

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

July 6, 2015

6:00 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Daniel Tunstall  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

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.

## 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. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES**

1. Approve the Minutes of the June 15, 2015 P&Z Regular Meeting, held at 6:00 p.m.

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JUNE 15, 2015, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes opened the meeting for the P&Z Regular Meeting at 7:38 p.m.

In attendance were:

P&Z Vice Chairperson Daniel Tunstall  
P&Z Member Derrick Reed  
P&Z Member Mary Starr  
P&Z Member Thomas Duncan  
P&Z Member Ginger McFadden

Also in attendance were Interim City Planner Ian Clowes, Director of Community Development Lata Krishnarao, Associate Planner Vince Hustead, Assistant City Engineer Richard Mancilla, Deputy City Attorney Lawrence Provins, and Office Assistant Jennifer Tatum.

**CONSENT AGENDA**

P&Z Vice Chairperson Daniel Tunstall made the motion to approve all the items on the consent agenda, and Commissioner Mary Starr seconded the motion.

The vote was 6 to 0. The Consent agenda was approved.

**CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE**

Approve the Minutes of the June 1, 2015 P&Z Regular Meeting, held at 6:00 p.m.

**MATTERS REMOVED FROM CONSENT AGENDA**

None

**NEW BUSINESS**

**CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2015-07**

A request of Valle Kauniste, applicant and owner; for approval of a Conditional Use Permit (CUP) to allow for a Micro-Brewery use in the Light Industrial (M-1) zoning

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district on approximately 1.07 acres of land, to wit:

**Legal Description:** Being a 1.0699 acres tract of land out of Lot 1, Block 1 of Rice Drier Road Development subdivision as recorded in Plat 2015009262 of Brazoria County Plat Records, Brazoria County, Texas and being situated in the H.T. & B.R.R Co. Survey, Abstract 232, Brazoria County, Texas.

**General Location:** 4000 Block of Rice Drier Road, Pearland, TX

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

Interim City Planner Ian Clowes stated the applicant was applying for a CUP to allow for a Micro-Brewery use in the Light Industrial (M-1) zoning district, and that staff recommended approval.

Director of Community Development Lata Krishnarao stated the applicant had a picture of the proposed façade. Ms. Krishnarao showed the Commission the picture. Mr. Valle Kauniste 3004 Summit Springs Pearland TX, applicant, stated he was available to answer questions. P&Z Vice Chairperson Henry Fuyertes inquired about façade requirements. Interim City Planner Ian Clowes stated 250 feet off of the road and that this property was not located directly off the road. Mr. Fuyertes inquired if staff was requesting masonry because of the CUP. Mr. Clowes stated yes. Mr. Fuyertes requested to see staff conditions and asked if staff had a site plan. Mr. Clowes stated yes. P&Z Commissioner Thomas Duncan inquired about the parking requirement. Mr. Clowes stated that one space was required for every 200 square feet of gross floor area. Mr. Thomas stated that the applicant has proposed 25 tables plus a bar and will only have 29 parking spaces. Mr. Kauniste stated that his architect made the plans as to what was required and that more spaces would probably be added as the project moved forward. P&Z Vice Chairperson Daniel Tunstall stated he did not have an issue with this project because of the area it was located and that he didn't mind asking for masonry as well.

P&Z Commissioner Mary Starr amended the motion to include the following staff conditions, P&Z Commissioner Derrick Reed seconded.

1. A detailed site plan is required that shows parking, outdoor areas, fencing, landscaping, and other site improvements. For this use, one parking space is required for every 200 square feet of gross floor area. A minimum of 10 parking spaces is required.
2. As a condition for approval, all proposed buildings shall have a masonry façade where visible from any public street. Masonry is defined as brick, stone, brick

vener, custom treated tilt wall, decorative or textured concrete block, split face block, and stucco.

The vote was 6-0. Conditional Use Permit No. 2015-07 was approved.

**CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2015-08**

A request of Christine Lewis, authorized agent for Verizon Wireless, applicant; on behalf of Susie M. Lorance, owner; for approval of a Conditional Use Permit (CUP) to allow for the construction of a Wireless Communications Tower in the Spectrum - 3 (S3) zoning district on approximately 11.67 acres of land, to wit:

**Legal Description:** Being Lot 9 in Block “P” of Allison Richey Gulf Coast Home Co. Survey and part of Suburban Gardens, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 3, Page 40 of the map records of Harris County, Texas, save and except the westerly ten feet (10’) conveyed to the county of Harris for the widening of Hooper Road in instrument recorded in Volume 988, Page 715 of the deed records of Harris County, Texas.

**General Location:** 15115 Hooper Road, Pearland, TX

P&Z Vice Chairperson Daniel Tunstall made the motion to approve with the following staff conditions, and P&Z Commissioner Derrick Reed seconded.

1. As a condition for approval, ground equipment shall be screened with a chain-link fence and landscaping.
2. The access drive to the facility shall be paved with either concrete or asphalt.

Interim City Planner Ian Clowes made a brief summary stating the applicant applied for a CUP to allow for the construction of a Wireless Communications Tower in the Spectrum - 3 (S3) zoning district.

No further discussion ensued.

The vote was 6-0. Conditional Use Permit No. 2015-08 was approved with the following staff conditions:

1. As a condition for approval, ground equipment shall be screened with a chain-link fence and landscaping.
2. The access drive to the facility shall be paved with either concrete or asphalt.

## **CONSIDERATION & POSSIBLE ACTION - PLANNING AND ZONING VARIANCE 2015-04**

A request of Jack McGuff, applicant; on behalf of Alkesh Patel, owner; for approval of a Variance from Section 2.4.2.6 (c) (1) (c), of the Unified Development Code, Ordinance No. 2000-T, to reduce the lot depth requirement from 90 feet to 73 feet to allow platting of three single family lots located on the southeast corner of Harkey Road and Fite Road in Pearland, Texas.

**Legal Description:** A tract of land containing 0.6078 acres, more or less, out of the north half of lots 63 and 64 Figland Orchard Subdivision, H.T. &B.R.R. Company Survey, Abstract 240, Brazoria County, Texas, according to the map or plat thereof, recorded in volume 3, page 77, of the plat records of Brazoria County, Texas, said 0.6078 acre tract being more particularly described by metes and bounds as attached.

**General Location:** Southeast corner of Harkey Road and Fite Road.

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

Associate Planner Vince Husted read the staff report stating the applicant applied for a variance to reduce the lot depth requirement from 90 feet to 73 feet. Mr. Husted stated that staff recommended approval. P&Z Vice Chairperson Daniel Tunstall inquired about lot depths in the surrounding area. Mr. Husted stated these lots met requirements when platted. Mr. Tunstall inquired if the widening of Fite Rd would effect this property. Director of Community Development Lata Krishnarao stated Fite Rd was a collector street and that staff would make sure the ROW did not effect this property in the platting process. P&Z Commissioner Derrick Reed inquired if the front doors would be facing the fire station. Mr. Jack McGuff 5208 Broadway Pearland TX, representing the applicant, stated that each home would be approximately 2400 sq ft, the homes would be across from the fire station, and that they would put in ramps and sidewalks for the children to get to school. P&Z Commissioner Thomas Duncan inquired if the applicant would be putting in crosswalks. Mr. McGuff stated no, that would be done by the city. Mr. Reed inquired if these would be custom homes. Mr. McGuff stated yes.

The vote was 5-1 with Thomas Duncan in opposition. Planning & Zoning Variance 2015-04 was approved.

## **CONSIDERATION & POSSIBLE ACTION - PLANNING AND ZONING VARIANCE 2015-05**

A request of Johnetta Earnest, applicant; on behalf of Johnetta and Lee Earnest, owner; for approval of a Variance from Section 2.4.2.2 (c) (1) (a), of the Unified Development Code, Ordinance No. 2000-T, to reduce the lot area requirement from 21,780 square feet to 20,531.875 square feet for a proposed single-family structure on property located at 8805 Hawk Road, Pearland, Texas.

**Legal Description:** A 0.471 acre tract of land, more or less out of lot 35 of the Allison-Richey Gulfcoast Homes Company subdivision of Section 20, H.T.&B.R.R. Company Survey, Abstract 506, Brazoria County, Texas.

**General Location:** Northeast corner of Hawk Road and Hillhouse Road

P&Z Vice Chairperson Daniel Tunstall made the motion to approve and P&Z Commissioner Ginger McFadden seconded.

Associate Planner Vince Husted read the staff report stating the applicant applied for a variance to reduce the lot area requirement from 21,780 square feet to 20,531.875 square feet for a proposed single-family structure. Mr. Husted stated staff recommended approval. P&Z Chairperson Henry Fuertes inquired if the roads cutting into the lot made this a hardship. Mr. Husted stated yes. Mr. Lee Earnest applicant, stated that when the land was developed the city went underneath the land about a ½ acre. P&Z Commissioner Derrick Reed stated he did not have an issue with the variance, he just wanted to know what the hardship was.

The vote was 6-0. Planning & Zoning variance 2015-05 was approved.

## **DISCUSSION ITEMS**

Commissioners Activity Report – P&Z Chairperson Henry Fuertes congratulated Derrick Reed on his new position with City Council.

Comprehensive Plan Update Joint Workshop – Director of Community Development Lata Krishnarao stated progress is being made and packets were delivered last week. Ms. Krishnarao stated the next joint workshop would be 7/6/15 and the consultant would be there with a presentation.

Special Workshop Scheduled for June 29, 2015 – Mr. Clowes stated this meeting was for Bakers Landing. Commissioner Derrick Reed inquired about the last time it was presented to the Commission. Mr. Clowes stated late February.

Next P&Z Meeting, July 6, 2015 – Regular Meeting – Ian Clowes stated that staff needed to know if we would have a quorum for this meeting. Commissioner Ginger McFadden stated she would not be able to make it and Commissioner Daniel Tunstall was unsure.

**ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 8:18 p.m.

These minutes were respectfully submitted by:

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

Minutes approved as submitted and/or corrected on this 6th day of July 2015, A.D.

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Henry Fuertes, Chairperson

**B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 6**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner of Savannah Development; for approval of a Final Plat of Laurel Heights at Savannah Section 6, a 59 lot single family subdivision and 6 reserves on approximately 23.2 acres of land within the Laurel Heights at Savannah Subdivision



## **P&Z AGENDA REQUEST**

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Rene Rodriguez, LJA Engineering  
**DATE:** 7/06/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Laurel Heights at Savannah Sec. 6

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Old Business      • New Business       Discussion Item       Workshop

**Summary:** A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner of Savannah Development; for approval of a Final Plat of Laurel Heights at Savannah Section 6, a 59 lot single family subdivision and 6 reserves on approximately 23.2 acres of land within the Laurel Heights at Savannah Subdivision, generally located approximately 500 feet north of Post Road, and 500 feet east of Savannah Parkway and northeast of Savannah Lakes Elementary School.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF JULY 6, 2015

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## FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 6

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner of Savannah Development; for approval of a Final Plat of Laurel Heights at Savannah Section 6, a 59 lot single family subdivision and 6 reserves on approximately 23.2 acres of land within the Laurel Heights at Savannah Subdivision, to wit:

**Legal Description:** A subdivision of 23.2 acres of land situated in the H.T. & B.R.R. Co. Survey, A-302, Brazoria County, Texas.

**General Location:** Approximately 500 feet north of Post Road; 500 feet east of Savannah Parkway and northeast of Savannah Lakes Elementary School.

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**SUMMARY:** On behalf of Brad Garner of Savannah Development, Rene Rodriguez of LJA Engineering is requesting approval of a Preliminary Plat of Laurel Heights at Savannah Section 6, a proposed 59 lot single family subdivision and 6 reserves located on approximately 23.2 acres. The proposed lot sizes are 70 to 75 feet in width, with a lot depth of 125 feet. The proposed subdivision is subject to the Savannah Development Agreement.

This section of Laurel Heights at Savannah will be accessed from Post Road via the future Laurel Heights Drive through Laurel Heights at Savannah Section 2.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Future Single Family Subdivision (Laurel Height at Savannah Section 6)
South	ETJ	Developing Single Family Residential Subdivision (Laurel Height at Savannah Section 3)
East	ETJ	Developing Single Family Residential Subdivision (Laurel Height at Savannah Section 2)
West	ETJ	Undeveloped

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the proposed subdivision, as the subject property is located within the extra-territorial jurisdiction (ETJ) of the City of Pearland.

**SAVANNAH DEVELOPMENT AGREEMENT:** The proposed preliminary plat meets the requirements of the Savannah Development Agreement. The development agreement designates this area for single family residential development. The open space areas are shown primarily as green ways linking Section 6 to Sections 3, 4 and 7 of Savannah Lakes. The development agreement requires a lake / detention basin in Reserve B of Savannah Lakes Section 3, situated along the eastern boundary of Savannah Lakes Section 6.

**PLATTING STATUS:** This is the sixth plat of Laurel Heights at Savannah. The Preliminary Plat of Laurel Heights at Savannah Section 6 was approved on April 6, 2015.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is located within the ETJ of the City of Pearland and conforms to the future land use designation of “Low Density Residential,” according to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** Primary access to the Savannah Lakes development will be from Savannah Parkway and Post Road. This section of Laurel Heights at Savannah will be accessed from Laurel Heights Drive in Laurel Heights at Savannah Section 2.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis is not required.

**UTILITIES AND INFRASTRUCTURE:** The subject property is located in Municipal Utility District No. 22.

**REQUIRED PUBLIC IMPROVEMENTS:** The City Engineer has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed by the property owner in conformity with Division 8 of the Chapter 3 Subdivision Regulations.

**DRAINAGE:** Drainage has been approved by the Brazoria Drainage District on February 3, 2015.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been paid by the applicant.

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

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Laurel Heights at Savannah Section 6 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 Savannah Development Agreement.
3. The request is in conformance with the “Low Density Residential” future land use designation of the Comprehensive Plan.
4. This request in conformance with the Preliminary Plat approved on April 6, 2015.

**SUPPORTING DOCUMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Laurel Heights at Savannah Section 6



## Aerial Map

### Final Plat Laurel Heights at Savannah Section 6

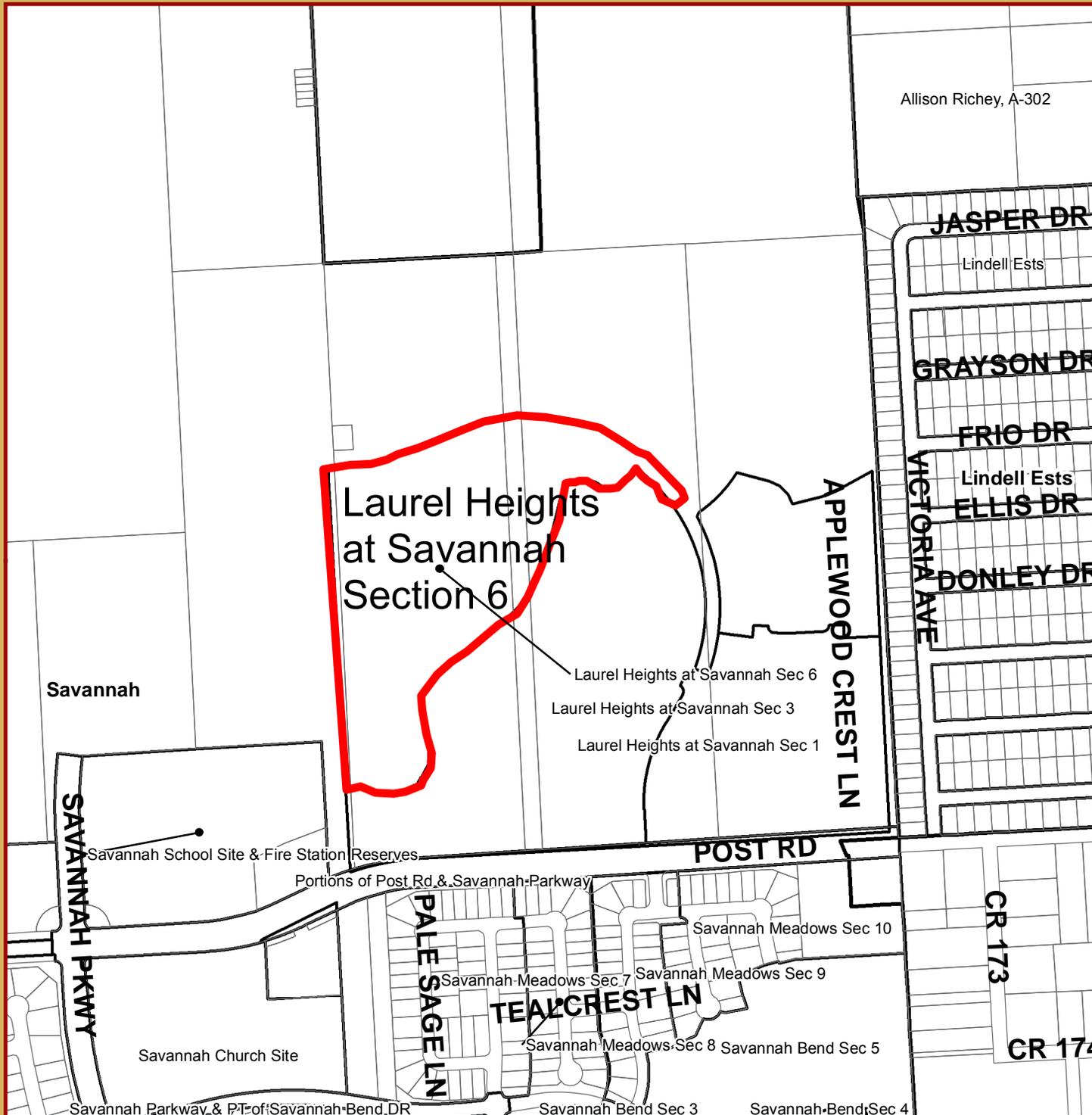


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 590 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Zoning Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 6**

