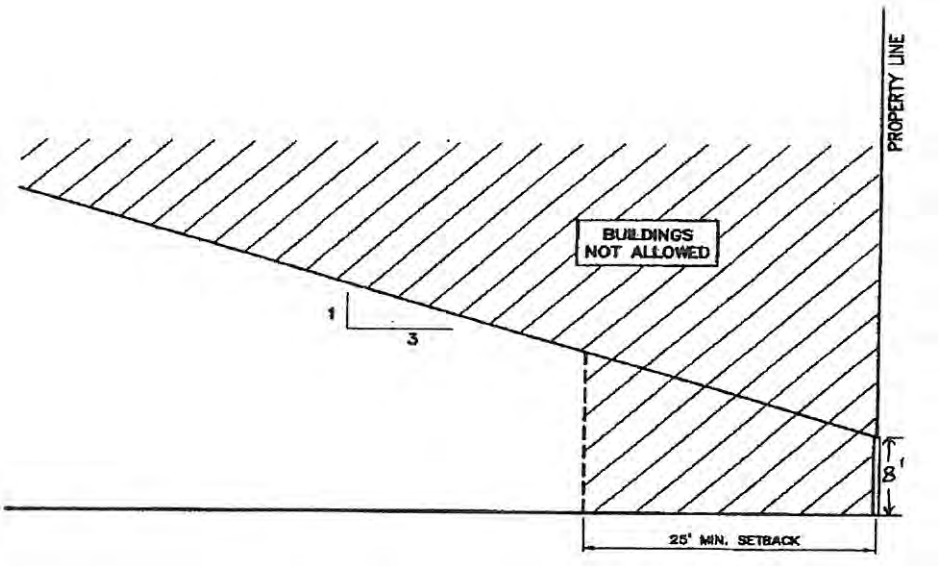
   a. One canopy tree shall be planted every thirty feet (30') and planted in clusters or spaced linearly. Canopy trees shall mean deciduous or evergreen trees capable of growing at least thirty-five feet (35') in height and not less than ten feet (10') high and 3 inch caliper at time of planting.

   b. One ornamental tree shall be planted every fifteen feet (15') and planted in clusters or spaced linearly. Ornamental trees shall mean deciduous or evergreen trees capable of growing at least ten to fifteen feet (10'-15') in height and not less than seven feet (7') high and 2 inch caliper at time of planting.

3. Detention Screening: Enhanced landscaping is required along the northern boundary of the detention facility located at the southern end of the property (See Exhibit C-Concept Plan). The screening must be composed of the following:

   a. One canopy tree shall be planted every thirty feet (30') and planted in clusters or spaced linearly. Canopy trees shall mean deciduous or evergreen trees capable of growing at least twenty-five feet (25') in height and not less than ten feet (10') high and 3 inch caliper at time of planting. (See Exhibit H)

3. Building Height: Per the exhibit below, the height of any building adjacent to the eastern boundary of the subject tract will be restricted.



No buildings within the development may exceed one (1) story in height for a maximum height of thirty (30) feet.

4. Sidewalks: Six (6) foot sidewalks are required along Kingsley Road and along Broadway.

   Internal pedestrian circulation will be provided throughout the development (see Exhibit C). Where sidewalks cross driveways, use of contrasting decorative pavers or stamped concrete is required. This will provide a visual warning for vehicular drivers that they are approaching a pedestrian crossing. Internal sidewalks must be a minimum of five (5) feet in width.

5. Gas Station site: A gas station/convenience store/self-serve auto wash is planned for ±2 acres at the corner. Exhibit C – Concept Plan, depicts the design of the facility.

6. Fencing/Screening:
   A solid masonry screening fence a minimum of eight (8) feet in height is required along the eastern property boundary, adjacent to residential uses (See Exhibit C). The screening fence must match the design and materials of the masonry fence used throughout Southern Trails.

   If Parcel A is developed as a Mini-Warehouse/Self-Storage facility, the facility must be screened per the following regulations:
   a. All RV storage must be enclosed on three sides and shall not be visible from a public street.
   b. A solid fence a minimum of six (6) feet in height must be provided around the storage buildings (See Exhibit C)
   c. A secured gate must be located at the entrance to the storage buildings.

7. Architectural Standards:
   a. Masonry Requirements- All buildings must be 100% masonry excluding windows, doors, trim and accent materials. Masonry materials includes brick, stone, stucco and concrete. Use of brick and/or stone is encouraged. Use of efface is prohibited
   b. Color Palette- All buildings must incorporate colors and materials compatible with those found in Southern Trails and must reflect the colors permitted as a part of the Corridor Overland District. Paints or stains should be limited to a maximum of three (3) complimentary colors per building.

8. Hours of Operation: The hours of operation for the mini-warehouse/self-storage use within the PD is as follows:
   a. Main office - 6:30am to 8:00pm, Monday through Saturday.
   b. Storage facility - 8:00am to 8:00pm, Monday through Sunday for renters to gain access to their storage unit.
   c. On-site security personnel for the mini-warehouse/self-storage use shall be 24 hours a day, Monday through Sunday.

9. Lighting: In an effort to improve the installation and use of outdoor lighting fixtures within the development and to restrict nighttime emission of light rays which are sources of light trespass and unnecessary glare, the following standards shall apply to the PD:
    a. All exterior floodlights, pole lights, and carriage lights should be designed with shielding in a manner such that all of the luminous flux falls upon either the surface of the structure to be illuminated or on the ground wholly within the property on which it is installed.
    b. All lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption, and eliminate unneeded lighting.
    c. All lighting installations shall be pointed downward.
    d. Shielding requirements: Full cut-off shielding is required on all light sources of 1800 lumens or greater, and for directed or focused light sources with spot output of 900 lumens or greater.
    e. Light trespass: Light trespass occurs when illumination from one area unintentionally spills into another. Therefore, the amount of stray light from fixtures within the project shall be limited to a maximum of 0.2 horizontal foot candles (HFC) at a distance of 25 feet inside the property line of the adjacent property.
    f. No internal site lighting may exceed twelve (12) feet in height.

10. Corridor Overlay District: Except for detention requirements, the standards as set forth in the Corridor Overlay district are applicable to any parcel within the Planned Development unless enhanced or more restrictive regulations are listed within this document.

11. Pad Sites/ Individual Parcels: Final width of pad sites may change, but will meet the minimum width requirement of 150'. The total number of pad sites may change based on market conditions. With the exception of the below condition, at no point will the number of Pad sites exceed what is proposed on the Concept Plan (Exhibit C).

    If the proposed mini-storage/self-storage use is not developed, then, one additional pad site along Broadway is allowed and any of the allowed uses may be developed so long as all other applicable standards listed in the document are met.

12. Signage: In addition to all signage criteria as listed in Section 4.2.5.1 of the City of Pearland Unified Development Code, the following standards apply:

    a. No neon or electronic signs are permitted
    b. All monument signs must incorporate a masonry base a minimum of eighteen (18) inches in height when measured from grade to the bottom of the sign face.

13. Auto Accessories and/or Parts Sales: If an auto accessories and/or parts sales use is developed on the site, signs prohibiting any on-site work or repair on vehicles must be posted in clear view for all patrons.

B. Specific list of deviations.

Prohibiting certain land uses that otherwise are allowed in GB. The list of prohibited land uses is shown above.

Mini Warehouse/ Self-Storage is a permitted use and thus a separate Conditional Use Permit is not required.

No building may exceed one (1) story in height or thirty (30) feet

No electronic or neon signs are permitted

C. All requirements of the Unified Development Code will be met, unless specifically mentioned in this document

IV. Required dedications of land or public improvements

This development is primarily commercial, retail and office and therefore no dedication to parkland required.

V. Exhibits

A –Location Map
B – Site Location and Surrounding Uses
C – Concept Plan -Revised
D – Survey, metes & bounds description
E – Survey, metes & bounds description-Amendment
F – Typical Landscape Design (Residential Landscape Buffer)
G – Typical Landscape Design (Kingsley/Broadway Landscape Buffer)
H – Typical Landscape Design (Detention Screening)

KERRY R. GILBERT & ASSOCIATES, INC.