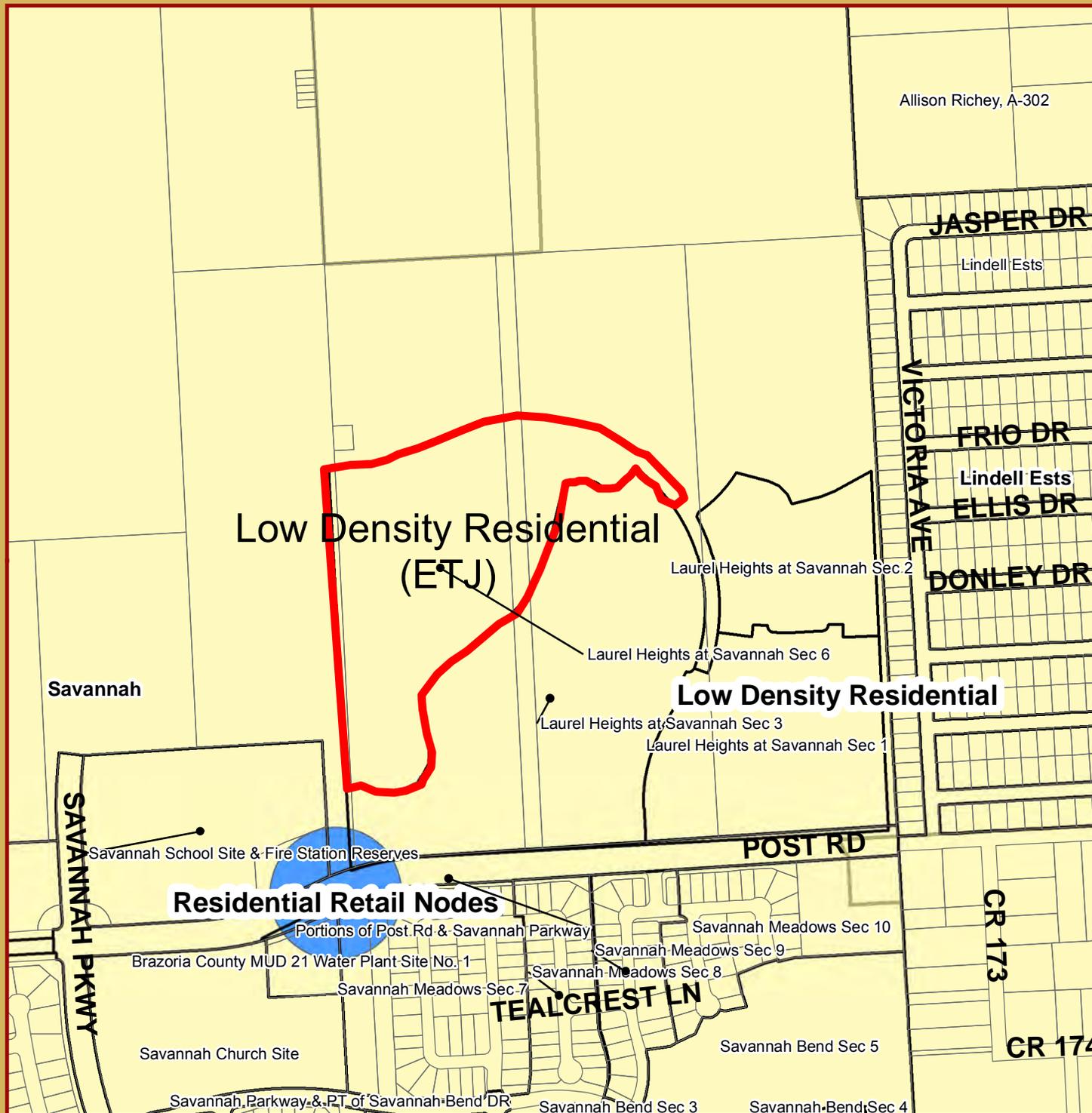


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1 inch = 590 feet

OCTOBER 2014  
PLANNING DEPARTMENT





Allison Richey, A-302

### Future Land Use Map (ETJ)

### Final Plat Laurel Heights at Savannah Section 6



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1 inch = 590 feet

OCTOBER 2014  
PLANNING DEPARTMENT

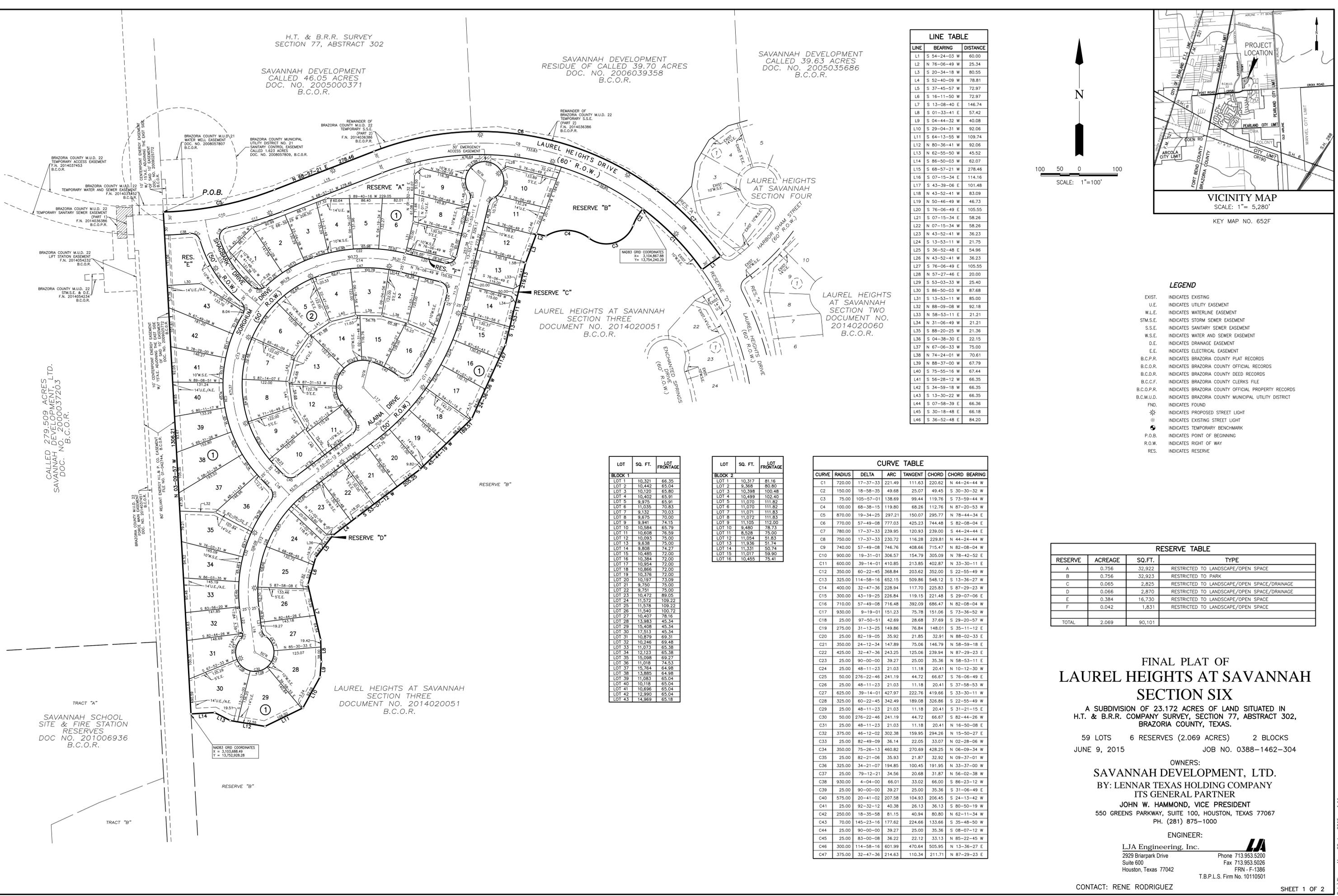


H.T. & B.R.R. SURVEY  
SECTION 77, ABSTRACT 302

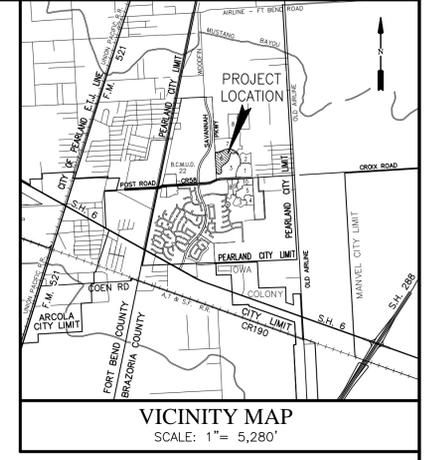
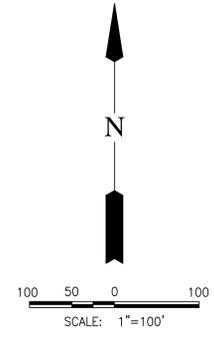
SAVANNAH DEVELOPMENT  
CALLED 46.05 ACRES  
DOC. NO. 2005000371  
B.C.O.R.

SAVANNAH DEVELOPMENT  
RESIDUE OF CALLED 39.70 ACRES  
DOC. NO. 2006039358  
B.C.O.R.

SAVANNAH DEVELOPMENT  
CALLED 39.63 ACRES  
DOC. NO. 2005035686  
B.C.O.R.



LINE	BEARING	DISTANCE
L1	S 54-24-03 W	60.00
L2	N 76-06-49 W	25.34
L3	S 20-34-18 W	80.55
L4	S 52-40-09 W	78.81
L5	S 37-45-57 W	72.97
L6	S 16-11-50 W	72.97
L7	S 13-08-40 E	146.74
L8	S 01-33-41 E	57.42
L9	S 04-44-32 W	40.08
L10	S 29-04-31 W	92.06
L11	S 64-13-55 W	109.74
L12	N 80-36-41 W	92.06
L13	N 62-55-50 W	45.52
L14	S 86-50-03 W	62.07
L15	S 68-57-21 W	278.46
L16	S 07-15-34 E	114.16
L17	S 43-39-06 E	101.48
L18	N 43-52-41 W	83.09
L19	N 50-46-49 W	46.73
L20	S 76-06-49 E	105.55
L21	S 07-15-34 E	58.26
L22	N 07-15-34 W	58.26
L23	N 43-52-41 W	36.23
L24	S 13-53-11 W	21.75
L25	S 36-52-48 E	54.96
L26	N 43-52-41 W	36.23
L27	S 76-06-49 E	105.55
L28	N 57-27-46 E	20.00
L29	S 53-03-33 W	25.40
L30	S 86-50-03 W	87.68
L31	S 13-53-11 W	85.00
L32	N 88-09-08 W	92.18
L33	N 58-53-11 E	21.21
L34	N 31-06-49 W	21.21
L35	S 88-20-25 W	21.36
L36	S 04-38-30 E	22.15
L37	N 67-06-33 W	75.00
L38	N 74-24-01 W	70.61
L39	N 88-37-00 W	67.79
L40	S 75-55-16 W	67.44
L41	S 56-28-12 W	66.35
L42	S 34-59-18 W	66.35
L43	S 13-30-22 W	66.35
L44	S 07-58-39 E	66.36
L45	S 30-18-48 E	66.18
L46	S 36-52-48 E	84.20



- 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.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
  - B.C.P.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - FND. INDICATES FOUND
  - ☼ INDICATES PROPOSED STREET LIGHT
  - ☼ INDICATES EXISTING STREET LIGHT
  - ☼ INDICATES TEMPORARY BENCHMARK
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT OF WAY
  - RES. INDICATES RESERVE

CALLLED 279.509 ACRES  
SAVANNAH DEVELOPMENT, LTD.  
DOC. NO. 2000037203  
B.C.O.R.

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	10,321	86.35
LOT 2	10,442	85.04
LOT 3	10,120	85.80
LOT 4	10,402	85.91
LOT 5	9,975	85.91
LOT 6	11,035	70.83
LOT 7	9,132	70.03
LOT 8	9,675	70.00
LOT 9	9,941	74.15
LOT 10	10,584	65.79
LOT 11	10,608	76.59
LOT 12	10,093	75.00
LOT 13	9,638	75.00
LOT 14	9,808	74.27
LOT 15	10,485	72.00
LOT 16	10,384	72.00
LOT 17	10,954	72.00
LOT 18	10,866	72.00
LOT 19	10,376	72.00
LOT 20	10,197	73.09
LOT 21	9,750	75.00
LOT 22	9,751	75.00
LOT 23	10,472	89.05
LOT 24	11,572	109.22
LOT 25	11,578	109.22
LOT 26	11,540	100.72
LOT 27	10,407	78.16
LOT 28	13,983	45.34
LOT 29	15,408	45.34
LOT 30	17,513	45.34
LOT 31	10,879	69.31
LOT 32	10,246	69.48
LOT 33	11,073	65.38
LOT 34	12,123	65.38
LOT 35	15,098	69.27
LOT 36	11,018	74.53
LOT 37	15,764	64.98
LOT 38	13,885	64.98
LOT 39	11,083	65.04
LOT 40	10,118	65.04
LOT 41	10,636	65.04
LOT 42	12,990	65.04
LOT 43	14,989	65.18

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	10,317	81.16
LOT 2	9,368	80.80
LOT 3	10,398	100.48
LOT 4	10,499	102.40
LOT 5	11,070	111.82
LOT 6	11,070	111.82
LOT 7	11,071	111.83
LOT 8	11,072	111.83
LOT 9	11,105	112.00
LOT 10	9,480	78.73
LOT 11	8,528	75.00
LOT 12	11,054	51.83
LOT 13	11,936	51.74
LOT 14	11,331	50.74
LOT 15	11,017	59.90
LOT 16	10,455	75.41

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	720.00	17-37-33	221.49	111.63	220.62	N 44-24-44 W
C2	150.00	18-58-35	49.68	25.07	49.45	S 30-30-32 W
C3	75.00	105-57-01	138.69	99.44	119.76	S 73-59-44 W
C4	100.00	68-38-15	119.80	68.26	112.76	N 87-20-53 W
C5	870.00	19-34-25	297.21	150.07	295.77	N 78-44-34 E
C6	770.00	57-49-08	777.03	425.23	744.48	S 82-08-04 E
C7	780.00	17-37-33	239.95	120.93	239.00	S 44-24-44 E
C8	750.00	17-37-33	230.72	116.28	229.81	N 44-24-44 W
C9	740.00	57-49-08	746.76	408.66	715.47	S 82-08-04 W
C10	900.00	19-31-01	306.57	154.79	305.09	N 78-42-52 E
C11	600.00	39-14-01	410.85	213.85	402.87	N 33-30-11 E
C12	350.00	60-22-45	368.84	203.62	352.00	S 22-55-49 W
C13	325.00	114-58-16	652.15	509.86	548.12	S 13-36-27 W
C14	400.00	32-47-36	228.94	117.70	225.83	S 87-29-23 W
C15	300.00	43-19-25	226.84	119.15	221.48	S 29-07-06 E
C16	710.00	57-49-08	716.48	392.09	686.47	N 82-08-04 W
C17	930.00	9-19-01	151.23	75.78	151.06	S 73-36-52 W
C18	25.00	97-50-51	42.69	28.68	37.69	S 29-20-57 W
C19	275.00	31-13-25	149.86	76.84	148.01	S 35-11-12 E
C20	25.00	82-19-05	35.92	21.85	32.91	N 88-02-33 E
C21	350.00	24-12-34	147.89	75.06	146.79	N 58-59-18 E
C22	425.00	32-47-36	243.25	125.06	239.94	N 87-29-23 E
C23	25.00	90-00-00	39.27	25.00	35.36	N 58-53-11 E
C24	25.00	48-11-23	21.03	11.18	20.41	N 10-12-30 W
C25	50.00	276-22-46	241.19	44.72	66.67	S 76-06-49 E
C26	25.00	48-11-23	21.03	11.18	20.41	S 37-58-53 W
C27	625.00	39-14-01	427.97	222.76	419.66	S 33-30-11 W
C28	325.00	80-22-45	342.49	189.08	326.86	S 22-55-49 W
C29	25.00	48-11-23	21.03	11.18	20.41	S 31-21-15 E
C30	50.00	276-22-46	241.19	44.72	66.67	S 82-44-26 W
C31	25.00	48-11-23	21.03	11.18	20.41	N 16-50-08 E
C32	375.00	46-12-02	302.38	159.95	294.26	N 15-50-27 E
C33	25.00	82-49-09	36.14	22.05	33.07	N 02-28-06 W
C34	350.00	75-26-13	460.82	270.69	428.25	N 06-09-34 W
C35	25.00	82-21-06	35.93	21.87	32.92	N 09-37-01 W
C36	325.00	34-21-07	194.85	100.45	191.95	N 33-37-00 W
C37	25.00	79-12-21	34.56	20.68	31.87	N 56-02-38 W
C38	930.00	4-04-00	66.01	33.02	66.00	S 86-23-12 W
C39	25.00	90-00-00	39.27	25.00	35.36	S 31-06-49 E
C40	575.00	20-41-02	207.58	104.93	206.45	S 24-13-42 W
C41	25.00	92-32-12	40.38	26.13	36.13	S 80-50-19 W
C42	250.00	18-35-58	81.15	40.94	80.80	N 62-11-34 W
C43	70.00	145-23-16	177.62	224.66	133.66	S 35-48-50 W
C44	25.00	90-00-00	39.27	25.00	35.36	S 08-07-12 W
C45	25.00	83-00-08	36.22	22.12	33.13	N 85-22-45 W
C46	300.00	114-58-16	601.99	470.64	505.95	N 13-36-27 E
C47	375.00	32-47-36	214.63	110.34	211.71	N 87-29-23 E

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.756	32,922	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.756	32,923	RESTRICTED TO PARK
C	0.065	2,825	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.066	2,870	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.384	16,730	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.042	1,831	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.069	90,101	

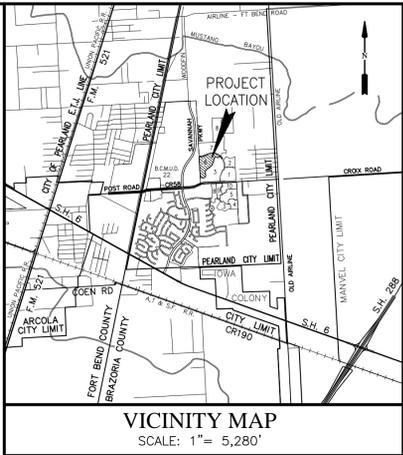
**FINAL PLAT OF  
LAUREL HEIGHTS AT SAVANNAH  
SECTION SIX**

A SUBDIVISION OF 23.172 ACRES OF LAND SITUATED IN  
H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302,  
BRAZORIA COUNTY, TEXAS.

59 LOTS 6 RESERVES (2.069 ACRES) 2 BLOCKS  
JUNE 9, 2015 JOB NO. 0388-1462-304

OWNERS:  
**SAVANNAH DEVELOPMENT, LTD.**  
BY: LENNAR TEXAS HOLDING COMPANY  
ITS GENERAL PARTNER  
JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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



VICINITY MAP SCALE: 1"= 5,280'

KEY MAP NO. 652F

NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403937890, DATED MAY 26, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986942341.
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.
5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: CITY OF PEARLAND C.P. 10. BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU, 1995". THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 8.
ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)
7. T.B.M. "LJA-1": BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF POST ROAD (C.R. 58)
ELEV.= 65.88 (NGVD 29, 1978 ADJUSTMENT)
8. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, EFFECTIVE DATE JULY 31, 2015, MAP NO. 48039C 0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

- 9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. 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.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
15. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
16. A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
17. THERE ARE 20 PROPOSED STREET LIGHTS ON THIS PLAT.
18. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

STATE OF TEXAS COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF LAUREL HEIGHTS AT SAVANNAH, SECTION SIX, 23.172 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF LAUREL HEIGHTS AT SAVANNAH SECTION SIX WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS DAY OF \_\_\_\_\_, 2015.

SAVANNAH DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

BRAZORIA DRAINAGE DISTRICT NO. 4 DATE \_\_\_\_\_

DISTRICT ENGINEER DATE \_\_\_\_\_

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF LAUREL HEIGHTS AT SAVANNAH, SECTION SIX AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF \_\_\_\_\_, 2015.

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

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

DARRIN COKER SUSAN POLKA, P.E. CITY OF PEARLAND, CITY ATTORNEY CITY OF PEARLAND, CITY ENGINEER

BEING 23.172 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 39.70 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NO. 2006039358, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.) AND A PORTION OF THAT CERTAIN CALLED 46.05 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2005000371, B.C.O.R., SAID 23.172 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NAD2011) EPOCH 2010.00):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 46.05 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 75.537 ACRE TRACT CONVEYED TO TYRONE DORIAN, LILLIE DORIAN, FELIPE GARCIA, AND LUISA GARCIA BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 98-019056, B.C.O.R., AND BEING ON THE EASTERLY LINE OF THAT CERTAIN CALLED 299.509 ACRE TRACT (DESCRIBED AS TRACT 3) CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2000080225 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND UNDER FILE NUMBER 00-037203, B.C.O.R., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND FOR THE SOUTHEAST CORNER OF SAID 75.537 ACRE TRACT BEARS NORTH 86° 55' 16" EAST, 923.29 FEET;

THENCE, SOUTH 03° 09' 57" EAST, WITH THE WESTERLY LINE OF SAID 46.05 ACRE TRACT AND THE EASTERLY LINE OF SAID 299.509 ACRE TRACT, 832.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID EASTERLY AND WESTERLY LINE, 297.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 19° 34' 25", AND A CHORD WHICH BEARS NORTH 78° 44' 34" EAST, 295.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 68° 57' 21" EAST, 278.46 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 777.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 57° 49' 08", AND A CHORD WHICH BEARS SOUTH 82° 08' 04" EAST, 744.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 239.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 17° 37' 33", AND A CHORD WHICH BEARS SOUTH 44° 24' 44" EAST, 239.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 54° 24' 03" WEST, 60.00 FEET TO A POINT FOR CORNER ON THE ARC OF A CURVE ON THE NORTHERLY LINE OF LAUREL HEIGHTS AT SAVANNAH SECTION THREE, A SUBDIVISION OF RECORD UNDER FILE NUMBER 2015020051 IN THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.);

THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF SAID LAUREL HEIGHTS AT SAVANNAH SECTION THREE THE FOLLOWING TWENTY ONE (21) COURSES:

- 1. 221.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 17° 37' 33", AND A CHORD WHICH BEARS NORTH 44° 24' 44" WEST, 220.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
2. 49.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 18° 58' 35", AND A CHORD WHICH BEARS SOUTH 30° 30' 32" WEST, 49.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;
3. 138.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 105° 57' 01", AND A CHORD WHICH BEARS SOUTH 73° 59' 44" WEST, 119.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

4. 119.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 68° 38' 15", AND A CHORD WHICH BEARS NORTH 87° 20' 53" WEST, 112.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

5. NORTH 76° 06' 49" WEST, 25.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

6. SOUTH 20° 34' 18" WEST, 80.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

7. SOUTH 13° 53' 11" WEST, 219.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

8. SOUTH 24° 36' 36" WEST, 211.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

9. SOUTH 45° 44' 19" WEST, 189.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

10. SOUTH 53° 07' 12" WEST, 205.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

11. SOUTH 52° 40' 09" WEST, 78.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

12. SOUTH 37° 45' 57" WEST, 72.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

13. SOUTH 16° 11' 50" WEST, 72.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

14. SOUTH 13° 08' 40" EAST, 146.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

15. SOUTH 01° 33' 41" EAST, 57.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

16. SOUTH 04° 44' 32" WEST, 40.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

17. SOUTH 29° 04' 31" WEST, 92.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

18. SOUTH 64° 13' 55" WEST, 109.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

19. NORTH 80° 36' 41" WEST, 92.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

20. NORTH 62° 55' 50" WEST, 45.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER;

21. SOUTH 86° 50' 03" WEST, 62.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, SAME BEING ON THE EASTERLY LINE OF THE AFOREMENTIONED 299.509 ACRE TRACT AND THE WESTERLY LINE OF THE AFOREMENTIONED 46.05 ACRE TRACT;

THENCE, NORTH 03° 09' 57" WEST, WITH SAID EASTERLY AND WESTERLY LINE, 1,306.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.172 ACRES OF LAND.

BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES:

- 1. ANY GOVERNMENTAL BODY, FOR PURPOSES OF DRAINAGE WORK, MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENT STRIPS.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST THIRTY-SIX (36) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION AND AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY OF OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAYS ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. THERE ARE NO EXISTING OR PROPOSED DISTRICT FACILITIES ON OR ADJACENT TO THIS TRACT, THEREFORE NO EASEMENTS ARE REQUIRED.

LAUREL HEIGHTS AT SAVANNAH SECTION SIX

A SUBDIVISION OF 23.172 ACRES OF LAND SITUATED IN H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS.

59 LOTS 6 RESERVES (2.069 ACRES) 2 BLOCKS JUNE 9, 2015 JOB NO. 0388-1462-304

OWNERS: SAVANNAH DEVELOPMENT, LTD. BY: LENNAR TEXAS HOLDING COMPANY ITS GENERAL PARTNER JOHN W. HAMMOND, VICE PRESIDENT 550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067 PH. (281) 875-1000

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

CONTACT: RENE RODRIGUEZ

Doc Name : Map\_27 Jun 2015 Date Plotted : 27 Jun 2015 10:09:08 AM Path Name : X:\projects\2015\0388\DWG\PLAT\PLAT48-6\_PFP.dwg

**C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 7**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner, Savannah Development Ltd., owner; for approval of a Final Plat of Laurel Heights at Savannah Section 7; a 79 lot single family subdivision with 7 reserves on approximately 29.3 acres of land



## **P&Z AGENDA REQUEST**

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Rene Rodriguez, LJA Engineering  
**DATE:** 7/06/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Laurel Heights at Savannah Sec. 7

---

Old Business      • New Business       Discussion Item       Workshop

**Summary:** A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner, Savannah Development Ltd., owner; for approval of a Final Plat of Laurel Heights at Savannah Section 7; a 79 lot single family subdivision with 7 reserves on approximately 29.3 acres of land, generally located on the north side of the proposed route for Laurel Heights Drive, approximately ¼ mile north of Post Road and 1,500 feet west of Victoria Avenue.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF JULY 6, 2015

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## FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 7

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner, Savannah Development Ltd., owner; for approval of a Final Plat of Laurel Heights at Savannah Section 7; a 79 lot single family subdivision with 7 reserves on approximately 29.3 acres of land, to wit:

**Legal Description:** A subdivision of 29.3 acres out of the H.T. & B.R.R. Survey, A-302 Brazoria County, Texas.

**General Location:** Located on the north side of the proposed route for Laurel Heights Drive, approximately ¼ mile north of Post Road and 1,500 west of Victoria Avenue.

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**SUMMARY:** On behalf of Brad Garner, Savannah Development Ltd., Rene Rodriguez of LJA Engineering is requesting approval of a Final Plat of Laurel Heights at Savannah Section 7; a proposed 79 lot single family subdivision, with 7 reserves on approximately 29.3 acres. Proposed lot sizes range from 55 to 65 feet in width by 124 to 150 feet in depth with a majority of the lots 130 feet deep. The proposed subdivision is subject to the Savannah Development Agreement.

This section of Laurel Heights at Savannah will be accessed from Laurel Heights Drive in Laurel Heights at Savannah Section Six.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Undeveloped and Future Single Family Residential Development (Laurel Heights at Savannah Section 8)
South	ETJ	Single Family Residential Development (Laurel Heights at Savannah Section 6)
East	ETJ	Single Family Residential Development (Laurel Heights at Savannah Section 4 and 5)
West	ETJ	Large Lot Single Family Development

P&Z 07/06/2015

Final Plat of Laurel Heights at Savannah Section 7

Page 1

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is located within the extra-territorial jurisdiction (ETJ) of the City of Pearland.

**SAVANNAH DEVELOPMENT AGREEMENT:** The development agreement designates this area for single family residential development. The open space areas are shown primarily as green ways linking sections of the Savannah Development. Reserve "F" of this plat consists of 8.51 acres of land for a lake and detention area. Reserve "F" is bounded by Laurel Heights at Savannah Sections 8, 5 and 4. The lots are generally 55 to 65 feet in width by 124 to 150 feet in depth with a majority of the lots 130 feet deep.

**PLATTING STATUS:** This is the seventh plat of Laurel Heights at Savannah. The Preliminary Plat of Laurel Heights at Savannah Section 7 was approved on April 6, 2015.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is located within the ETJ of the City of Pearland. However, the final plat conforms to the "Low Density Residential" future land use designation of the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** Primary access to the Savannah Lakes development will be from Savannah Parkway and Post Road. This section of Laurel Heights at Savannah will be accessed from Laurel Heights Drive in Laurel Heights at Savannah Section 6.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis is not required.

**UTILITIES AND INFRASTRUCTURE:** The subject property is located in Municipal Utility District No.22.

**REQUIRED PUBLIC IMPROVEMENTS:** The City Engineer has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed by the property owner in conformity with Division 8 of the Chapter 3 Subdivision Regulations.

**DRAINAGE:** Drainage has been previously reviewed for the entire Lakes of Savannah development.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been paid by the applicant.

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

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Laurel

Heights at Savannah Section 7 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 Savannah Development Agreement.
3. The request is in conformance with the “Low Density Residential” future land use designation of the Comprehensive Plan.
4. This request is in conformance with the Preliminary Plat approved on April 6, 2015.

**SUPPORTING DOCUMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Laurel Heights at Savannah Section 7



## Aerial Map (ETJ)

## Final Plat Laurel Heights at Savannah Section 7

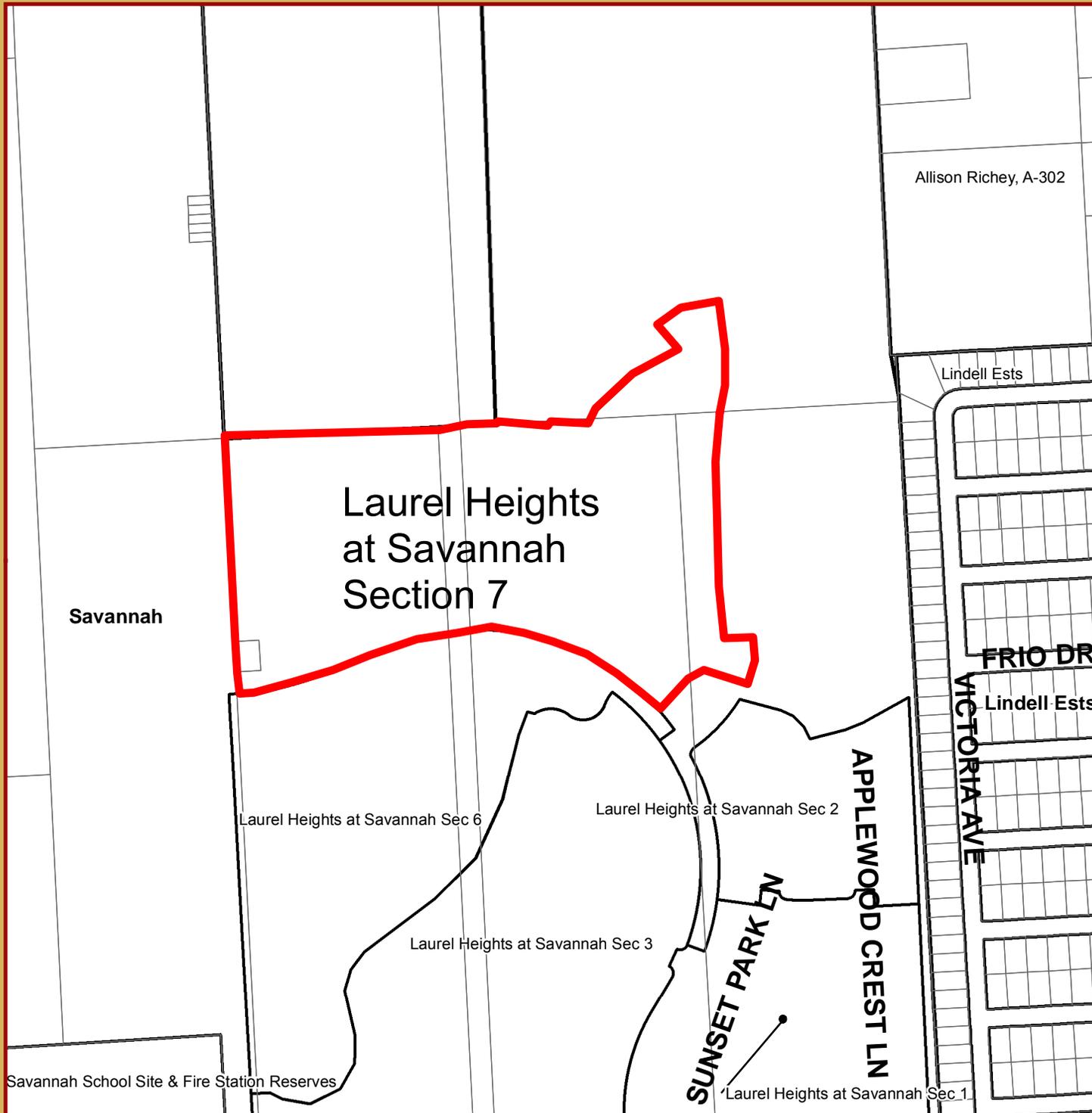


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Zoning Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 7**

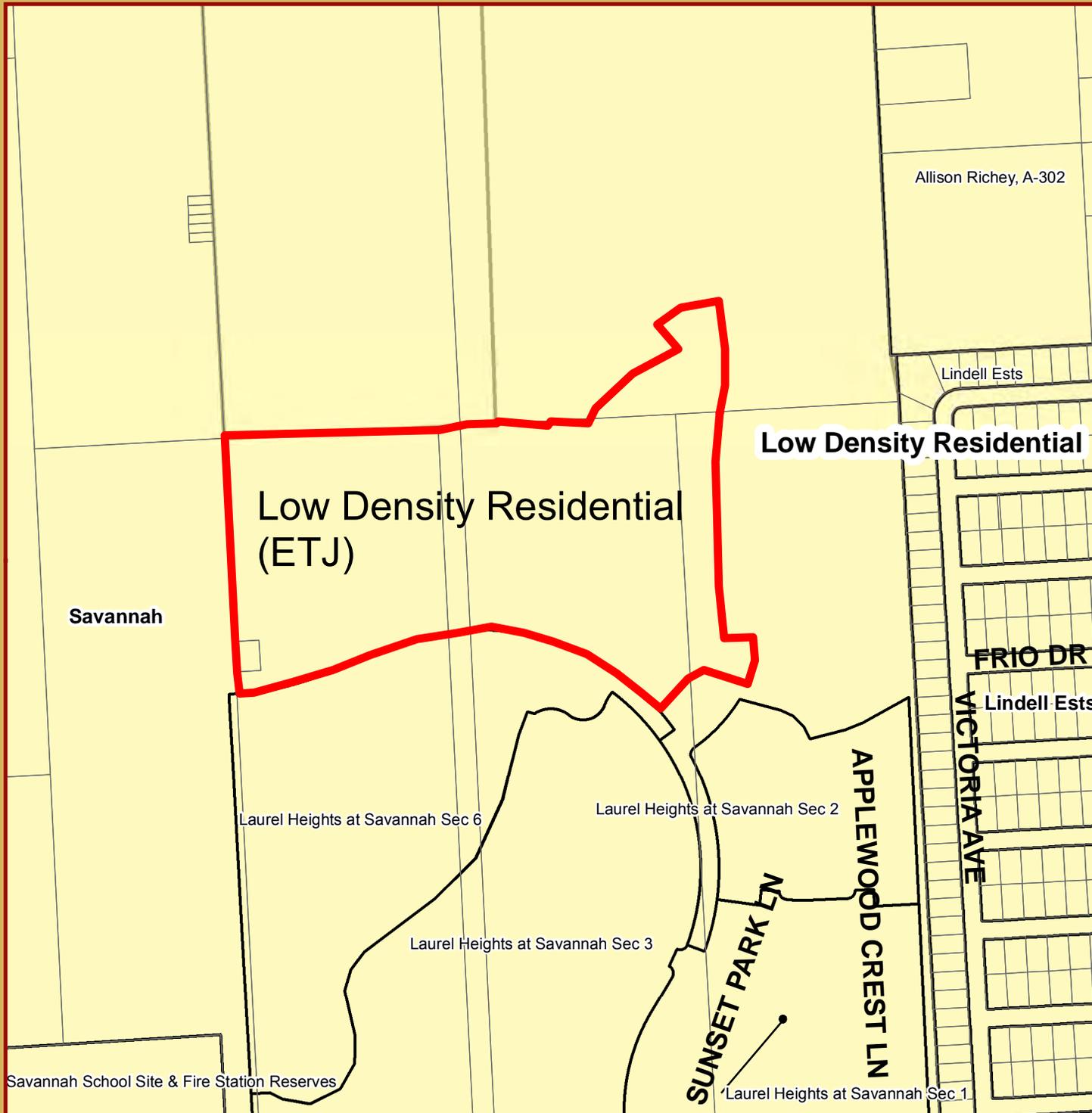


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1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map (ETJ)