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EXHIBIT A

location map

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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N

a location map for

KINGSLEY & BROADWAY PD

± 18.1 ACRES OF LAND

prepared for

BELTWAY 23, LTD.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

NOT TO SCALE

SEPTEMBER 28, 2012
KGA #I-256

KERRY R. GILBERT & ASSOCIATES, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

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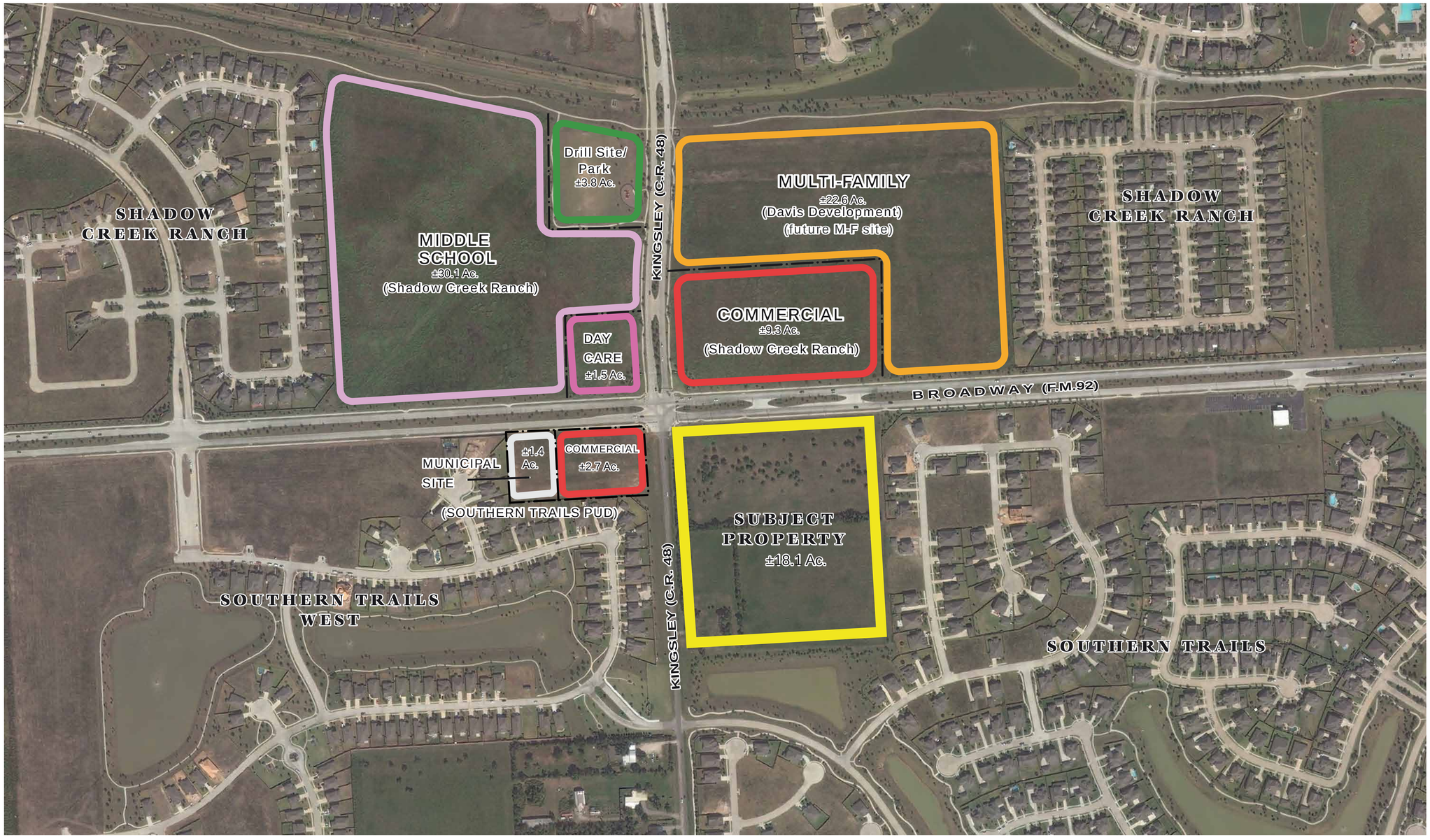

EXHIBIT B

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site location and surrounding uses for

KINGSLEY & BROADWAY PD

prepared for

BELTWAY 23, LTD.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
0 100 200 400

SEPTEMBER 28, 2012
KGA #I-256

KERRY R. GILBERT & ASSOCIATES, INC.

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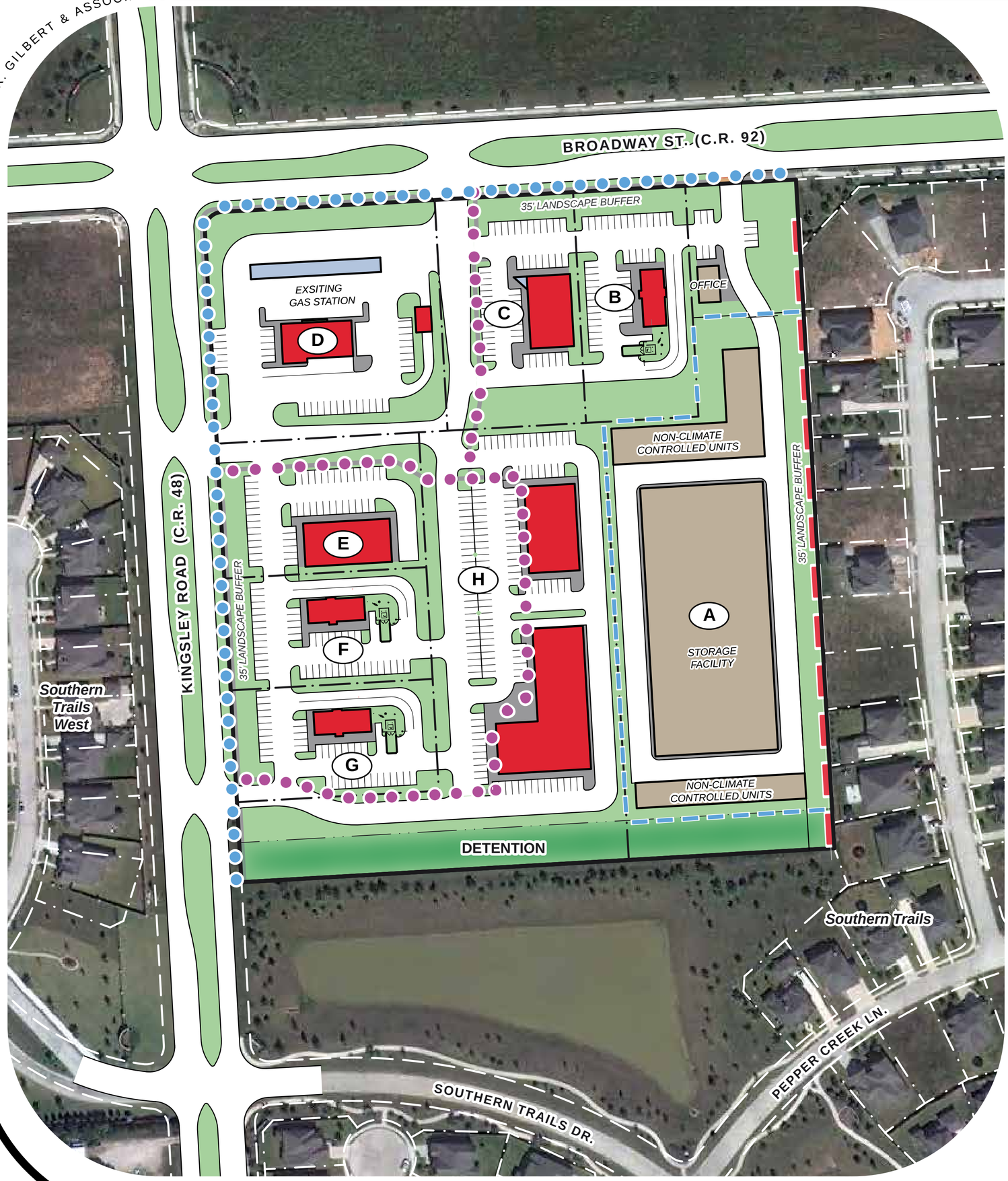

N

LAND USE		ACRES
COMMERCIAL TRACTS		
A	Storage Facility or Commercial**	±5.1
B	Pad Site	±1.1
C	Pad Site	±1.4
D	Gas Station/Convenience Store	±2.3
E	Pad Site	±1.2
F	Pad Site	±1.0
G	Pad Site	±1.0
H	Retail/Office**	±4.3
SUBTOTAL		**±17.4**
**Contains Detention		
MISC		
DETENTION	Detention	1.0
SUBTOTAL		**1.0**
TOTAL		**17.4**

*All land uses, buildings, driveways, sidewalks, landscape and open space areas are conceptual and subject to change as detailed in the Planned Development document.