## Final Plat Laurel Heights at Savannah Section 7

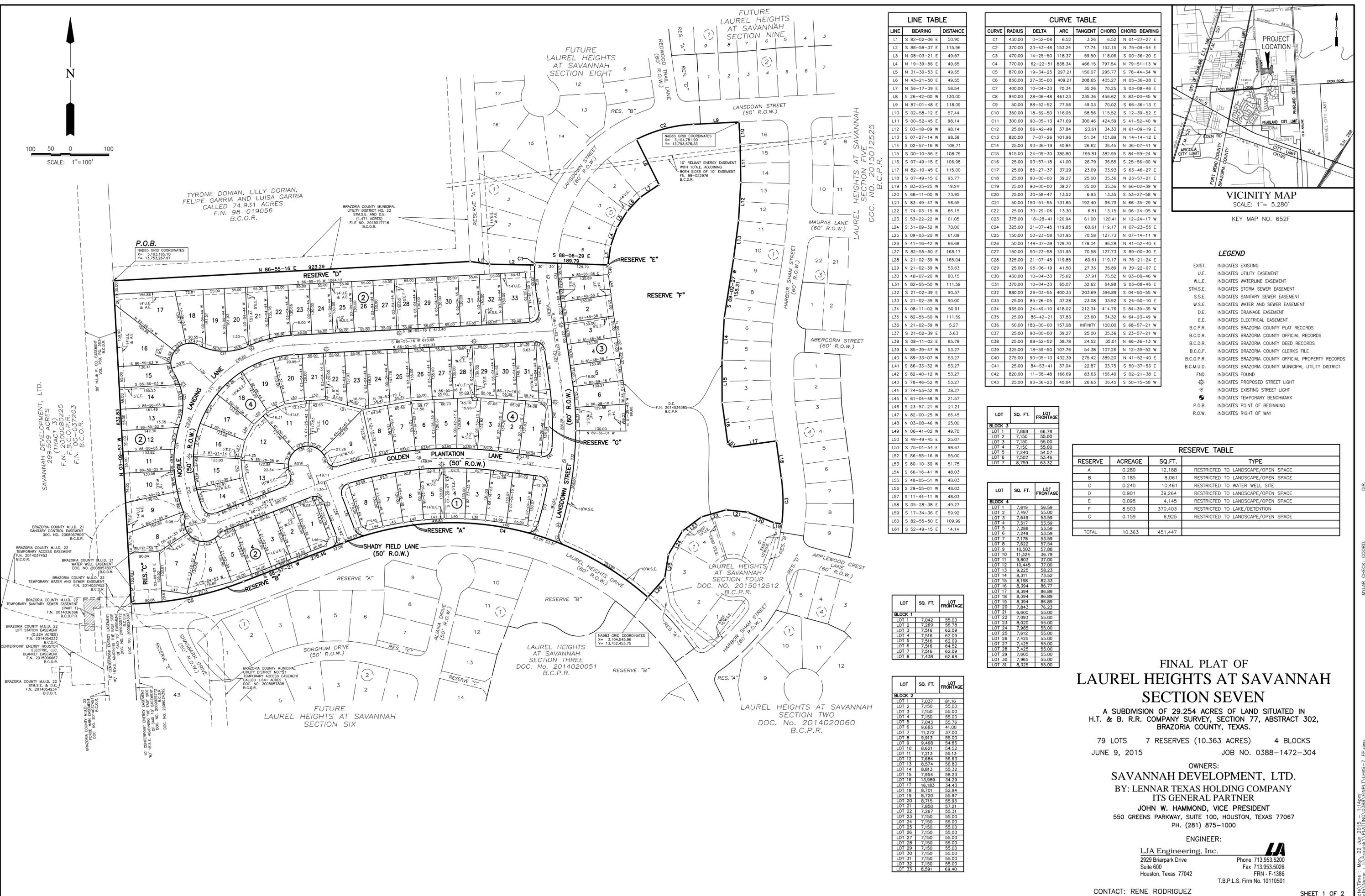
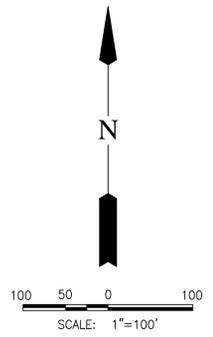


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OCTOBER 2014  
PLANNING DEPARTMENT



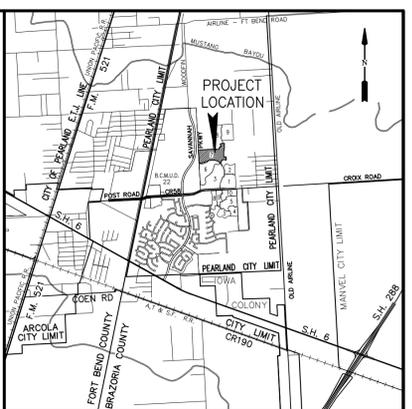


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 82-02-06 E	50.90
L2	S 88-58-37 E	115.96
L3	N 08-03-21 E	49.57
L4	N 19-39-56 E	49.55
L5	N 31-30-53 E	49.55
L6	N 43-21-50 E	49.55
L7	N 56-17-39 E	58.54
L8	N 26-42-00 W	130.00
L9	N 87-01-48 E	118.09
L10	S 02-58-12 E	57.44
L11	S 00-52-45 E	98.14
L12	S 03-18-09 W	98.14
L13	S 07-27-14 W	98.38
L14	S 02-57-16 W	108.71
L15	S 00-10-56 E	108.79
L16	S 07-49-15 E	106.98
L17	N 82-10-45 E	115.00
L18	S 07-49-15 E	95.77
L19	N 83-23-25 W	19.24
L20	N 68-11-00 W	73.95
L21	N 83-49-47 W	56.55
L22	S 74-03-15 W	66.15
L23	S 53-22-22 W	61.05
L24	S 31-09-32 W	70.00
L25	S 09-03-20 W	61.09
L26	S 41-16-42 W	66.68
L27	S 82-55-50 E	168.17
L28	N 21-02-39 W	165.04
L29	N 21-02-39 W	53.63
L30	N 48-07-20 W	80.15
L31	N 82-55-50 W	111.59
L32	S 21-02-39 E	90.37
L33	N 21-02-39 W	90.00
L34	N 08-11-02 W	50.91
L35	N 82-55-50 W	111.59
L36	N 21-02-39 W	5.27
L37	S 21-02-39 E	3.63
L38	S 08-11-02 E	85.78
L39	N 85-39-47 W	53.27
L40	N 89-33-07 W	53.27
L41	S 86-33-32 W	53.27
L42	S 82-40-12 W	53.27
L43	S 78-46-52 W	53.27
L44	S 74-53-32 W	38.27
L45	N 61-04-48 W	21.57
L46	S 23-57-21 W	21.21
L47	N 82-00-25 W	66.45
L48	N 03-08-46 W	25.00
L49	N 06-41-02 W	49.70
L50	S 49-49-45 E	25.07
L51	S 75-01-54 E	98.67
L52	S 86-55-16 W	55.00
L53	S 80-10-30 W	51.75
L54	S 66-16-41 W	48.03
L55	S 48-05-51 W	48.03
L56	S 29-55-01 W	48.03
L57	S 11-44-11 W	48.03
L58	S 05-28-38 E	49.27
L59	S 17-34-36 E	59.92
L60	S 82-55-50 E	109.99
L61	S 52-49-15 E	14.14

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	430.00	0-52-08	6.52	3.26	6.52	N 01-27-27 E
C2	370.00	23-43-48	153.24	77.74	152.15	N 75-09-54 E
C3	470.00	14-25-50	118.37	59.50	118.06	S 00-36-20 E
C4	770.00	62-22-51	838.34	466.15	797.54	N 79-51-13 W
C5	870.00	19-34-25	297.21	150.07	295.77	S 78-44-34 W
C6	850.00	27-35-00	409.21	208.65	405.27	N 05-36-28 E
C7	400.00	10-04-33	70.34	35.26	70.25	S 03-08-46 E
C8	940.00	28-06-48	461.23	235.36	456.62	S 83-00-45 W
C9	50.00	88-52-52	77.56	49.03	70.02	S 66-36-13 E
C10	350.00	18-59-50	116.05	58.56	115.52	S 12-39-52 E
C11	300.00	90-05-13	471.69	300.46	424.59	S 41-52-40 W
C12	25.00	86-42-49	37.84	23.61	34.33	N 61-09-19 E
C13	820.00	7-07-26	101.96	51.04	101.89	N 14-14-12 E
C14	25.00	93-36-19	40.84	26.62	36.45	N 36-07-41 W
C15	915.00	24-09-30	385.80	195.81	382.95	S 84-59-24 W
C16	25.00	93-57-18	41.00	26.79	36.55	S 25-56-00 W
C17	25.00	85-27-37	37.29	23.09	33.93	S 63-46-27 E
C18	25.00	90-00-00	39.27	25.00	35.36	N 23-57-21 E
C19	25.00	90-00-00	39.27	25.00	35.36	N 66-02-39 W
C20	25.00	30-58-47	13.52	6.93	13.35	S 53-27-58 W
C21	50.00	150-51-55	131.65	192.40	96.79	N 66-35-29 W
C22	25.00	30-29-06	13.30	6.81	13.15	N 06-24-05 W
C23	375.00	18-28-41	120.94	61.00	120.41	N 12-24-17 W
C24	325.00	21-07-45	119.85	60.61	119.17	N 07-23-55 E
C25	150.00	50-23-58	131.95	70.58	127.73	N 07-14-11 W
C26	50.00	148-37-39	129.70	178.04	96.28	N 41-52-40 E
C27	150.00	50-23-58	131.95	70.58	127.73	S 89-00-30 E
C28	325.00	21-07-45	119.85	60.61	119.17	N 76-21-24 E
C29	25.00	95-06-19	41.50	27.33	36.89	N 39-22-07 E
C30	430.00	10-04-33	75.62	37.91	75.52	N 03-08-46 W
C31	370.00	10-04-33	65.07	32.62	64.98	S 03-08-46 E
C32	880.00	26-03-55	400.33	203.69	396.89	S 04-50-55 W
C33	25.00	85-26-05	37.28	23.08	33.92	S 24-50-10 E
C34	985.00	24-49-10	418.02	212.34	414.76	S 84-39-35 W
C35	25.00	86-42-21	37.83	23.60	34.32	N 64-23-49 W
C36	50.00	180-00-00	157.08	100.00	157.08	S 68-57-21 W
C37	25.00	90-00-00	39.27	25.00	35.36	S 23-57-21 W
C38	25.00	88-52-52	38.78	24.52	35.01	N 66-36-13 W
C39	325.00	18-59-50	107.76	54.38	107.26	N 12-39-52 W
C40	275.00	90-05-13	432.39	275.42	389.20	N 41-52-40 E
C41	25.00	84-53-41	37.04	22.87	33.75	S 50-37-53 E
C42	820.00	11-28-48	166.69	83.63	166.40	S 02-21-38 E
C43	25.00	93-36-23	40.84	26.63	36.45	S 50-15-58 W



**VICINITY MAP**  
SCALE: 1" = 5,280'  
KEY MAP NO. 652F

**LEGEND**

- EXIST. INDICATES EXISTING
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- S.M.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.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
- B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
- F.N.D. INDICATES FOUND
- INDICATES PROPOSED STREET LIGHT
- INDICATES EXISTING STREET LIGHT
- INDICATES TEMPORARY BENCHMARK
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT OF WAY

**LOT SQ. FT. LOT FRONTAGE**

**BLOCK 3**

LOT 1	7,868	66.78
LOT 2	7,150	55.00
LOT 3	7,150	55.00
LOT 4	7,150	55.00
LOT 5	7,240	54.57
LOT 6	7,502	53.46
LOT 7	8,759	63.32

**LOT SQ. FT. LOT FRONTAGE**

**BLOCK 4**

LOT 1	7,819	56.59
LOT 2	7,497	55.00
LOT 3	7,649	53.59
LOT 4	7,517	53.59
LOT 5	7,288	53.59
LOT 6	7,249	53.59
LOT 7	7,178	53.59
LOT 8	7,622	57.54
LOT 9	10,503	57.88
LOT 10	11,324	36.79
LOT 11	9,803	37.00
LOT 12	10,445	37.00
LOT 13	9,225	58.23
LOT 14	8,311	73.52
LOT 15	8,168	82.33
LOT 16	8,394	86.77
LOT 17	8,394	86.89
LOT 18	8,394	86.89
LOT 19	8,394	86.89
LOT 20	7,843	78.23
LOT 21	6,600	55.00
LOT 22	7,093	55.00
LOT 23	8,020	55.00
LOT 24	7,985	55.00
LOT 25	7,612	55.00
LOT 26	7,425	55.00
LOT 27	7,425	55.00
LOT 28	7,425	55.00
LOT 29	7,605	55.00
LOT 30	7,965	55.00
LOT 31	8,325	55.00

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.280	12,188	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.185	8,061	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.240	10,461	RESTRICTED TO WATER WELL SITE
D	0.901	39,264	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.095	4,145	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	8.503	370,403	RESTRICTED TO LAKE/DETENTION
G	0.159	6,925	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	10.363	451,447	

**LOT SQ. FT. LOT FRONTAGE**

**BLOCK 1**

LOT 1	7,042	55.00
LOT 2	7,269	56.78
LOT 3	7,516	62.09
LOT 4	7,516	62.09
LOT 5	7,516	62.09
LOT 6	7,516	64.52
LOT 7	7,516	62.09
LOT 8	7,438	62.68

**LOT SQ. FT. LOT FRONTAGE**

**BLOCK 2**

LOT 1	7,037	81.16
LOT 2	7,150	55.00
LOT 3	7,150	55.00
LOT 4	7,150	55.00
LOT 5	7,043	55.76
LOT 6	9,683	41.00
LOT 7	11,272	37.00
LOT 8	9,913	55.00
LOT 9	9,468	54.85
LOT 10	8,621	54.52
LOT 11	7,213	53.13
LOT 12	7,684	56.63
LOT 13	8,574	56.80
LOT 14	8,813	53.32
LOT 15	7,954	58.23
LOT 16	13,989	34.29
LOT 17	16,183	34.43
LOT 18	8,701	52.94
LOT 19	8,720	55.97
LOT 20	8,715	55.95
LOT 21	7,850	57.21
LOT 22	7,287	53.31
LOT 23	7,150	55.00
LOT 24	7,150	55.00
LOT 25	7,150	55.00
LOT 26	7,150	55.00
LOT 27	7,150	55.00
LOT 28	7,150	55.00
LOT 29	7,150	55.00
LOT 30	7,150	55.00
LOT 31	7,150	55.00
LOT 32	7,150	55.00
LOT 33	8,591	69.40

**FINAL PLAT OF  
LAUREL HEIGHTS AT SAVANNAH  
SECTION SEVEN**

A SUBDIVISION OF 29.254 ACRES OF LAND SITUATED IN  
H.T. & B. R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302,  
BRAZORIA COUNTY, TEXAS.

79 LOTS 7 RESERVES (10.363 ACRES) 4 BLOCKS  
JUNE 9, 2015 JOB NO. 0388-1472-304

OWNERS:  
**SAVANNAH DEVELOPMENT, LTD.**  
BY: LENNAR TEXAS HOLDING COMPANY  
ITS GENERAL PARTNER  
JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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

CONTACT: RENE RODRIGUEZ SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF LAUREL HEIGHTS AT SAVANNAH, SECTION SEVEN, 29.254 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF LAUREL HEIGHTS AT SAVANNAH SECTION SEVEN WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SAVANNAH DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

By: \_\_\_\_\_  
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

BRAZORIA DRAINAGE DISTRICT NO. 4 \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF LAUREL HEIGHTS AT SAVANNAH, SECTION SEVEN AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

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

DARRIN COKER \_\_\_\_\_ SUSAN POLKA, P.E.  
CITY OF PEARLAND, CITY ATTORNEY \_\_\_\_\_ CITY OF PEARLAND, CITY ENGINEER

BEING 29.254 ACRES OF LAND LOCATED IN THE H.T & B. R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 39.70 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NO. 20060393558, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.), A PORTION OF THAT CERTAIN CALLED 46.05 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2005000371, B.C.O.R., AND A PORTION OF THAT CERTAIN CALLED 39.63 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NO. 2005035686, B.C.O.R., AND A PORTION OF THAT CERTAIN CALLED 44.15 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2006064055, B.C.O.R., SAID 29.254 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NAD2011) EPOCH 2010.00):

BEGINNING AT A 5/8-INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 46.05 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 74.931 ACRE TRACT CONVEYED TO TYRONE DORIAN, LILLIE DORIAN, FELIPE GARCIA, AND LUISA GARCIA BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 98-019056, B.C.O.R., AND BEING ON THE EASTERLY LINE OF THAT CERTAIN CALLED 299.509 ACRE TRACT (DESCRIBED AS TRACT 3) CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2000080225 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND UNDER FILE NUMBER 00-037203, B.C.O.R.;

THENCE, NORTH 86° 55' 16" EAST, WITH THE SOUTH LINE OF SAID 74.931 ACRE TRACT AND THE NORTH LINE OF SAID 46.05 ACRE TRACT AND SAID 39.70 ACRE TRACT, 923.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND FOR THE SOUTHEAST CORNER OF SAID 74.931 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 44.15 ACRE TRACT;

THENCE, SOUTH 82° 02' 06" EAST, DEPARTING THE NORTH LINE OF SAID 39.70 ACRE TRACT, 50.90 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 58' 37" EAST, 115.96 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 6.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 00° 52' 08", AND A CHORD WHICH BEARS NORTH 01° 27' 27" EAST, 6.52 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88° 06' 29" EAST, 189.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 08° 03' 21" EAST, 49.57 FEET TO A POINT FOR CORNER;

THENCE, NORTH 19° 39' 56" EAST, 49.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 31° 30' 53" EAST, 49.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 21' 50" EAST, 49.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 56° 17' 39" EAST, 58.54 FEET TO A POINT FOR CORNER;

THENCE, NORTH 26° 42' 00" WEST, 130.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 153.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 23° 43' 48", AND A CHORD WHICH BEARS NORTH 75° 09' 54" EAST, 152.15 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 01' 48" EAST, AT 18.14 FEET PASS THE SOUTHWEST CORNER OF LANSDOWN STREET (60 FOOT RIGHT-OF-WAY) AS SHOWN ON LAUREL HEIGHTS AT SAVANNAH SECTION FIVE, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2015012525 IN THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND CONTINUING WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID LANSDOWN STREET A TOTAL DISTANCE OF 118.09 FEET TO A POINT FOR CORNER;

THENCE, WITH THE WESTERLY LINE OF SAID LAUREL HEIGHTS AT SAVANNAH SECTION FIVE THE FOLLOWING TWELVE (12) COURSES:

1. SOUTH 02° 58' 12" EAST, 57.44 FEET TO A POINT FOR CORNER;

2. SOUTH 00° 52' 45" EAST, 98.14 FEET TO A POINT FOR CORNER;

3. SOUTH 03° 18' 09" WEST, 98.14 FEET TO A POINT FOR CORNER;

4. SOUTH 07° 27' 14" WEST, 98.38 FEET TO A POINT FOR CORNER;

5. SOUTH 09° 02' 27" WEST, 155.31 FEET TO A POINT FOR CORNER;

6. SOUTH 02° 57' 16" WEST, 108.71 FEET TO A POINT FOR CORNER;

7. SOUTH 00° 10' 56" EAST, 108.79 FEET TO A POINT FOR CORNER;

8. SOUTH 07° 49' 15" EAST, 106.98 FEET TO A POINT FOR CORNER;

9. SOUTH 52° 49' 15" EAST, 14.14 FEET TO A POINT FOR CORNER;

10. NORTH 82° 10' 45" EAST, 115.00 FEET TO A POINT FOR CORNER;

11. SOUTH 07° 49' 15" EAST, 95.77 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

12. 118.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 14° 25' 50", AND A CHORD WHICH BEARS SOUTH 00° 36' 20" EAST, 118.06 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID WESTERLY LINE AND WITH THE WESTERLY LINE OF LAUREL HEIGHTS AT SAVANNAH SECTION FOUR, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2015012512, B.C.P.R., THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 83° 23' 25" WEST, 19.24 FEET TO A POINT FOR CORNER;

2. NORTH 68° 11' 00" WEST, 73.95 FEET TO A POINT FOR CORNER;

3. NORTH 83° 49' 47" WEST, 56.55 FEET TO A POINT FOR CORNER;

4. SOUTH 74° 03' 15" WEST, 66.15 FEET TO A POINT FOR CORNER;

5. SOUTH 53° 22' 22" WEST, 61.05 FEET TO A POINT FOR CORNER;

6. SOUTH 31° 09' 32" WEST, 70.00 FEET TO A POINT FOR CORNER;

7. SOUTH 09° 03' 20" WEST, 61.09 FEET TO A POINT FOR CORNER;

8. SOUTH 41° 16' 42" WEST, 66.68 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 838.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 62° 22' 51", AND A CHORD WHICH BEARS NORTH 79° 51' 13" WEST, 797.54 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 68° 57' 21" WEST, 278.46 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 297.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 19° 34' 25", AND A CHORD WHICH BEARS SOUTH 78° 44' 34" WEST, 295.77 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF THE AFOREMENTIONED 46.06 ACRE TRACT AND THE AFOREMENTIONED 299.509 ACRE TRACT;

THENCE, NORTH 03° 09' 57" WEST, WITH SAID COMMON LINE, 832.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.254 ACRES OF LAND.

NOTES:

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

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403939433, DATED DECEMBER 15, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.9998642341.

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.

5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

6. BENCHMARK: CITY OF PEARLAND C.P. 10 BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU. 1995". THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B.

ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)

7. T.B.M. "LJA-1": BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF POST ROAD (C.R. 58)

ELEV.= 65.88 (NGVD 29, 1978 ADJUSTMENT)

8. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, EFFECTIVE DATE JULY 31, 2015, MAP NO. 48039C 0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

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

10. 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.

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

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.

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

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

15. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.

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

17. THERE ARE 16 PROPOSED STREET LIGHTS ON THIS PLAT.

18. AN EASEMENT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPAIRING AND RE-CONSTRUCTING A PERIMETER FENCE LOCATED ON SUBJECT PROPERTY GRANTED TO SAVANNAH DEVELOPMENT, LTD. AND LAKES OF SAVANNAH NORTH COMMUNITY ASSOCIATION, INC. BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2014034554 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

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

BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES:

1. ANY GOVERNMENTAL BODY, FOR PURPOSES OF DRAINAGE WORK, MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENT STRIPS.

3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.

4. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST THIRTY-SIX (36) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.

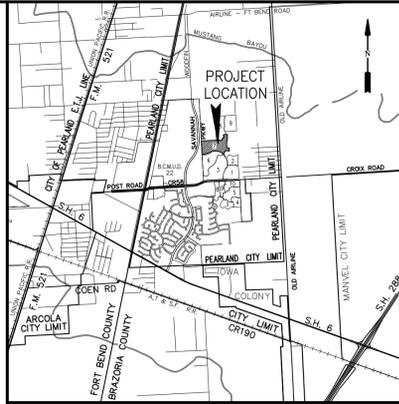
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION AND AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY OF OPERATING PROPERLY.

6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.

7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.

8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAYS ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

9. THERE ARE NO EXISTING OR PROPOSED DISTRICT FACILITIES ON OR ADJACENT TO THIS TRACT, THEREFORE NO EASEMENTS ARE REQUIRED.



VICINITY MAP  
SCALE: 1"= 5,280'

KEY MAP NO. 652F

# FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION SEVEN

A SUBDIVISION OF 29.254 ACRES OF LAND SITUATED IN  
H.T. & B. R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302,  
BRAZORIA COUNTY, TEXAS.

79 LOTS 7 RESERVES (10.363 ACRES) 4 BLOCKS

JUNE 9, 2015 JOB NO. 0388-1472-304

OWNERS:

**SAVANNAH DEVELOPMENT, LTD.**  
BY: LENNAR TEXAS HOLDING COMPANY  
ITS GENERAL PARTNER

JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

ENGINEER:

**LJA Engineering, Inc.**

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



CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

DR. MYLAR CHECK: COORD.

Date/Time : Mon, 22 Jun 2015 10:07:00 AM  
Path Name : X:\projdata\p0388\0388\FINAL\PLAT\HAS-7\_FPL.dwg

**D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 8**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner, Savannah Development Ltd., owner; for approval of a Preliminary Plat of Laurel Heights at Savannah Section 8, a 68 lot single family subdivision and 4 reserves on approximately 18.6 acres of land



## **P&Z AGENDA REQUEST**

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Rene Rodriguez, LJA Engineering  
**DATE:** 7/06/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Laurel Heights at Savannah Sec. 8

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Old Business      • New Business       Discussion Item       Workshop

**Summary:** A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner, Savannah Development Ltd., owner; for approval of a Final Plat of Laurel Heights at Savannah Section 8, a 68 lot single family subdivision and 4 reserves on approximately 18.6 acres, generally located approximately a quarter mile east of future Savannah Parkway, and  $\frac{3}{4}$  of a mile north of Post Oak Road.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF JULY 6, 2015

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## FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 8

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner, Savannah Development Ltd., owner; for approval of a Preliminary Plat of Laurel Heights at Savannah Section 8, a 68 lot single family subdivision and 4 reserves on approximately 18.6 acres, to wit:

**Legal Description:** A subdivision of 18.6 acres out of the H.T. & B.R.R. Survey, A-302 Brazoria County, Texas.

**General Location:** Approximately a quarter mile east of future Savannah Parkway and  $\frac{3}{4}$  of a mile north of Post Oak Road.

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**SUMMARY:** On behalf of Brad Garner, Savannah Development Ltd., Rene Rodriguez of LJA Engineering is requesting approval of a Final Plat of Laurel Heights at Savannah Section 8, a proposed 68 lot single-family residential subdivision on approximately 18.6 acres. This proposed subdivision is subject to the Savannah Development Agreement.

This section of Laurel Heights at Savannah will be accessed from Laurel Heights at Savannah Section Five and Seven.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Undeveloped
South	ETJ	Future Single Family Residential (Laurel Heights at Savannah Section 7)
East	ETJ	Future and Developing Single Family Residential (Laurel Heights at Savannah Sections 5 and 9)
West	ETJ	Undeveloped

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

**SAVANNAH DEVELOPMENT AGREEMENT:** The development agreement shows this area for single family residential development. The open space areas are shown primarily as green ways linking sections of the Savannah Development. Although a majority of the open space reserve in this plat lies along the western and northern boundary of this plat, the lots adjacent to the eastern boundary of Section 8 border an open space reserve located in Laurel Heights at Savannah Section 9. The lots are generally 55 feet wide and 125 to 130 feet deep.

**PLATTING STATUS:** This is the eighth plat of Laurel Heights at Savannah. The Preliminary Plat of Laurel Heights at Savannah Section 8 was approved on April 6, 2015.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is located within the ETJ of the City of Pearland. However, it is in conformance with the “Low Density Residential” future land use designation of the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** Primary access to the Savannah Lakes development will be from Savannah Parkway. This section of Laurel Heights at Savannah will be accessed from Laurel Heights at Savannah Section 5.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis is not required.

**UTILITIES AND INFRASTRUCTURE:** The subject property is located in Municipal Utility District No. 22.

**REQUIRED PUBLIC IMPROVEMENTS:** The City Engineer has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed by the property owner in conformity with Division 8 of the Chapter 3 Subdivision Regulations.

**DRAINAGE:** The Final Drainage Plan was approved by the Brazoria Drainage District No. 4 on May 5, 2015.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been paid by the applicant.

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

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat of Laurel Heights at Savannah 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 Savannah Development Agreement.
3. The request is in conformance with the “Low Density Residential” future land use designation of the Comprehensive Plan.
4. This request in conformance with the Preliminary Plat approved on April 6, 2015.

**SUPPORTING DOCUMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Laurel Heights at Savannah Section 8



**Aerial Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 8**

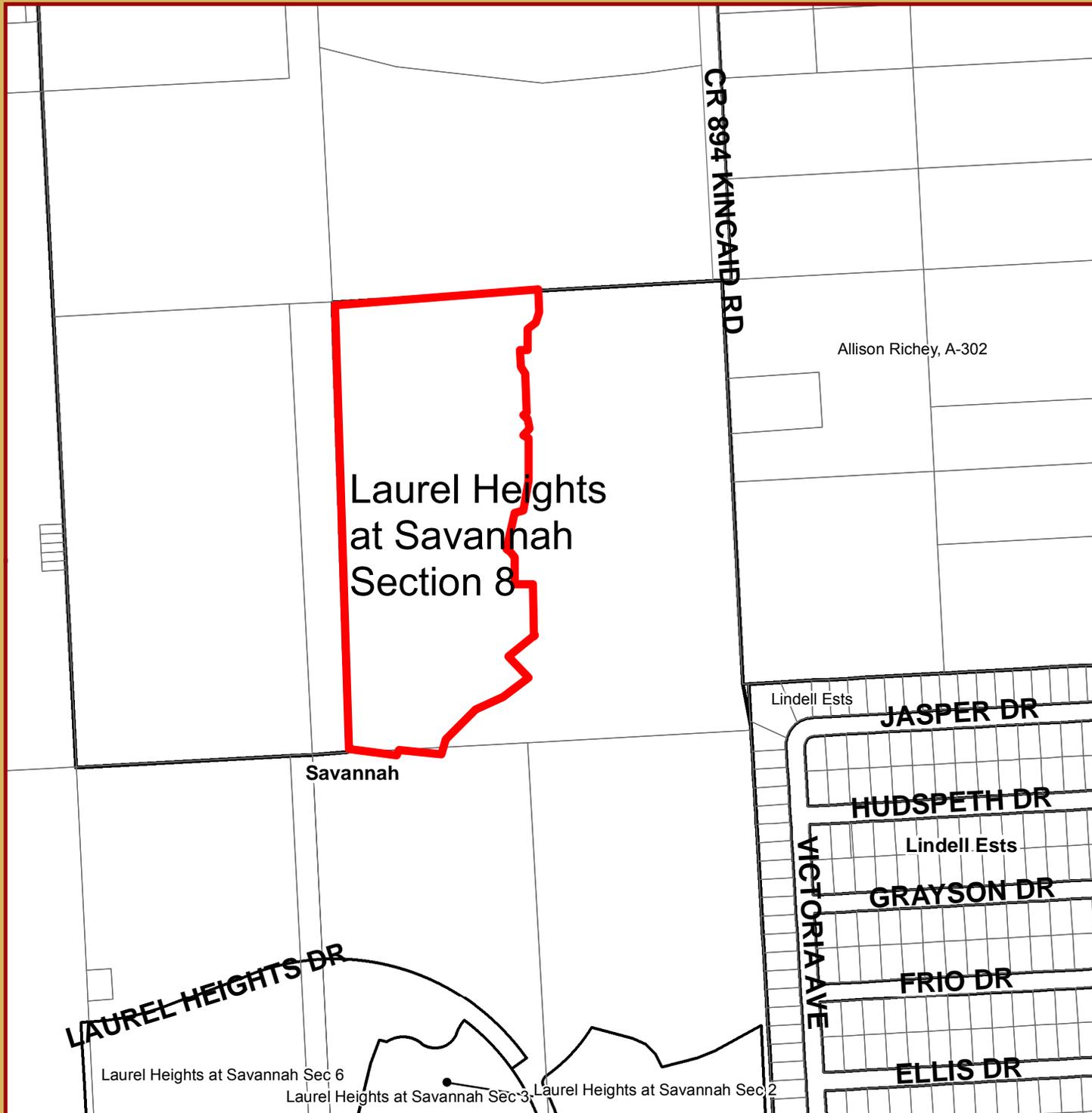


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Zoning Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 8**



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1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT



**Residential Retail Nodes**



**FLUP Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 8**



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1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.907	39,505	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.159	6,925	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.634	27,614	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.163	7,102	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.863	81,146	

ACREAGE

RICHARD E. OKOLOISC  
AND JAMIE OKOLOISC  
CALLED 21.399 ACRES  
DOC. NO. 2007042054  
B.C.O.R.

NAD83 GRID COORDINATES  
X = 3,104,414.61  
Y = 13,754,828.76

NAD83 GRID COORDINATES  
X = 3,104,007.80  
Y = 13,754,792.71

TYRONE DORIAN, LILLY DORIAN,  
FELIPE GARRIA AND LUISA GARRIA  
CALLED 74.931 ACRES  
F.N. 98-019056  
F.N. B.C.O.R.

BRAZORIA COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 22  
S.T.M.S.E. AND D.E.  
(1.471 ACRES)  
FILE NO. 2015017716  
B.C.O.R.