LEGEND

- PROPOSED FENCE
- REQUIRED FENCE
- SIDEWALK REQUIRED
- PROPOSED SIDEWALK/ PEDESTRIAN CIRCULATION

EXHIBIT C

a conceptual development plan for

KINGSLEY & BROADWAY

± 17.4 ACRES OF LAND

prepared for

BELTWAY 23, LTD.

BGE KERRY R. GILBERT & ASSOCIATES

– Land Planning Consultants –

23501 Cinco Ranch Blvd., Suite A-250

Katy, Texas 77494

Tel: 281-579-0340

SCALE

0 50 100 200

FEBRUARY 5, 2015

KGA #I-256

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BGE | KERRY R. GILBERT & ASSOCIATES

EXHIBIT "D"
METES AND BOUNDS DESCRIPTION
20.3 ACRES MORE OR LESS OUT OF
J.S. TALMAGE SURVEY, ABSTRACT 564
BRAZORIA COUNTY, TEXAS

The herein described 20.3 acres, more or less, being generally located in Section 80, J. S. Talmage Survey, Abstract 564, Brazoria County, Texas; the south line being along the south line of Lot 2, Section 80, J. S. Talmage Survey, Abstract 564 according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records; the west line being the east line of City of Pearland Ordinance No. 1035; the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance No. 924 and the east line being the west line of City of Pearland Ordinance No 924;

All that certain 20.3 acres, more or less, to be annexed into the City of Pearland and being all of Lots 1 & 2, Section 80, J. S. Talmage Survey, Abstract 564 and being more particularly described by metes and bounds as follows;

Commencing at a point marking the common corner of Abstracts 305, 565, 564 and 538 and being the intersection of County Road 92 (Broadway) and County Road 48 (Kingsley Drive); Thence Southerly – 20' with the common line of said Abstract 538 and Abstract 564 to a point marking the POINT OF BEGINNING of herein described tract;

1. Thence Easterly – 910', more or less, with the south of City of Pearland Ordinance No. 880 to a point for corner marking the most northerly northwest corner of City of Pearland Ordinance No. 924;

2. Thence Southerly – 970', more or less, with the east line of said Lots 1 and 2, Section 80, J. S. Talmage Survey, Abstract 564 and the west line of City of Pearland Ordinance No. 924 to a point for corner;

3. Thence Westerly – 910', more or less, with the south line of said Lot 2, Section 80 and continuing with the most westerly north line of said City of Pearland Ordinance No. 924 to a point for corner;

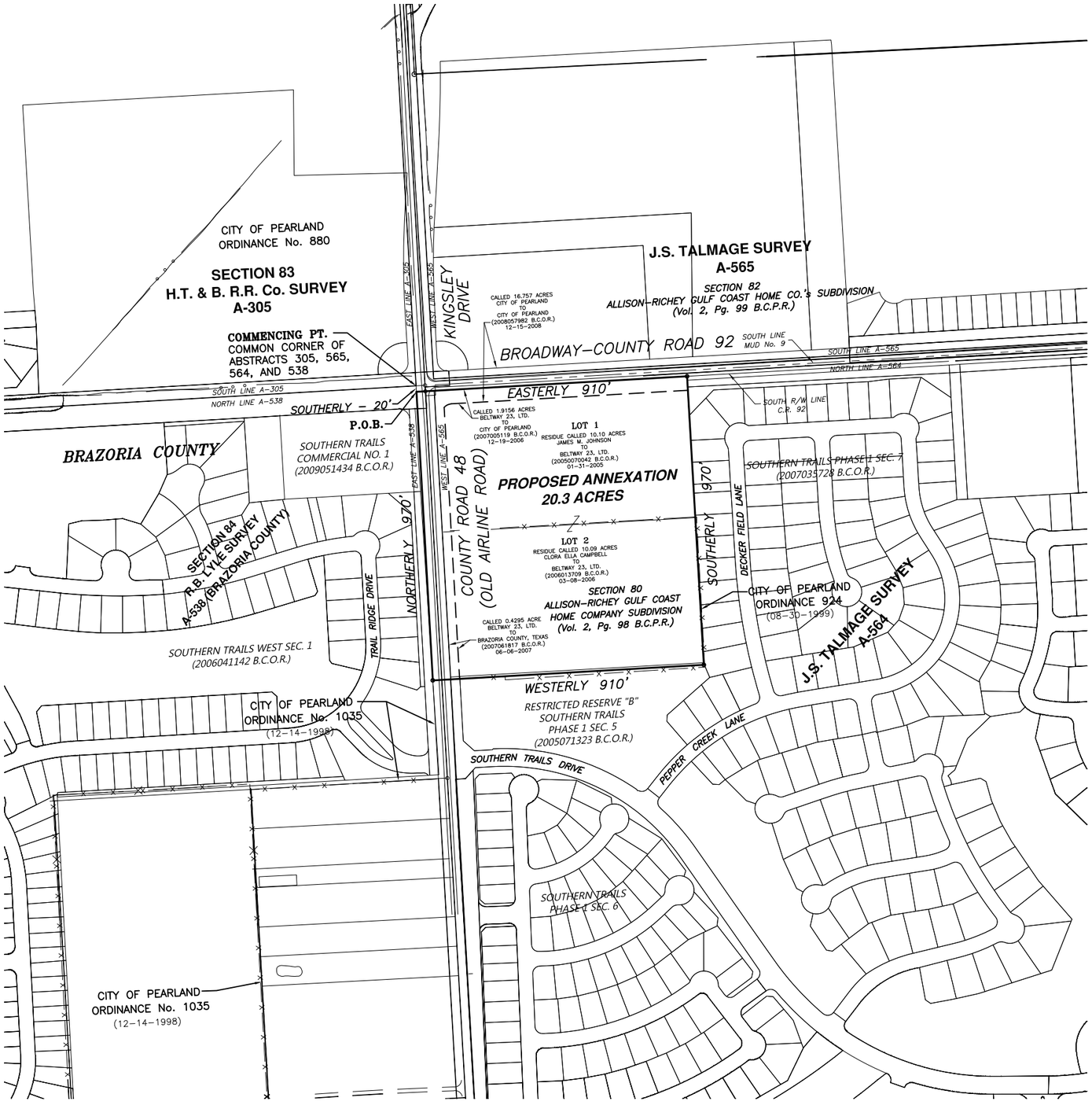
4. Thence Northerly – 970', more or less, with the east line of said City of Pearland Ordinance No. 1035 to the POINT OF BEGINNING and containing 20.3 acres of land more or less

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not be used to convey or establish interest in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

This metes and bounds description is accompanied by a separate plat, drawing or exhibit per Texas Board of Professional Land Surveyor's "General Rules of Procedures and Practices" Section 663.19(9).

Compiled by:
C.L. Davis & Company
Job Number: 11-421-141 Annexation-Beltway-23 M&B.doc
02-09-2012

STATE OF TEXAS
REGISTERED
C. L. DAVIS
4464
PROFESSIONAL
LAND SURVEYOR



200 0 200 400 600 Feet

SCALE: 1" = 200' - 22"x34" SHEET
SCALE: 1" = 400' - 11"x17" SHEET

NOTE:
THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS, RECORDED DEEDS, AND CITY ORDINANCES, AND DOES NOT REPRESENT AN ON THE GROUND SURVEY.

NOTE:
THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTE:
ALL IMPROVEMENTS (ROADS, FENCES, ETC.) DEPICATED HEREON ARE DERIVED FROM A DIGITAL ORTHOPHOTOGRAPH, AND ARE NOT THE RESULT OF AN ON THE GROUND SURVEY.

C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490
FAX 281-482-1294

EXHIBIT

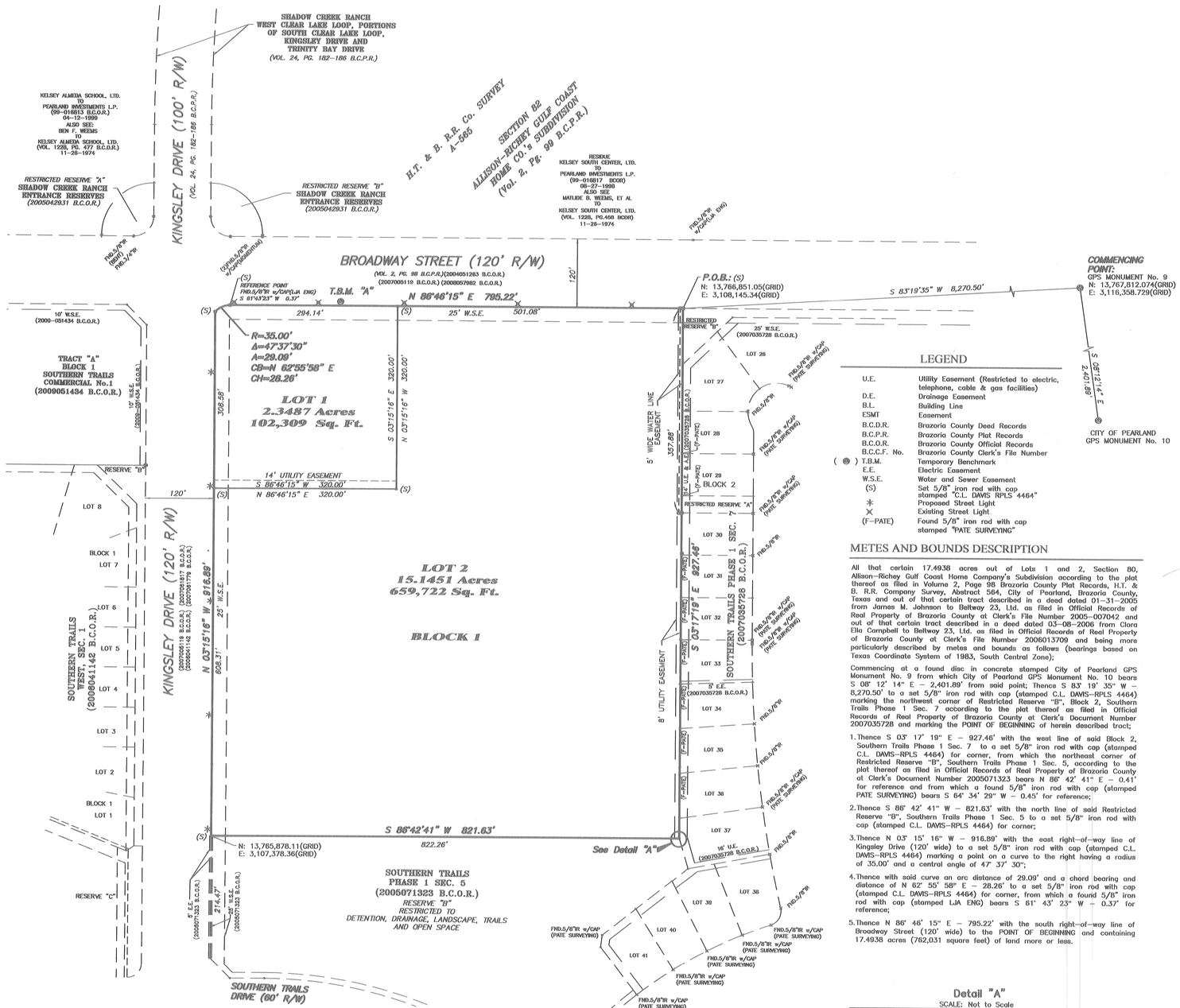
CITY OF PEARLAND, TEXAS

PROPOSED ANNEXATION OF 20.3 ACRES
WITHIN BRAZORIA COUNTY

GENERAL LOCATION
NORTH OF COUNTY ROAD 59
EAST OF COUNTY ROAD 48
SOUTH OF COUNTY ROAD 92
WEST OF CITY OF PEARLAND
ORDINANCE No. 924
BRAZORIA COUNTY, TEXAS

DATE: 02-08-2012	SCALE: 1" = 200'	JOB NO.: 11-1005
DWG FILE: 11-1005-ANNEXATION		

EXHIBIT E



LEGEND

U.E.	Utility Easement (Restricted to electric, telephone, cable & gas facilities)
D.E.	Drainage Easement
B.L.	Building Line
ESMT	Easement
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
B.C.O.R.	Brazoria County Official Records
B.C.C.F. No.	Brazoria County Clerk's File Number
(◉) T.B.M.	Temporary Benchmark
E.E.	Electric Easement
W.S.E.	Water and Sewer Easement
(S)	Set 5/8" iron rod with cap stamped "C.L. DAVIS RPLS 4464"
✳	Proposed Street Light
✕	Existing Street Light
(F–PATE)	Found 5/8" iron rod with cap stamped "PATE SURVEYING"

METES AND BOUNDS DESCRIPTION

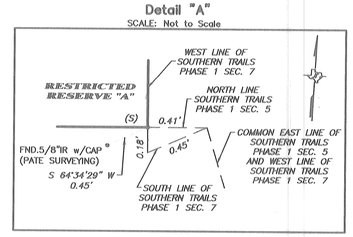
All that certain 17.4938 acres out of Lots 1 and 2, Section 80, Allison–Richey Gulf Coast Home Company's Subdivision according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records, H.T. & B. R.R. Company Survey, Abstract 564, City of Pearland, Brazoria County, Texas and out of that certain tract described in a deed dated 01–31–2005 from James M. Johnson to Beltway 23, Ltd. as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 2005–007042 and out of that certain tract described in a deed dated 03–08–2006 from Clara Ella Campbell to Beltway 23, Ltd. as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 2006013709 and being more particularly described by metes and bounds as follows (bearings based on Texas Coordinate System of 1983, South Central Zone);

Commencing at a found disc in concrete stamped City of Pearland GPS Monument No. 9 from which City of Pearland GPS Monument No. 10 bears S 08° 12' 14" E – 2,401.89' from said point; Thence S 83° 19' 35" W – 8,270.50' to a set 5/8" iron rod with cap (stamped C.L. DAVIS–RPLS 4464) marking the northwest corner of Restricted Reserve "B", Block 2, Southern Trails Phase 1 Sec. 7 according to the plat thereof as filed in Official Records of Real Property of Brazoria County at Clerk's Document Number 2007035728 and marking the POINT OF BEGINNING of herein described tract;

1. Thence S 03° 17' 19" E – 927.46' with the west line of said Block 2, Southern Trails Phase 1 Sec. 7 to a set 5/8" iron rod with cap (stamped C.L. DAVIS–RPLS 4464) for corner, from which the northeast corner of Restricted Reserve "B", Southern Trails Phase 1 Sec. 5, according to the plat thereof as filed in Official Records of Real Property of Brazoria County at Clerk's Document Number 2005071323 bears N 86° 42' 41" E – 0.41' for reference and from which a found 5/8" iron rod with cap (stamped PATE SURVEYING) bears S 64° 34' 29" W – 0.45' for reference;
2. Thence S 86° 42' 41" W – 821.63' with the north line of said Restricted Reserve "B", Southern Trails Phase 1 Sec. 5 to a set 5/8" iron rod with cap (stamped C.L. DAVIS–RPLS 4464) for corner;
3. Thence N 03° 15' 16" W – 916.89' with the east right–of–way line of Kingsley Drive (120' wide) to a set 5/8" iron rod with cap (stamped C.L. DAVIS–RPLS 4464) marking a point on a curve to the right having a radius of 35.00' and a central angle of 47° 37' 30";
4. Thence with said curve an arc distance of 29.09' and a chord bearing and distance of N 62° 55' 58" E – 28.26' to a set 5/8" iron rod with cap (stamped C.L. DAVIS–RPLS 4464) for corner, from which a found 5/8" iron rod with cap (stamped LJA ENG) bears S 61° 43' 23" W – 0.37' for reference;
5. Thence N 86° 46' 15" E – 795.22' with the south right–of–way line of Broadway Street (120' wide) to the POINT OF BEGINNING and containing 17.4938 acres (762,031 square feet) of land more or less.