P.O.B.  
NAD83 GRID COORDINATES  
X = 3,104,066.94  
Y = 13,753,317.55

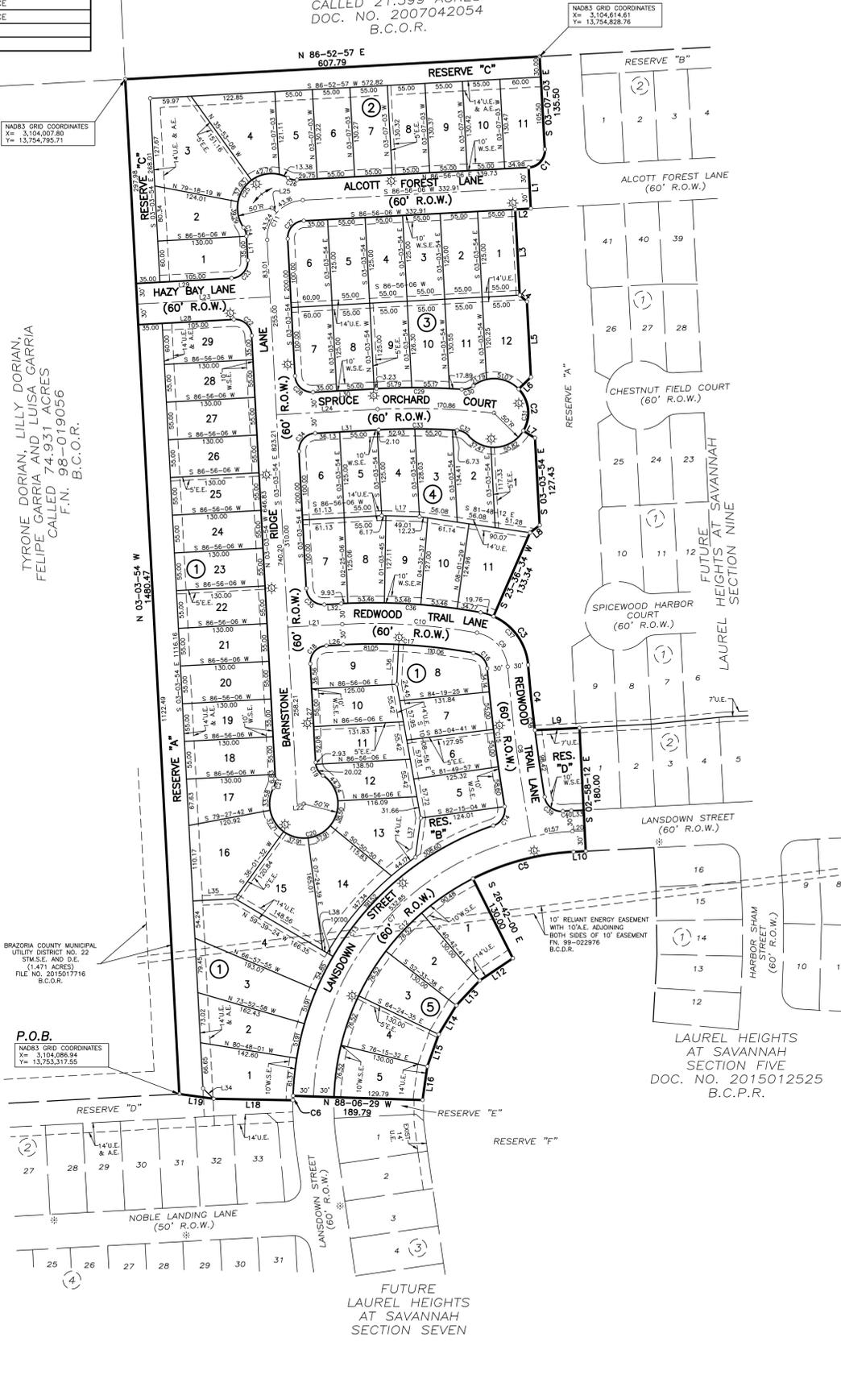
RESERVE "D"

RESERVE "E"

RESERVE "F"

RESERVE "A"

RESERVE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03-03-54 E	60.00
L2	S 86-56-06 W	22.91
L3	S 03-03-54 E	125.00
L4	S 48-01-03 E	14.15
L5	S 03-03-54 E	110.23
L6	S 45-56-20 W	25.17
L7	S 58-49-09 E	20.00
L8	S 52-41-34 W	17.80
L9	N 87-01-48 E	65.32
L10	S 87-01-48 W	18.14
L11	N 03-03-55 W	35.00
L12	S 56-17-39 W	58.54
L13	S 43-21-50 W	49.55
L14	S 31-30-53 W	49.55
L15	S 19-39-56 W	49.55
L16	S 08-03-21 W	49.57
L17	N 88-24-41 W	55.18
L18	N 88-58-37 W	115.96
L19	N 82-02-06 W	50.90
L20	N 87-01-48 E	18.14
L21	S 86-56-06 W	79.79
L22	N 86-56-06 E	9.44
L23	S 86-56-06 W	195.00
L24	N 86-56-06 E	148.23
L25	N 48-01-26 W	10.05
L26	S 86-56-06 W	24.79
L27	S 03-03-54 E	143.64
L28	S 86-56-06 W	140.00
L29	N 86-56-06 E	140.00
L30	S 86-56-06 W	93.23
L31	S 86-56-06 W	93.23
L32	N 86-56-06 E	24.79
L33	N 87-01-48 E	18.14
L34	N 46-01-15 W	21.96
L35	S 86-56-06 W	61.72
L36	S 02-35-54 W	57.84
L37	S 07-42-27 W	57.66
L38	N 59-39-24 W	7.79

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	90-03-09	39.29	25.02	35.37	S 41-54-32 W
C2	50.00	75-14-31	65.66	38.53	61.04	S 06-26-24 E
C3	85.00	61-29-15	91.22	50.56	86.90	S 35-38-49 E
C4	2470.00	2-12-51	95.45	47.73	95.44	S 06-00-37 E
C5	370.00	23-43-48	153.24	77.74	152.15	S 75-09-54 W
C6	430.00	0-52-08	6.52	3.26	6.52	S 01-27-27 W
C7	400.00	85-08-17	594.38	367.42	541.18	S 44-27-39 W
C8	2500.00	5-43-33	249.84	125.02	249.73	S 07-45-58 E
C9	55.00	74-48-29	71.81	42.06	66.82	N 42-18-26 W
C10	850.00	13-21-13	198.11	99.50	197.66	N 86-23-17 W
C11	55.00	90-00-00	86.39	55.00	77.78	S 41-56-06 W
C12	370.00	85-08-17	549.80	339.86	500.59	S 44-27-39 W
C13	430.00	69-34-17	522.13	298.70	490.64	N 36-40-40 E
C14	25.00	80-57-28	35.32	21.34	32.46	N 30-59-04 E
C15	2530.00	4-35-29	202.74	101.42	202.68	N 07-11-56 W
C16	25.00	74-48-29	32.64	19.12	30.37	N 42-18-26 W
C17	820.00	13-21-13	191.11	95.99	190.68	N 86-23-17 W
C18	25.00	90-00-00	39.27	25.00	35.36	S 41-56-06 W
C19	25.00	52-35-40	22.95	12.35	22.15	S 29-21-44 E
C20	50.00	263-21-58	229.83	56.15	74.68	S 76-01-26 E
C21	25.00	30-46-18	13.43	6.88	13.27	N 12-19-15 E
C22	25.00	90-00-00	39.27	25.00	35.36	N 48-03-54 E
C23	25.00	90-00-00	39.27	25.00	35.36	N 41-56-09 E
C24	25.00	31-22-05	13.69	7.02	13.52	N 18-44-56 W
C25	50.00	152-49-56	133.37	206.93	97.20	N 41-58-59 E
C26	25.00	31-27-51	13.73	7.04	13.56	S 77-19-58 E
C27	25.00	90-00-00	39.27	25.00	35.36	S 41-56-06 W
C28	25.00	90-00-00	39.27	25.00	35.36	S 48-03-54 E
C29	1030.00	6-56-43	124.85	62.50	124.78	S 89-35-32 E
C30	25.00	41-25-49	18.08	9.45	17.69	N 73-09-55 E
C31	50.00	265-37-36	231.80	53.97	73.36	S 05-15-48 W
C32	25.00	44-21-27	19.35	10.19	18.87	N 64-06-07 W
C33	970.00	6-47-03	114.85	57.49	114.79	N 89-40-22 W
C34	25.00	90-00-00	39.27	25.00	35.36	S 41-56-06 W
C35	25.00	90-00-00	39.27	25.00	35.36	S 48-03-54 E
C36	880.00	13-21-13	205.10	103.02	204.63	S 86-23-17 E
C37	85.00	74-48-29	110.98	65.00	103.26	S 42-18-26 E
C38	2470.00	4-29-49	193.87	96.98	193.82	S 07-09-06 E
C39	25.00	85-14-27	37.19	23.01	33.86	S 52-01-14 E
C40	430.00	1-40-16	12.54	6.27	12.54	N 86-11-40 E

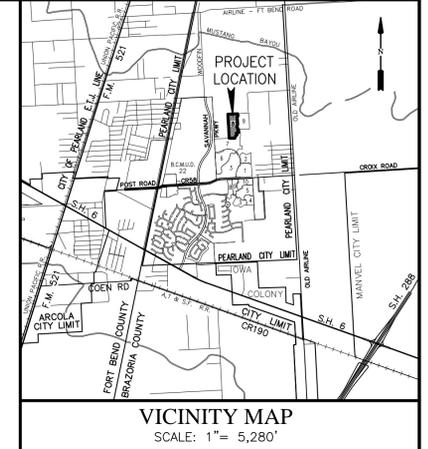
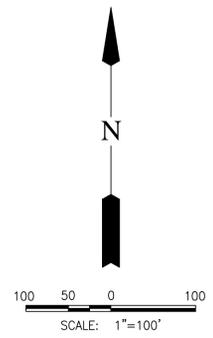
LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	9,536	61.31
LOT 2	9,266	51.88
LOT 3	11,067	51.88
LOT 4	13,515	54.81
LOT 5	7,241	58.60
LOT 6	7,133	55.00
LOT 7	7,321	55.00
LOT 8	9,027	58.51
LOT 9	7,640	51.56
LOT 10	7,063	55.00
LOT 11	7,439	55.00
LOT 12	6,971	62.29
LOT 13	10,283	37.55
LOT 14	11,310	37.00
LOT 15	11,880	37.00
LOT 16	12,471	36.82
LOT 17	7,394	52.88
LOT 18	7,150	55.00
LOT 19	7,150	55.00
LOT 20	7,150	55.00
LOT 21	7,150	60.00
LOT 22	7,150	60.00
LOT 23	7,666	55.00

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 3		
LOT 1	6,875	55.00
LOT 2	6,875	55.00
LOT 3	6,875	55.00
LOT 4	6,875	55.00
LOT 5	6,875	55.00
LOT 6	7,366	60.00
LOT 7	7,367	60.00
LOT 8	6,875	55.00
LOT 9	6,897	55.00
LOT 10	7,050	55.16
LOT 11	7,013	54.37
LOT 12	8,092	48.82

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 4		
LOT 1	8,457	52.96
LOT 2	6,938	61.73
LOT 3	7,232	55.19
LOT 4	6,975	55.09
LOT 5	6,875	55.00
LOT 6	7,507	61.13
LOT 7	7,419	60.00
LOT 8	7,219	53.46
LOT 9	7,299	53.46
LOT 10	7,199	53.46
LOT 11	9,120	54.37

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 2		
LOT 1	7,666	60.00
LOT 2	7,150	55.00
LOT 3	7,150	55.00
LOT 4	7,150	55.00
LOT 5	7,150	55.00
LOT 6	7,150	55.00
LOT 7	7,150	55.00
LOT 8	8,023	52.71
LOT 9	14,915	37.03
LOT 10	10,167	41.45
LOT 11	7,063	55.75
LOT 12	7,163	60.00
LOT 13	7,166	60.00
LOT 14	7,169	60.00
LOT 15	7,172	60.00
LOT 16	7,174	60.00
LOT 17	7,695	60.00

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 5		
LOT 1	9,717	90.26
LOT 2	8,242	76.38
LOT 3	8,242	76.38
LOT 4	8,242	76.38
LOT 5	8,187	76.38



- LEGEND**
- EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATERLINE EASEMENT
  - S.T.M.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.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - F.N.D. INDICATES FOUND
  - ⊙ INDICATES PROPOSED STREET LIGHT
  - ⊙ INDICATES EXISTING STREET LIGHT
  - ⊙ INDICATES TEMPORARY BENCHMARK
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT OF WAY

## FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION EIGHT

A SUBDIVISION OF 18.589 ACRES OF LAND SITUATED IN  
H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302,  
BRAZORIA COUNTY, TEXAS.

68 LOTS 4 RESERVES (1.863 ACRES) 5 BLOCKS  
JUNE 9, 2015 JOB NO. 0388-1482-304

OWNERS:  
**SAVANNAH DEVELOPMENT, LTD.**  
BY: LENNAR TEXAS HOLDING COMPANY  
ITS GENERAL PARTNER  
JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF LAUREL HEIGHTS AT SAVANNAH, SECTION EIGHT, 18.589 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SHOWN THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF LAUREL HEIGHTS SECTION EIGHT WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SAVANNAH DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

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

BRAZORIA DRAINAGE DISTRICT NO. 4 \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF LAUREL HEIGHTS AT SAVANNAH, SECTION EIGHT AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

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

DARRIN COKER \_\_\_\_\_ SUSAN POLKA, P.E.  
CITY OF PEARLAND, CITY ATTORNEY CITY OF PEARLAND, CITY ENGINEER

BEING 18.589 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 39.70 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN DOCUMENT NO. 2006039358, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.), AND A PORTION OF THAT CERTAIN CALLED 44.15 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2006064055, B.C.O.R., SAID 18.589 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NAZ2011) EPOCH 2010.00):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND MARKING THE SOUTHWEST CORNER OF SAID 44.15 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 74.931 ACRE TRACT CONVEYED TO THORNE DORIAN, LILLIE DORIAN, FELIPE GARCIA, AND LUISA GARCIA BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 98-019056, B.C.O.R., AND BEING ON THE NORTHERLY LINE OF SAID 39.70 ACRE TRACT;

THENCE, NORTH 03° 03' 54" WEST, WITH THE COMMON LINE OF SAID 44.15 ACRE TRACT AND SAID 74.931 ACRE TRACT, 1,480.47 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 44.15 ACRE TRACT;

THENCE, NORTH 86° 52' 57" EAST, WITH THE NORTH LINE OF SAID 44.15 ACRE TRACT, 607.79 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 07' 03" EAST, DEPARTING SAID NORTH LINE, 135.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 03' 09", AND A CHORD WHICH BEARS SOUTH 41° 54' 32" WEST, 35.37 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 03' 54" EAST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 56' 06" WEST, 22.91 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 03' 54" EAST, 125.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 48° 01' 03" EAST, 14.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 03' 54" EAST, 110.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 45° 56' 20" WEST, 25.17 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 65.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75° 14' 31", AND A CHORD WHICH BEARS SOUTH 06° 26' 24" EAST, 61.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 58° 49' 09" EAST, 20.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 03' 54" EAST, 127.43 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 52° 41' 34" WEST, 17.80 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 23° 36' 34" WEST, 133.34 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 91.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 61° 29' 15", AND A CHORD WHICH BEARS SOUTH 35° 38' 49" EAST, 86.90 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 95.45 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 2,470.00 FEET, A CENTRAL ANGLE OF 02° 12' 51", AND A CHORD WHICH BEARS SOUTH 06° 00' 37" EAST, 95.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 01' 48" EAST, 65.32 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF LAUREL HEIGHTS AT SAVANNAH SECTION FIVE, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2015012525 IN THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.);

THENCE, SOUTH 02° 58' 12" EAST, WITH A WESTERLY LINE OF SAID LAUREL HEIGHTS AT SAVANNAH SECTION FIVE, 180.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 87° 01' 48" WEST, 18.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 153.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 23° 43' 48", AND A CHORD WHICH BEARS SOUTH 75° 09' 54" WEST, 152.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 26° 42' 00" EAST, 130.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 56° 17' 39" WEST, 58.54 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 43° 21' 50" WEST, 49.55 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 31° 30' 53" WEST, 49.55 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 19° 39' 56" WEST, 49.55 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 08° 03' 21" WEST, 49.57 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 06' 29" WEST, 189.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 6.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 00° 52' 08", AND A CHORD WHICH BEARS SOUTH 01° 27' 27" WEST, 6.52 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88° 58' 37" WEST, 115.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82° 02' 06" WEST, 50.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.589 ACRES OF LAND.

NOTES:

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

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403939435, DATED MAY 26, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.9998942341.

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.

5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

6. BENCHMARK: CITY OF PEARLAND C.P. 10  
BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU. 1995". THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 B.

ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)

7. T.B.M. "LJA-1": BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF POST ROAD (C.R. 58)

ELEV.= 65.88 (NGVD 29, 1978 ADJUSTMENT)

8. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, EFFECTIVE DATE JULY 31, 2015. MAP NO. 48059C 0200H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

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

10. 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.

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

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.

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

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

15. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.

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

17. THERE ARE 17 PROPOSED STREET LIGHTS ON THIS PLAT.

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

BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES:

1. ANY GOVERNMENTAL BODY, FOR PURPOSES OF DRAINAGE WORK, MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENT STRIPS.

3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.

4. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST THIRTY-SIX (36) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.

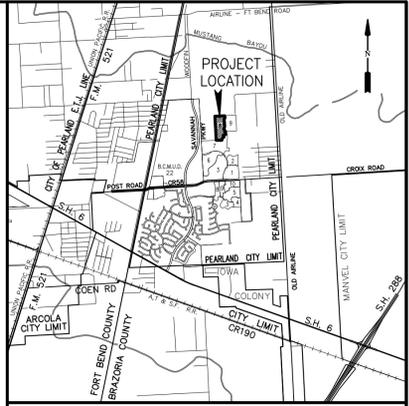
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION AND AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY OF OPERATING PROPERLY.

6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.

7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.

8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAYS ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

9. THERE ARE NO EXISTING OR PROPOSED DISTRICT FACILITIES ON OR ADJACENT TO THIS TRACT, THEREFORE NO EASEMENTS ARE REQUIRED.



VICINITY MAP

SCALE: 1"= 5,280'

KEY MAP NO. 652 B&F

## FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION EIGHT

A SUBDIVISION OF 18.589 ACRES OF LAND SITUATED IN  
H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302,  
BRAZORIA COUNTY, TEXAS.