Detail "A"

SCALE: Not to Scale



2012057357 PLAT
Total Pages: 1 PC

State of Texas
County of Brazoria

That, Beltway 23, Ltd., by its General Partner Beltway 23–2, L.L.C. acting by and through Pei Nan Tsou, President of Beltway 23–2, L.L.C., the owner of the property subdivided in this Minor Plat of Broadway Kingsley 2, a subdivision of 17.4938 acres out of Lots 1 & 2 Section 80, Allison Richey Gulf Coast Home Company's Subdivision according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records, H.T.&B. R.R. Co. Survey, Abstract 564, City of Pearland, Brazoria County, Texas do hereby make subdivision of said property for and on behalf of said Beltway 23, Ltd., according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and does 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 does hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easement or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back–to–back ground easements, or eight feet (8'0") for fourteen feet (14'0") back–to–back ground easements or seven feet (7'0") for sixteen feet (16'0") back–to–back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty (30'0") in width.

In testimony hereto, Beltway 23, Ltd. has caused these presents to be signed by its General Partner Beltway 23–2, L.L.C. by Pei Nan Tsou, President of Beltway 23–2, L.L.C., this 6th day of December, 2012.

Beltway 23, Ltd.
By: Beltway 23–2, L.L.C.
Its: General Partner

By:_____
Pei Nan Tsou, President of Beltway 23–2, L.L.C.

State of Texas
County of Brazoria

Before me, the undersigned authority, on this day personally appeared Pei Nan Tsou, as President of Beltway 23–2, L.L.C., the General Partner of Beltway 23, Ltd., 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 6th DAY OF December, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ANNA MG
My Commission Expires
January 31, 2014

CERTIFICATE OF CITY PLANNING DIRECTOR

This is to certify that the City Planner of the City of Pearland, Texas has approved this plat and subdivision of the Minor Plat of Broadway Kingsley 2 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 18th day of December, 2012.

Harold Ellis
City Planner
City of Pearland, Texas

APPROVED for the City of Pearland, Texas this 18th day of December, 2012.

Darrin Coker
City Attorney

Andrea Broughton, P.E.
City Engineer

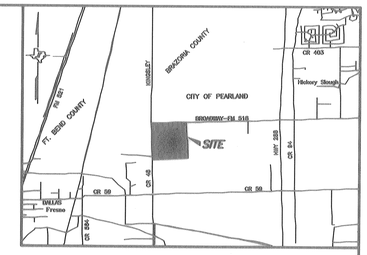
CERTIFICATE OF SURVEYOR

I, C.L. Davis, Registered Professional Land Surveyor No. 4464, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.

C.L. Davis
Registered Professional Land Surveyor No. 4464

STATE OF TEXAS REGISTERED C.L. DAVIS 4464 PROFESSIONAL LAND SURVEYOR

2012057357
Brazoria County – Joyce Hudman, County Clerk
12/19/2012 11:17 AM
Total Pages: 1
Fee: 63.00
Joyce Hudman



VICINITY MAP

SCALE: 1" = 1 Mile

100 0 100 200 300 Feet

SCALE: 1" = 100'

GENERAL NOTES

1. This Plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
2. This plat was prepared from information provided by Abstract Services of Houston City Planning Letter No. 2012–10–0015, effective date November 13, 2012.
3. Coordinates and bearings shown are based on the Texas Coordinate System of 1983, South Central Zone. Distances shown are surface and can be converted to grid by multiplying by a combined scale factor of 0.9998707. Coordinates shown are Grid.
4. All Subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
5. Bench Mark – City of Pearland GPS Monument No. 9 being a brass cap in concrete located at the northwest corner of the intersection of S.H. 288 southbound frontage road and West Broadway.

   N: 13,767,812.074(GRID)
   E: 3,116,358.729(GRID)
   Elevation 59.03 (H.G.C.S.D. 1987 Adj.)

   T.B.M. "A"–Box cut on "C" inlet located on the south side of Broadway Street approximately 280' east of the intersection of Kingsley Drive and Broadway Street. (Exact location shown on survey)

   Elevation 60.94 (H.G.C.S.D. 1987 ADJ.)
6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48039C0020H, with effective date of June 6, 1989, the property is located in Zone "X–Unshaded" (Areas determined to be outside of the 100 year floodplain.) All Floodplain information noted in the plat reflects the status per 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.
7. 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.
8. Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.
9. The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of (1)either 12 inches above the top of curb elevation for a curb street or 12 inches above the elevation of the edge of the roadway if no curb exists, or (2) 12 inches above the 100 year floodplain water surface elevation for structures to be located within the 100 year floodplain.
10. Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Drainage District No. 4.
11. All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO site distance requirements for motorists.
12. Driveway requirements for the location, widths and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.
13. All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility, side lot fences are an exception.
14. Drainage easements may be used by any government body for purposes of drainage work.
15. 6' Sidewalk with at least 80% curved alignment to be Provided at Time of Development along Kingsley Drive and Broadway Street.
16. All Detention Facilities shall be maintained by the Owner.
17. All Utility Easements are for electrical, gas, telephone, cable, and similar dry utilities.
18. There are 5 existing and 5 proposed street lights in this subdivision.
19. This property is located wholly within Municipal Utility District No. 34.

MINOR PLAT OF BROADWAY KINGSLEY 2

17.4938 ACRES OUT OF
LOTS 1 & 2
SECTION 80, ALLISON RICHEY GULF COAST
HOME COMPANY'S SUBDIVISION
(VOL. 2, PG. 98 B.C.P.R.)
H.T.&B. R.R. CO. SURVEY, ABSTRACT 564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
1 BLOCK 2 LOTS 0 RESERVE
DECEMBER 2012

PLAT NUMBER: P–612Q–2012–0064
12700 BLOCK OF BROADWAY STREET

OWNER:
BELTWAY 23, LTD.
5855 SOVEREIGN DRIVE, SUITE B
HOUSTON, TEXAS 77036
713–266–4288; FAX 713–977–1311
CONTACT: DW TAN

SURVEYOR:
C.L. DAVIS & CO.
LAND SURVEYING
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281–482–9490; FAX 281–482–1294
CONTACT: C.L. DAVIS, R.P.L.S.

N:\11-Misc-11-1001-THRU-11-1050\11-1005-TRACT SW COR-CR92-CB4B\11-1005-PLAT-FINAL-DWTAN.dwg

PLANT LIST

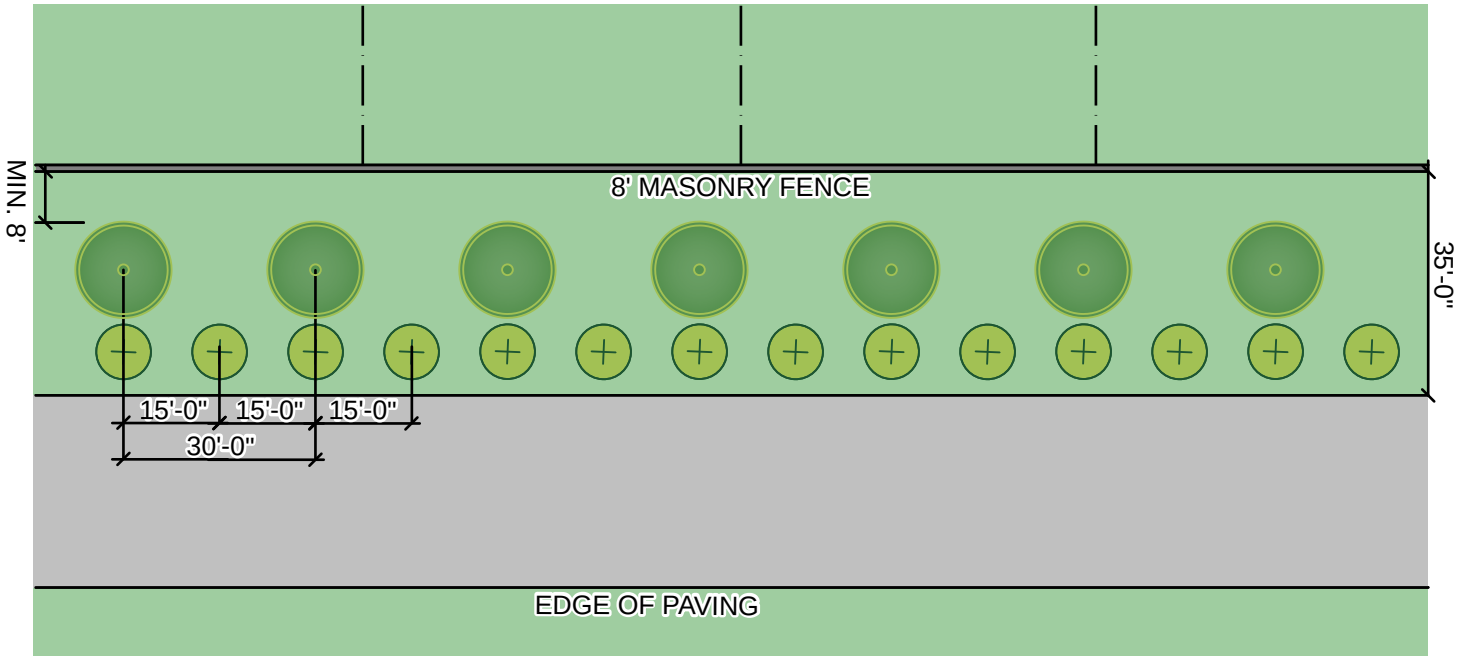
REQUIRED TREE	TREE TYPE	MINIMUM CALIPER	HEIGHT AT INSTALLATION	REMARKS
Canopy Tree	Evergreen	3 inches	10 feet	Capable of growing to at least 35'
Ornamental Tree	Evergreen	2 inches	7 feet	Capable of growing to 10'-15' feet

LEGEND

ORNAMENTAL TREE

CANOPY TREE

TREES SHALL BE PLACED A MINIMUM OF EIGHT (8) FEET FROM THE MASONRY FENCE



EXHIBIT

0 30 60

KINGSLEY/BROADWAY PD

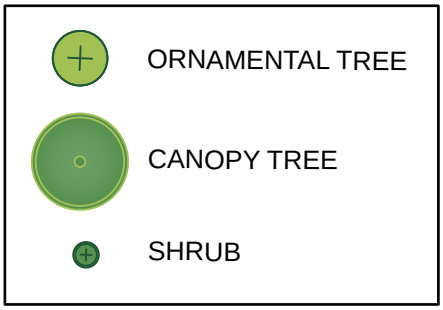
TYPICAL RESIDENTIAL
LANDSCAPE BUFFER AND SCREENING

BGE KERRY R. GILBERT & ASSOCIATES

PLANT LIST

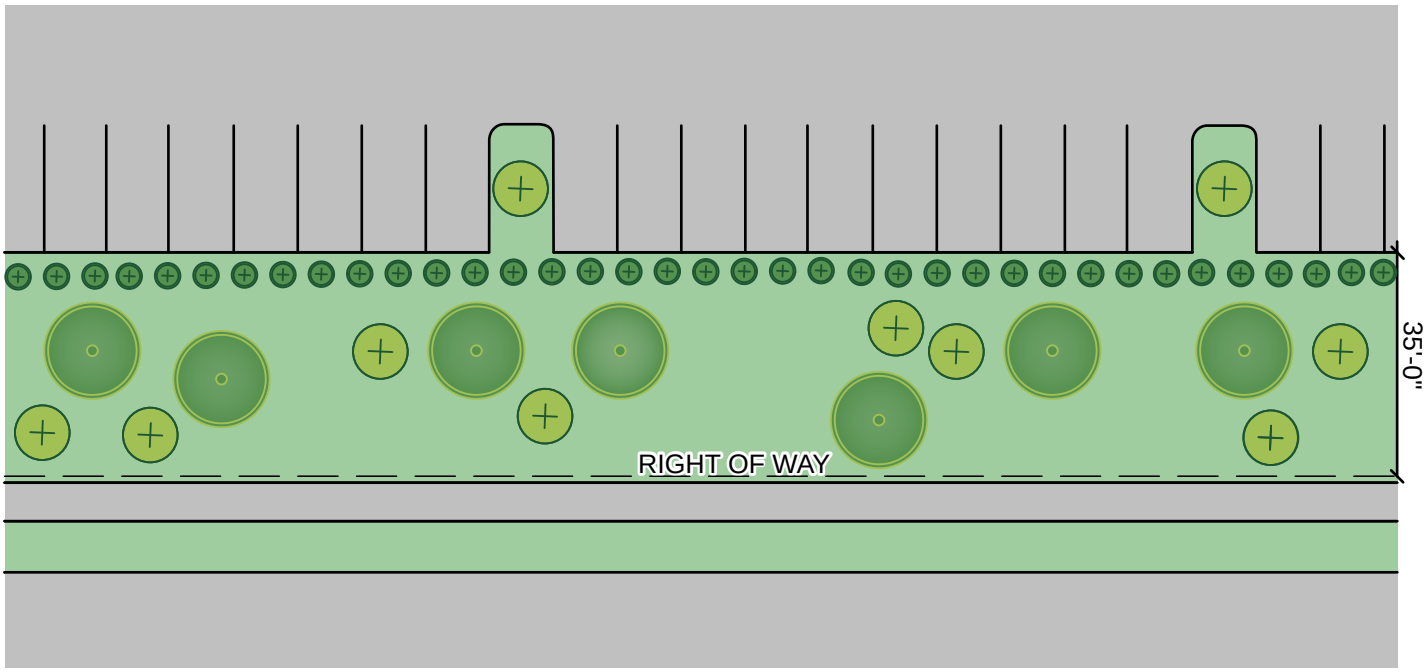
REQUIRED TREE	TREE TYPE	MINIMUM CALIPER	HEIGHT AT INSTALLATION	REMARKS
Canopy Tree	Evergreen	4 inches	10 feet	Capable of growing to at least 35'
Ornamental Tree	Evergreen	2.5 inches	7 feet	Capable of growing to 10'-15' feet

LEGEND



ALL LANDSCAPE SHOWN ON EXHIBIT IS A MINIMUM. ADDITIONAL TREES, SHRUBS, AND ANNUALS ARE ENCOURAGED.

TREES MAY BE PLANTED IN CLUSTERS OR SPACED LINEARLY



G

EXHIBIT

0 30 60

KINGSLEY/BROADWAY PD

TYPICAL LANDSCAPE BUFFER
LANDSCAPE BUFFER AND SCREENING

BGE KERRY R. GILBERT & ASSOCIATES

PLANT LIST

REQUIRED TREE	TREE TYPE	MINIMUM CALIPER	HEIGHT AT INSTALLATION	REMARKS
Canopy Tree	Evergreen	3 inches	10 feet	Capable of growing to at least 25'

LEGEND

CANOPY TREE

ALL LANDSCAPE SHOWN ON EXHIBIT IS A MINIMUM. ADDITIONAL TREES, SHRUBS, AND ANNUALS ARE ENCOURAGED.