68 LOTS    4 RESERVES (1.863 ACRES)    5 BLOCKS  
JUNE 9, 2015    JOB NO. 0388-1482-304

OWNERS:  
**SAVANNAH DEVELOPMENT, LTD.**  
BY: LENNAR TEXAS HOLDING COMPANY  
ITS GENERAL PARTNER

JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

ENGINEER:

**LJA Engineering, Inc.**

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042

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



CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

**E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 9**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner of Savannah Development; for approval of a Final Plat of Laurel Heights at Savannah Section 9, a 66 lot single family subdivision and 3 reserves, on approximately 16.5 acres of land within the Laurel Heights at Savannah Subdivision



## **P&Z AGENDA REQUEST**

**TO:** Planning & Zoning Commission

**REQUESTOR:** Rene Rodriguez, LJA Engineering

**DATE:** 7/06/2015

**AGENDA ITEM SUBJECT:** Final Plat of Laurel Heights at Savannah Sec. 9

---

Old Business      • New Business       Discussion Item       Workshop

**Summary:** A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner of Savannah Development; for approval of a Final Plat of Laurel Heights at Savannah Section 9, a 66 lot single family subdivision and 3 reserves on approximately 16.5 acres of land within the Laurel Heights at Savannah Subdivision, generally located on County Route 894, approximately 4,000 feet north of Post Road

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF APRIL 6, 2015

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## FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 9

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Brad Garner of Savannah Development; for approval of a Final Plat of Laurel Heights at Savannah Section 9, a 66 lot single family subdivision and 3 reserves, on approximately 16.5 acres of land within the Laurel Heights at Savannah Subdivision, to wit:

**Legal Description:** A subdivision of 16.5 acres of land situated in the H.T. & B.R.R. Co. Survey, A-302, Brazoria County, Texas.

**General Location:** County Road 894 about 4,000 feet north of Post Road.

---

**SUMMARY:** On behalf of Brad Garner of Savannah Development, Rene Rodriguez of LJA Engineering is requesting approval of a Final Plat of Laurel Heights at Savannah Section 9, a proposed 66 lot single family subdivision and 3 reserves located on approximately 16.5 acres. The proposed lot sizes include lots that are generally 50 feet wide and 125 to 130 feet deep. The proposed subdivision is subject to the Savannah Development Agreement.

This section of Laurel Heights at Savannah will be accessed from Laurel Heights at Savannah Section Five.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Undeveloped
South	ETJ	Developing Single Family Residential (Laurel Heights at Savannah Sections 5 and 7)
East	ETJ	Large Lot Single Family Development
West	ETJ	Developing Single Family Residential (Laurel Heights at Savannah Section 8)

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

**SAVANNAH DEVELOPMENT AGREEMENT:** The development agreement shows this area for single family residential development. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The lots are generally 50 feet wide and 125 to 130 feet deep.

**PLATTING STATUS:** This is the ninth plat of Laurel Heights at Savannah. The Preliminary Plat of Laurel Heights at Savannah Section 9 was approved on April 6, 2015.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is located within the ETJ of the City of Pearland. However, conforms to the “Low Density Residential” future land use designation of the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** Primary access to the Savannah Lakes development will be from Savannah Parkway and Post Road. This section of Laurel Heights at Savannah will be accessed from Laurel Heights at Savannah Section Five.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis is not required.

**UTILITIES AND INFRASTRUCTURE:** The subject property is located in Municipal Utility District No. 22.

**REQUIRED PUBLIC IMPROVEMENTS:** The City Engineer has authorized public improvements to be deferred; the subdivision improvement agreement and surety have been executed by the property owner in conformity with Division 8 of the Chapter 3 Subdivision Regulations.

**DRAINAGE:** The Final Drainage Plan was approved by Brazoria Drainage District No. 4 on May 5, 2015.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been paid by the applicant.

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

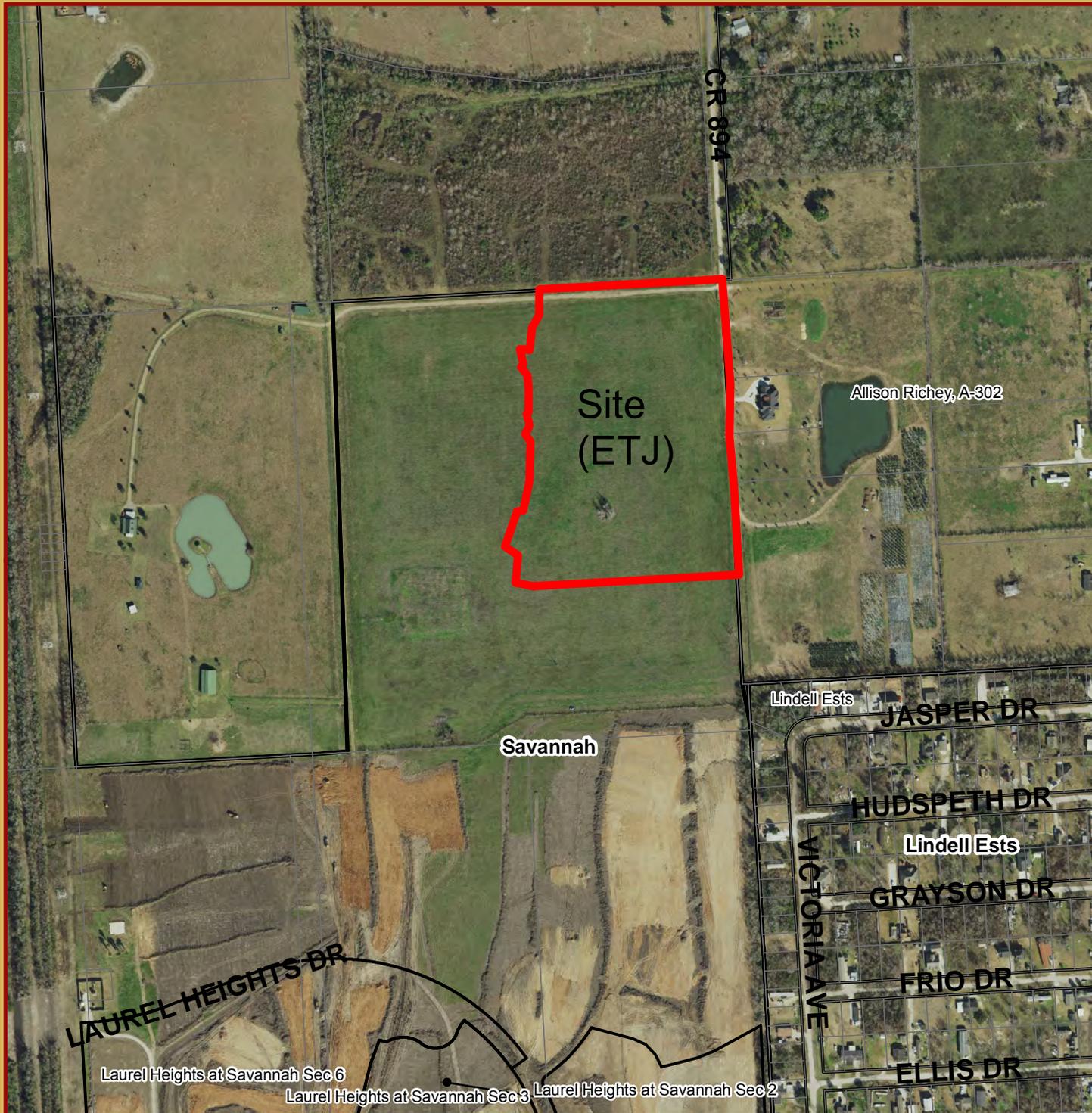
**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat of Laurel Heights at Savannah Section 9 as proposed by the applicant for the following reasons:

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

2. The request is in conformance with the Savannah Development Agreement.
3. The request is in conformance with the “Low Density Residential” future land use designation of the Comprehensive Plan.
4. This request is in conformance with the Preliminary Plat approved on April 6, 2015.

**SUPPORTING DOCUMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Laurel Heights at Savannah Section 9



## Aerial Map (ETJ)

## Final Plat Laurel Heights at Savannah Section 9

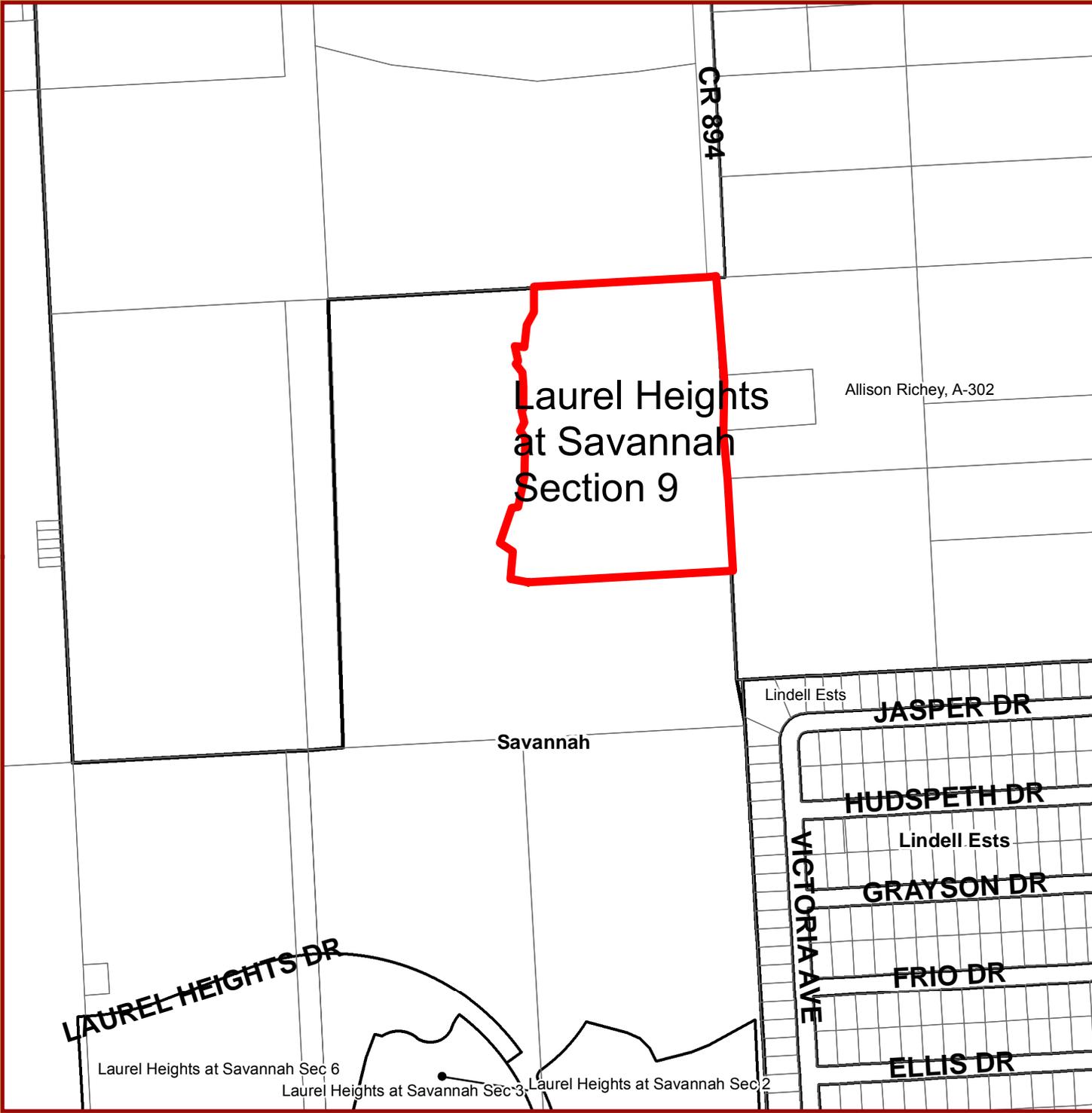


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Zoning Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 9**



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OCTOBER 2014  
PLANNING DEPARTMENT



**Residential Retail Nodes**



**Future Land Use Map  
(ETJ)**

**Final Plat  
Laurel Heights  
at Savannah Section 9**



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1 inch = 472 feet

OCTOBER 2014  
PLANNING DEPARTMENT







**F. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF OAKSHIRE SECTION 1**

A request by Rene Rodriguez, LJA Engineering, applicant; on behalf of Chris Lindhorst of D.R. Horton-Texas, Ltd.; for approval of a Final Plat of Oakshire Section 1, a 44 lot single family subdivision and 3 reserves on approximately 14.320 acres of land



## **P&Z AGENDA REQUEST**

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Rene Rodriguez / LJA Engineering, Inc.  
**DATE:** 7/06/2015  
**AGENDA ITEM SUBJECT:** Final Plat of Oakshire Sec. 1

---

Old Business      • New Business       Discussion Item       Workshop

**Summary:** A request by Rene Rodriguez, LJA Engineering, applicant; on behalf of Chris Lindhorst of D.R. Horton-Texas, Ltd.; for approval of a Final Plat of Oakshire Section 1, a 44 lot single family subdivision and 3 reserves on approximately 14.320 acres of land generally located on at the north corner of Dixie Farm Road east of Tall Oak Drive.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF JULY 6, 2015

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## FINAL PLAT OF OAKSHIRE SECTION 1

A request by Rene Rodriguez, LJA Engineering, applicant; on behalf of Chris Lindhorst of D.R. Horton-Texas, Ltd.; for approval of a Final Plat of Oakshire Section 1, a 44 lot single family subdivision and 3 reserves on approximately 14.320 acres of land, to wit:

**Legal Description:** A subdivision of 14.320 acres of land situated in the W.D.C. Hall League, Abstract 70, City of Pearland, Brazoria County, Texas

**General Location:** north corner of Dixie Farm Road and Tall Oak Drive.

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**SUMMARY:** On behalf of Lindhorst of D.R. Horton-Texas, Ltd., Rene Rodriguez, of LJA Engineering is requesting approval of a Final Plat of Oakshire Section 1, a 44 lot single family subdivision and 3 reserves on approximately 14.320 acres. This final plat is the in the first section of the Dixie Farm and Tall Oak Cluster Development Plan commonly referred to as Oakshire approved in October, 2014. The Preliminary Plat of Oakshire Section 1 was approved in December, 2014. The final plat shows 40 lots and 3 reserves in conformance with the approved preliminary plat.

### **SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	R-2	Single Family Residential
South	R-1	Vacant
East	R-1	One Single Family Home / Vacant
West	PUD	Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The subject property is in conformance to with all requirements of the unified development code.

**OAKSHIRE IMPROVEMENT AGREEMENT:** The applicant has submitted a copy of the subdivision improvements agreement listing the improvements to be made. The agreement lists paving and miscellaneous items in which the developer agreed to build the streets and landscape the reserves and open areas.

**PLATTING STATUS:** This is the first plat of the Dixie Farm and Tall Oak Cluster Development Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The proposed streets have fifty feet of right-of-way in conformance to the Thoroughfare Plan. Dixie Farm Road conforms to the required 120 feet of right of way for Major Thoroughfares shown on the Thoroughfare Plan.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been approved for this plat.

**UTILITIES AND INFRASTRUCTURE:** Public water and sewer are available for this site to be extended to the site by the applicant.

**REQUIRED PUBLIC IMPROVEMENTS:** The City Engineer has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed by the property owner in conformity with Division 8 of the Chapter 3 Subdivision Regulations.

**DRAINAGE:** The Final Drainage Plan was approved by Brazoria Drainage District Number 4.

**PARKS, OPEN SPACE, AND TREES:** The applicant is required to pay a parkland dedication fee of \$750 per lot for parkland dedication.

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

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat of Oakshire Section 1 as proposed by the applicant with the following condition:

1. Parkland Dedication Ordinance requires \$750 per proposed dwelling unit, for a total due of \$30,000 to Zone 11.

**SUPPORTING DOCUMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Oakshire Section 1



## AERIAL MAP

### Final Plat Oakshire Section 1



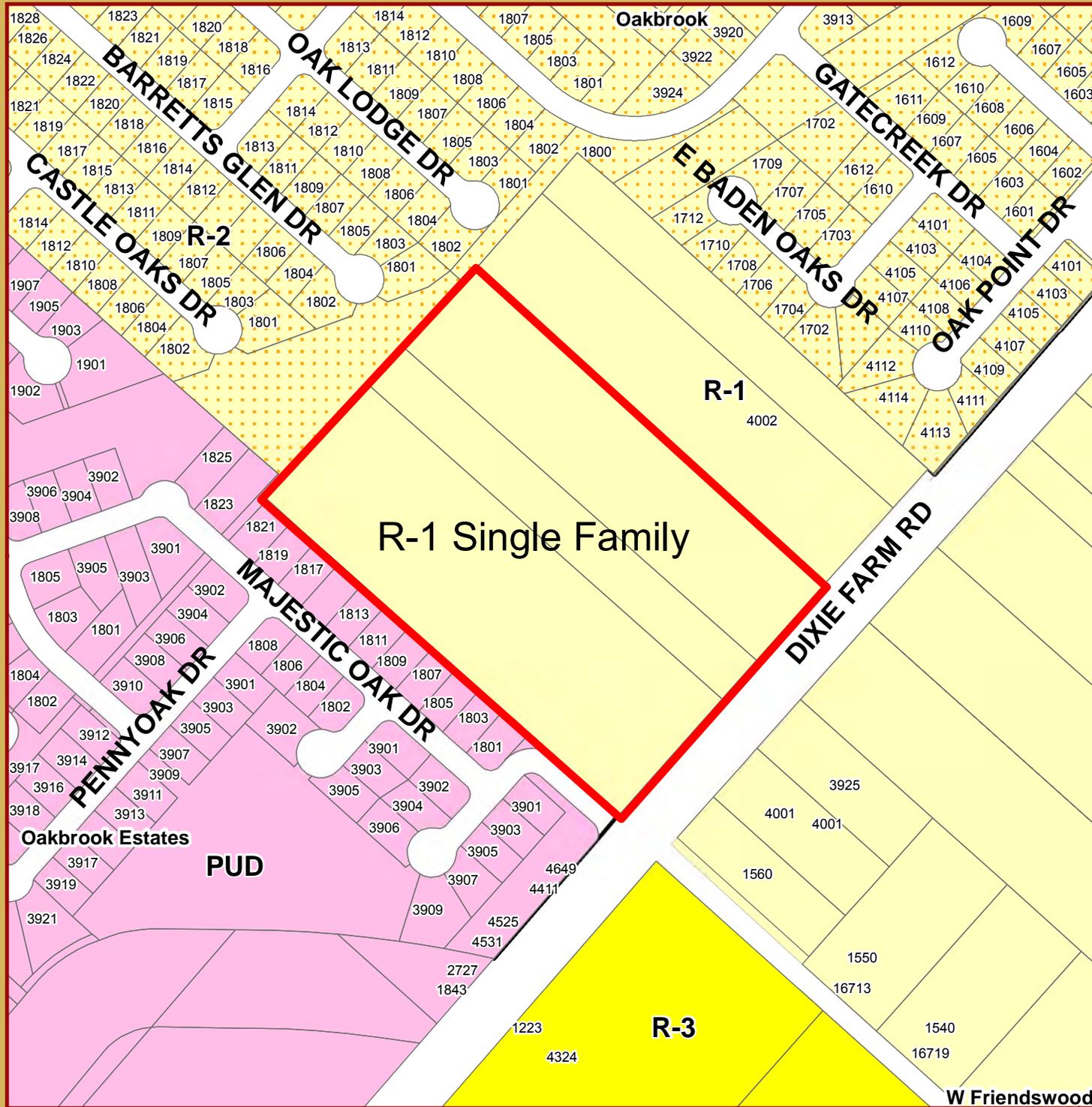
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1 inch = 295 feet