TREES MAY BE PLANTED IN CLUSTERS OR SPACED LINEARLY

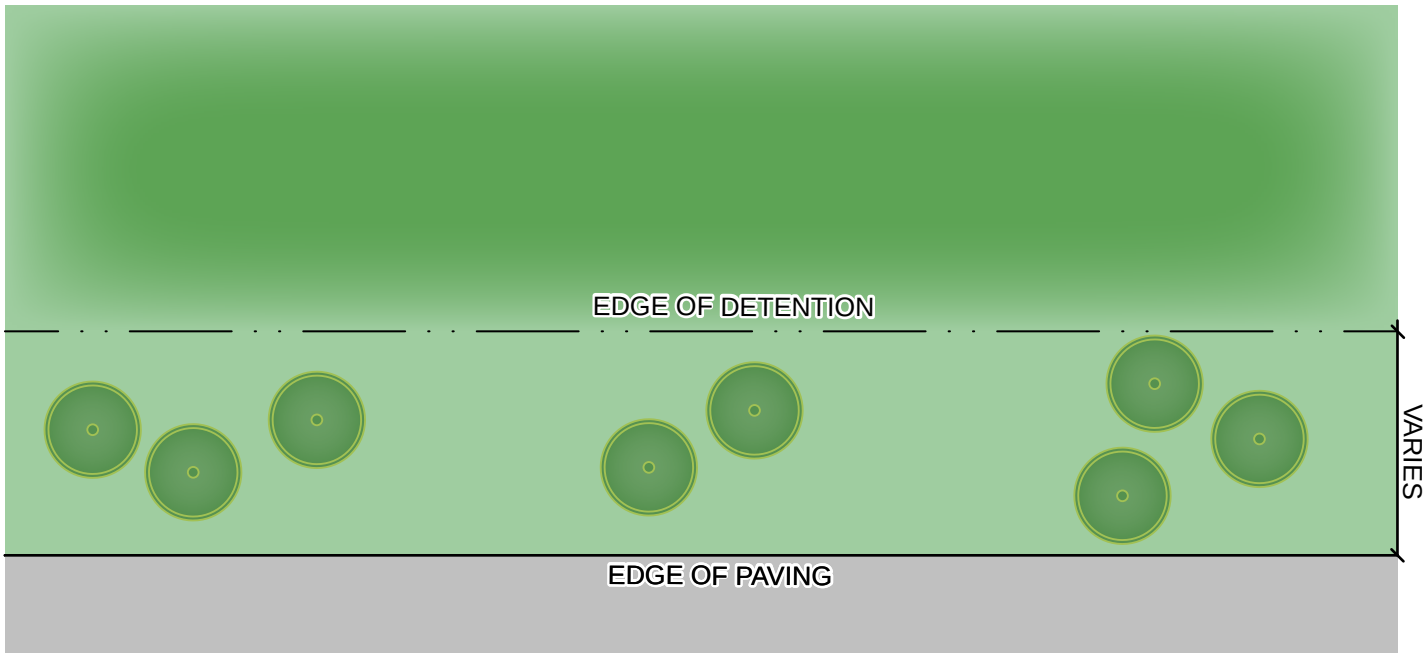


EXHIBIT H

KINGSLEY/BROADWAY PD

0 30 60

TYPICAL DETENTION SCREENING

BGE KERRY R. GILBERT & ASSOCIATES

EXHIBIT 9

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281 652 1768
281 652 1702 (fax)
pearlandtx.gov

City of Pearland
Planning Department
Universal Application

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- [x] Zoning Change
- [ ] Cluster Development Plan
- [ ] Planned Development Workshop
- [ ] Plat (list type): _____
- [ ] ZBA Variance
- [ ] P&Z Variance
- [ ] Special Exception
- [ ] Conditional Use Permit

PROJECT INFORMATION:

- [ ] Residential
- [x] Commercial
- [ ] Property Platted
- [ ] Property Not Platted

Project Name: Kingsley/Broadway Planned Development Tax ID: 2201-0001-002

Project Address/Location: SE corner of Kingsley and Broadway

Subdivision: _____ No. of Lots: _____ Total Acres: _____

Brief Description of Project: Amendment to the Planned Development

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: Beltway 23, LTD
Address: 5855 Sovereign Dr. Ste B
City: Houston State: TX Zip: 77036
Phone: _____
Fax: _____
Email Address: _____

APPLICANT/AGENT INFORMATION:

Name: BGE | Kerry R. Gilbert & Associates
Address: 23501 Cinco Ranch Blvd. Suite A-250
City: Katy State: TX Zip: 77494
Phone: (281) 579-0340
Fax: (281) 579-8212
Email Address: kedwards@krgai.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Beltway 23 LTD By [signature] Date: 1/15/2015

Agent's/ Applicant's Signature: Kathryn Edwards Date: 1/15/15

OFFICE USE ONLY:

FEES PAID: 800.00	DATE PAID: 1.16.15	RECEIVED BY: LE	RECEIPT NUMBER: 105956
			APPLICATION NUMBER: 2015-32

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: Kinglsey/Broadway PD

Proposed Zoning District: Kinglsey/Broadway PD Amendment

Property Information:

Address or General Location of Property: Southeast corner of the intersection of Kingsley and Broadway.

Tax Account No. 2201-0001-002

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME Beltway 23, LTD.
ADDRESS 5855 Sovereign Dr. Ste B
CITY Houston STATE TX ZIP 77036
PHONE( )
FAX( )
E-MAIL ADDRESS

APPLICANT/AGENT INFORMATION:

NAME BGE| Kerry R. Gilbert and Associates
ADDRESS 23501 Cinco Ranch Blvd. Suite A-250
CITY Katy STATE TX ZIP 77494
PHONE(281) 579-0340
FAX(281) 579-8212
E-MAIL ADDRESS kvedwards@gmail.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

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

Owner's Signature: [signature] Date: 12-22-14

Applicant/Agent's Signature: Kathryn Edwards Date: 1/7/15

OFFICE USE ONLY:

FEES PAID: 800	DATE PAID: 1.16.15	RECEIVED BY: LE	RECEIPT NUMBER: 105956

Application No. 2015-32

January 14, 2015

Johnna Matthews
Community Development Department
3523 Liberty Drive
Pearland, Texas 77581

RE: Kingsley Broadway PD Amendment-Zoning Application

Dear Johnna,

On behalf of our client Beltway 23, LTD. we, BGE| Kerry R. Gilbert & Associates, are submitting an application for a Planned Development Amendment for the above referenced property located at the southeast corner of the intersection of Broadway Street (FM 518) and Kingsley Drive. Below is a summary of modifications within the amended Planned Development.

1) Revisions to document
    - Revised Permitted/Prohibited Land Uses
        Added Mini-Warehouse/Self Storage to permitted uses
        Added Auto Accessories and/or Parts Sales to permitted uses
        Added Hotel to prohibited Uses
    - Increased Landscape Buffer from 25' to 35' along eastern boundary
    - Provided specific landscape requirements for detention screening, landscape buffers and landscaping between parcels.
    - Included requirement for internal pedestrian circulation
2) Revised Exhibit C (Concept Plan)
    - Included additional Pad sites along Broadway and Kingsley
    - Included two large commercial tracts
    - Revised landscape buffers per modified regulations (see above).
3) Included Exhibit E (Survey, Metes & Bounds description-Amendment Area)
    - Show the property boundary with the omission of the already developed Gas Station site.
4) Minor revisions to PD document
    - Minor revisions are made throughout the PD document where necessary to reflect the above listed changes.

Feel free to contact me if you have any question, or need any further information.

Sincerely,

Kathryn Edwards

Kathryn Edwards

KERRY R. GILBERT
& ASSOCIATES

February 6, 2015

Johnna Matthews
Community Development Department
3523 Liberty Drive
Pearland, Texas 77581

RE: Kingsley Broadway PD Amendment-Zoning Application

Dear Johnna,

We have reviewed the comments provided by City staff. In response to those comments we, BGE| Kerry R. Gilbert & Associate, Inc., are resubmitting the following items for the Planned Development Amendment on behalf of our client:

- One (1) copy of the revised PD document-redline
- One (1) copy of the revised PD document-final
- One (1) copy of the exhibits including revised and additional exhibits (see below)
- Copy of the notification sent to residents for the Neighborhood Meeting
- Sign-In sheet from Neighborhood Meeting
- Summary of Neighborhood Meeting

The items provided address the following comments:

1) Mini-Warehouse/Self-Storage
    a. In order to provide a level of comfort with the proposed mini warehouse/self-storage use, we have included specific requirements and regulations that must be met if this use is developed.
2) RV storage
    a. RV storage has been removed from the proposed uses
3) Requirement for 24 hour on-site security for a mini-warehouse/self-storage use.
    a. Under Hours of Operation, on-site security personal for a mini-warehouse/self-storage use has been specified. Additionally, "Office with on-site Residential" has been added to the list of allowed uses in order to allow a residence within the mini-warehouse/self-storage use for 24 hour on site monitoring.
4) Gas Station/Convenience Store and Auto Wash Uses
    a. The above mentioned uses will be limited to the parcel at the northwest corner of the site only (Parcel D on the Concept Plan).
5) Auto Accessories and/or Parts Sales
    a. This use has been added to the list of permitted uses. However, it is clarified in the document that if this use is developed, signs prohibiting any on-site work or repair on vehicles must be posted. All other auto related uses remain on the list or prohibited uses.
6) Two-Story Uses
    a. Language has been included in the document to require that any use, including a mini warehouse/self-storage facility, developed on the site may not exceed one (1) story in height.

BGE KERRY R. GILBERT & ASSOCIATES

7) Compliance with the Corridor Overlay District
    a. Language requiring any development within the PD to be in compliance with the COD has been incorporated.
8) Boulevard Entrances
    a. The entrances along Kingsley and Broadway have already been constructed without boulevards and therefore boulevard entries cannot be included. As an alternative, additional enhancements and amenities are specified throughout the document. (See item 9 below)
9) Include additional amenities and enhancements to ensure a high-quality development
    a. The following regulations have been incorporated within the PD document
        i. Architectural Standards requiring 100% masonry for all buildings
        ii. A solid 6 foot fence is required around the mini-warehouse/self-storage facility (see Exhibit C-Concept Plan for proposed location)
        iii. Compliance with Corridor Overlay District for all development within PD
        iv. Enhance landscape requirements for property adjacent to Broadway and/or Kingsley
        v. Increase Landscape buffer from 25' to 35' for all development adjacent to Broadway, Kingsley and/or residential neighborhood on the east side of the property.
        vi. Internal pedestrian circulation must be provided throughout the development. Internal sidewalks must be a minimum of 5' in width
        vii. Decorative Pavers or stamped concrete must be provided where internal walkways cross driveways
        viii. Landscaping required between individual parcels
10) Provide Landscape Detail
    a. Exhibit F, G and H have been included to show typical Landscaping within the various Landscape buffers and screening areas.

In addition to the items listed above, we have incorporated the following regulations in response to comments we received from residents at the neighborhood meeting held in Southern Trails.

1) Provide lighting overspill and light fixture height regulations
2) Specify allowed Hours of Operation for mini warehouse/self-storage use
3) Limit allowed buildings height to a single story
4) Require 8 foot masonry fence along eastern property line (see Exhibit C-Concept Plan for location)
5) Include height requirement for landscaping within 35' landscape buffer
6) Extend residential landscape buffer requirements around southern boundary if proposed mini-warehouse/self-storage is developed
7) Signage restrictions
8) Regulations specifying allowed color palette

We are requesting this application to be reviewed at the February 16, 2014 Planning and Zoning Commission meeting. Please contact me if any further information is necessary.

Sincerely,

Kathryn Edwards

Kathryn Edwards

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

PROPOSED <u>(SPECIFY REQUEST)</u>
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

X Kathryn Edwards

ZONE CHANGE/ VARIANCE/PLAT/RECORDATION

$ 800 (circle one) **BA** or **PF** or **FE**

Description: ***Input who the check is from***

COMMENTS/DESCRIPTION (F10):

Location or Address SE corner of Kingsley + Broadway

Applicant Kerry R. Gilbert + Associates

Owner Beltway 23, LTD

CITY OF PEARLAND
*** CUSTOMER RECEIPT ***
Oper: AGONZALES Type: OC Drawer: 1
Date: 1/16/15 01 Receipt no: 105956

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	$800.00
Trans number:		4721120

ZONE CHANGE
SE CORNER OF KINGSLEY &
BROADWAY
KERRY GILBERT & ASSOC.
BELTWAY 23, LTD

Tender detail		
CK CHECK	21568	$800.00
Total tendered		$800.00
Total payment		$800.00

Trans date: 1/15/15 Time: 16:51:13

TAX CERTIFICATE

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Issued To:
BGE/KERRY R. GILBERT AND ASSOSIATES
23501 CINCO RANCH BLVD. SUITE A-250
KATY , TX 77494

Legal Description
BROADWAY KINGSLEY 2 (A0564 HT&BRR) BLK 1 LOT 2

Fiduciary Number: 23539906

Parcel Address: KINGSLEY DR
Legal Acres: 15.1451

<--- ---->

Account Number: **2201-0001-002**

Certificate No: 223502543
Certificate Fee: $10.00

Print Date: 01/12/2015
Paid Date:
Issue Date: 01/12/2015
Operator ID: AMBER

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2014. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:
BELTWAY 23 LTD
5855 SOVEREIGN DR STE B
HOUSTON , TX 77036-2337

2014 Value:	2,144,100
2014 Levy:	$64,057.34
2014 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

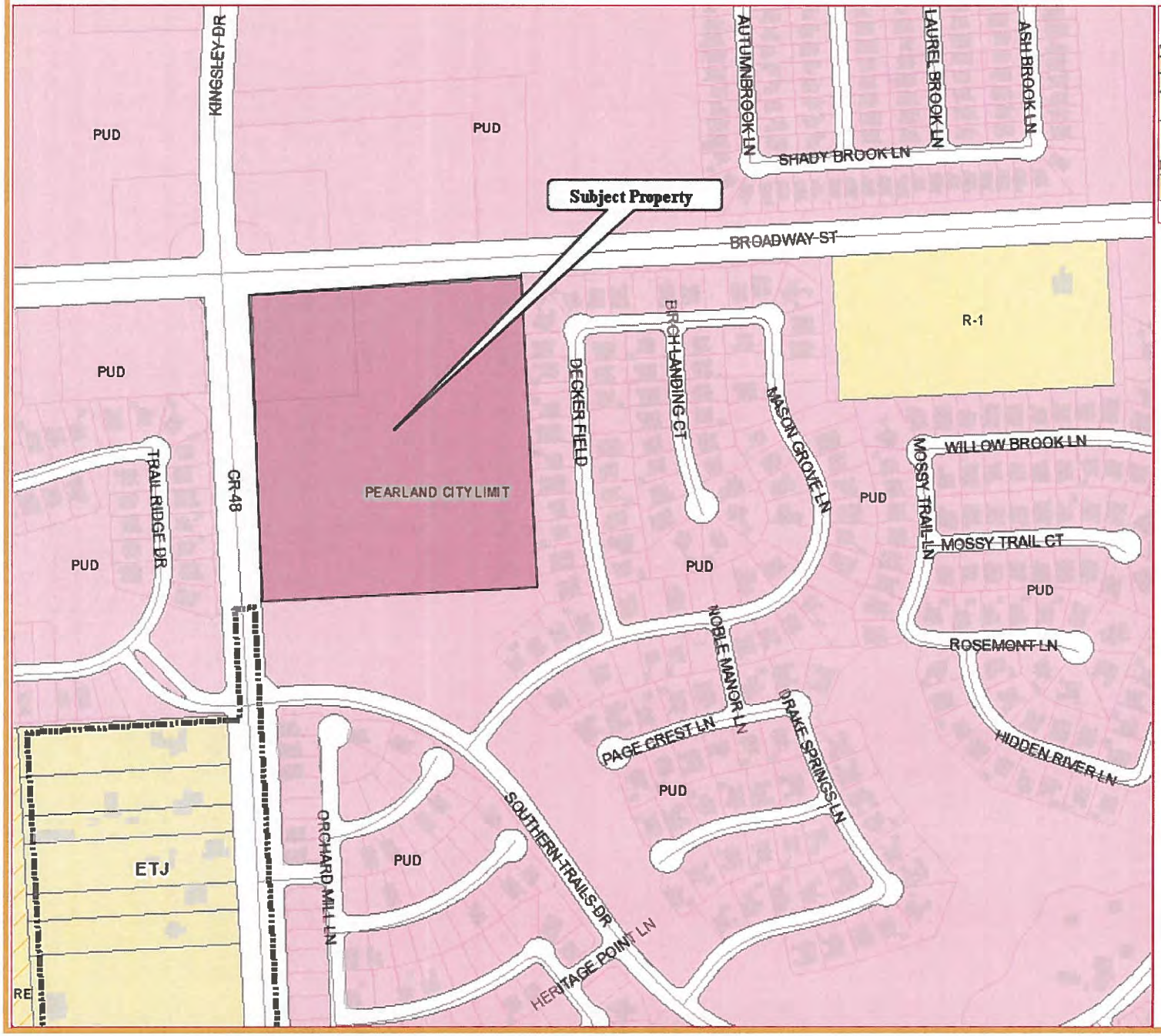
Certified Tax Unit(s):
1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
27 ALVIN ISD
46 ALVIN COMMUNITY COLLEGE
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

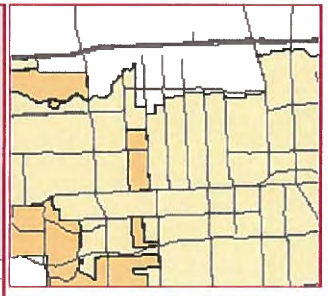
Reference (GF) No: N/A

Issued By:
RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

delinquent_tax_certificate.rdf v1.78

Kingsley/Broadway PD Amendment





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.

Scale 1:4,743
1 In = 395 ft
January 12, 2015

NORTH

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update Joint Workshop - April 27, 2015
3. National APA Conference –April 18-21, 2015 in Seattle
4. Next JPH/P&Z Meeting, March 2, 2015 – Regular Meeting

IV. Adjournment