OCTOBER 2014  
PLANNING DEPARTMENT



W Friendswood



## Zoning Map

### Final Plat Oakshire Section 1

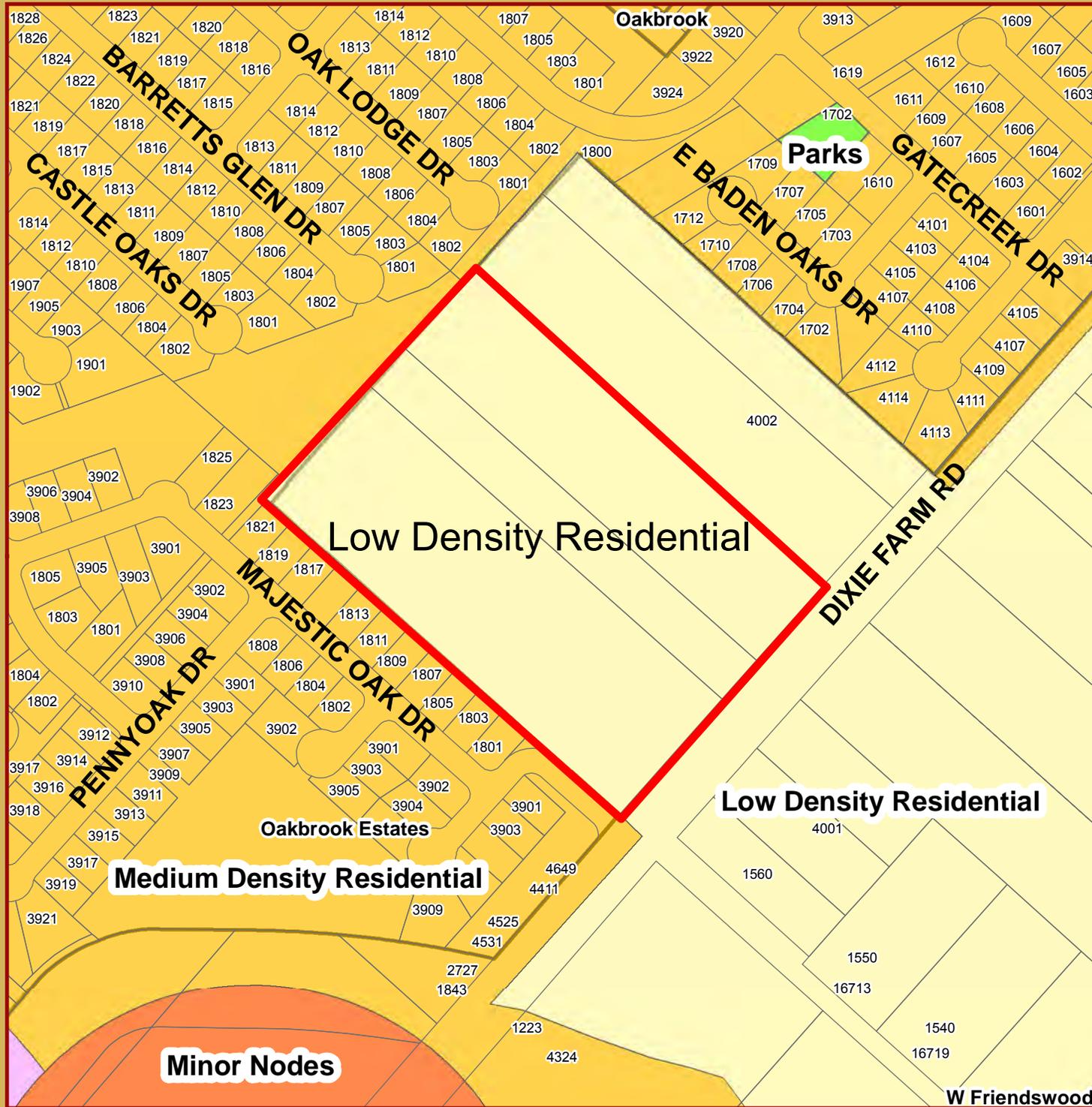


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1 inch = 295 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Future Land Use Map

### Final Plat Oakshire Section 1



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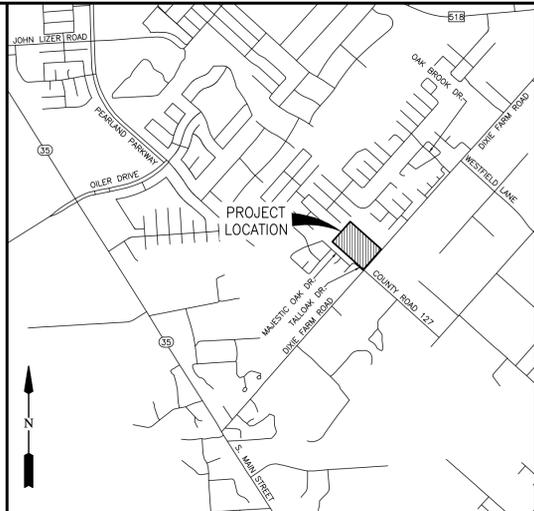
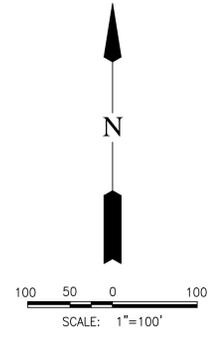
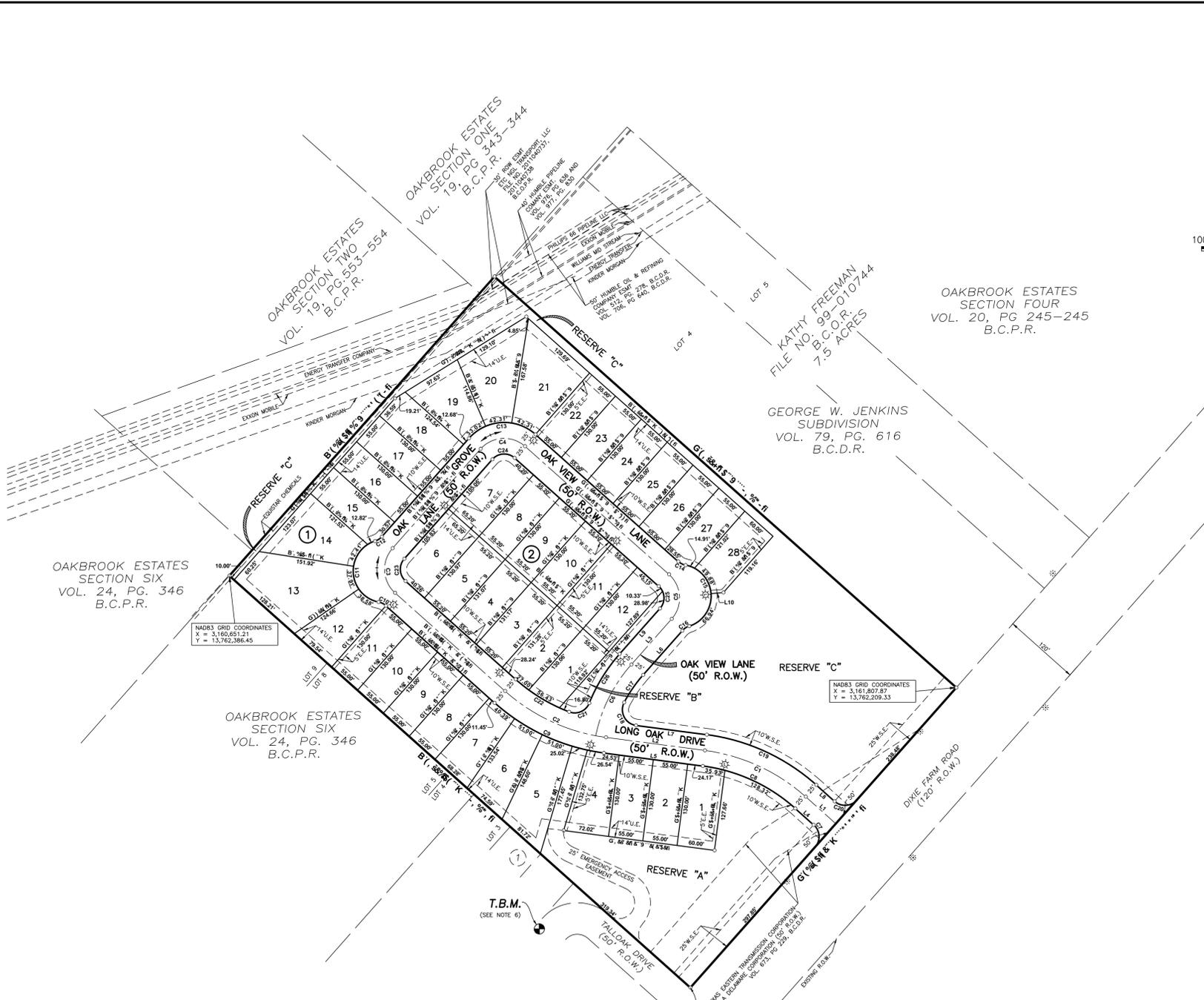
1 inch = 295 feet

OCTOBER 2014  
PLANNING DEPARTMENT



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

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



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

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS AS AGENT FOR TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 155-140202124, EFFECTIVE SEPTEMBER 9, 2014 AND ISSUED SEPTEMBER 16, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH TEXAS ZONE, NAD83 2001 ADJ.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- BENCHMARK: BRASS CAP SET FLUSH IN CONCRETE; STAMPED "CITY OF PEARLAND" 1 GPS MONU, 1995. THE MONUMENT IS LOCATED ON NORTHEASTERLY SIDE OF LIBERTY ROAD, 11.7 FEET FROM BACK OF CURB. TO REACH MONUMENT FROM THE INTERSECTION LIBERTY ROAD AND BROADWAY (F.M. 518) GO SOUTHERLY ALONG LIBERTY ROAD 0.3 MILES TO MONUMENT ON THE LEFT. MONUMENT IS LOCATED IN FRONT OF CITY OF PEARLAND HALL.  
ELEV. = 45.19 FEET NAVD29 1987 ADJUSTMENT.
- TBM INDICATES TEMPORARY BENCHMARK; BOX CUT ON INLET. ELEV. = 42.075.
- THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C 0045L AND MAP NO. 48039C 0065J, REVISED SEPTEMBER 22, 1999, ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF 500-YEAR FLOOD. LIA DOES NOT WARRANT, NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.  
  
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PLAT LIES WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND HASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAY CONTAINED WITHIN THE PLAT, ALSO PROVIDE A SIX (6) FOOT SIDEWALK ALONG DIXIE FARM ROAD.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF BRAZORIA.
- PIPELINE LOCATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE AND HAVE BEEN PLOTTED BASED ON EXISTING PIPELINE MARKERS.
- THERE ARE 8 PROPOSED STREET LIGHTS ON THIS PLAT.

RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.607	69,989	RESTRICTED TO OPEN SPACE/PIPELINE/EMERGENCY ACCESS
B	0.102	4,461	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	3.201	139,389	RESTRICTED TO DETENTION/OPEN SPACE/PIPELINE
TOTAL	4.909	213,839	

LINE	BEARING	DISTANCE
L1	G1 (85° 00' 00" E)	64.06'
L2	G1 (88° 00' 00" E)	158.70'
L3	B1 (1° 00' 00" E)	96.47'
L4	B1 (85° 00' 00" E)	39.05'
L5	B1 (88° 00' 00" E)	158.70'
L6	G1 (1° 00' 00" E)	93.90'
L7	G1 (88° 00' 00" E)	113.62'
L8	G1 (85° 00' 00" E)	39.05'
L9	G1 (1° 00' 00" E)	96.47'
L10	B1 (85° 00' 00" E)	20.00'

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	300.00'	179.18'	92.35'	176.53'	B1 (80° 00' 00" E)	K
C2	300.00'	179.02'	92.27'	176.38'	G1 (80° 00' 00" E)	9
C3	50.00'	78.57'	50.03'	70.73'	G1 (88° 00' 00" E)	9
C4	50.00'	78.42'	49.88'	70.63'	G1 (85° 00' 00" E)	K
C5	50.00'	78.63'	50.09'	70.78'	B1 (88° 00' 00" E)	K
C6	245.00'	127.74'	65.35'	126.59'	G1 (88° 00' 00" E)	K
C7	25.00'	39.27'	25.00'	35.36'	B1 (85° 00' 00" E)	K
C8	275.00'	164.25'	84.66'	161.82'	B1 (80° 00' 00" E)	K
C9	325.00'	193.94'	99.96'	191.08'	B1 (80° 00' 00" E)	K
C10	25.00'	13.29'	6.80'	13.13'	B1 (85° 00' 00" E)	K
C11	50.00'	131.72'	192.88'	96.80'	B1 (88° 00' 00" E)	K
C12	25.00'	13.29'	6.80'	13.13'	B1 (85° 00' 00" E)	9
C13	75.00'	117.63'	74.82'	105.94'	B1 (85° 00' 00" E)	9
C14	25.00'	13.29'	6.80'	13.12'	G1 (85° 00' 00" E)	9
C15	50.00'	131.72'	193.00'	96.80'	G1 (88° 00' 00" E)	9
C16	25.00'	13.27'	6.80'	13.12'	G1 (85° 00' 00" E)	9
C17	220.00'	52.92'	26.59'	52.79'	G1 (85° 00' 00" E)	K
C18	25.00'	48.17'	35.98'	41.00'	G1 (88° 00' 00" E)	9
C19	325.00'	194.11'	100.05'	191.24'	G1 (80° 00' 00" E)	9
C20	25.00'	39.27'	25.00'	35.36'	B1 (85° 00' 00" E)	9
C21	25.00'	38.68'	24.41'	34.93'	G1 (85° 00' 00" E)	K
C22	275.00'	164.25'	84.66'	161.82'	B1 (80° 00' 00" E)	K
C23	25.00'	39.27'	25.01'	35.36'	B1 (88° 00' 00" E)	K
C24	25.00'	39.21'	24.94'	35.31'	B1 (85° 00' 00" E)	9
C25	25.00'	39.32'	25.05'	35.39'	G1 (88° 00' 00" E)	9
C26	270.00'	91.99'	46.44'	91.55'	G1 (80° 00' 00" E)	K

**FINAL PLAT OF  
OAKSHIRE SECTION 1**

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

40 LOTS      3 RESERVES (4.909 ACRES)      2 BLOCKS

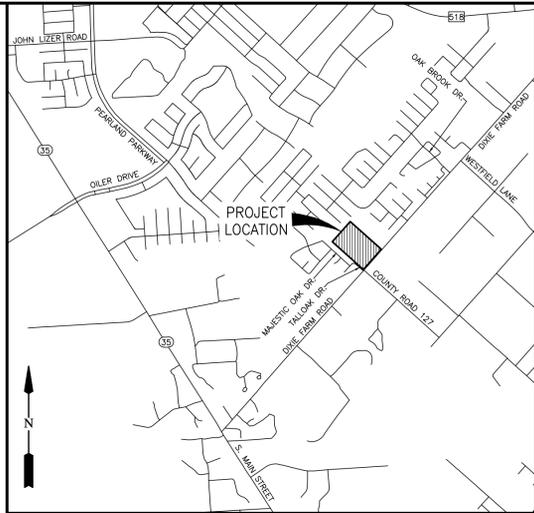
JUNE 9, 2015      JOB NO. 1931-1610-310

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

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

CONTACT: RENE RODRIGUEZ      SHEET 1 OF 2

DIR: MTLAR CHECK COORD: 11/15/2015 11:58:01 AM



VICINITY MAP  
SCALE: 1"= 2,000

KEY MAP NO. 615-Z

STATE OF TEXAS  
COUNTY OF BRAZORIA

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

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

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

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

BY: \_\_\_\_\_  
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED (SEE NOTE 18).

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS FINAL PLAT AND SUBDIVISION OF OAKSHIRE SECTION 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

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

\_\_\_\_\_  
DARRIN COKER  
CITY OF PEARLAND, CITY ATTORNEY

\_\_\_\_\_  
SUSAN POLKA, P.E.  
CITY OF PEARLAND, CITY ENGINEER

BEING 14.320 ACRES OF LAND LOCATED IN THE W.D.C. HALL LEAGUE, ABSTRACT 70, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOT 3 AND LOT 4 OF THE GEORGE W. JENKINS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 616 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), ALSO BEING THE RESIDUE OF A 2.5 ACRE TRACT (DESCRIBED AS THE NORTHEAST 1/4 OF LOT 3) CONVEYED TO KATHY FREEMAN BY INSTRUMENT OF RECORD IN VOLUME 1009, PAGE 57 OF SAID B.C.D.R., AND THE RESIDUE OF A 7.5 ACRE TRACT (DESCRIBED AS THE SOUTHWEST 3/4 OF LOT 3) OF WHICH AN UNDIVIDED ONE-HALF INTEREST WAS CONVEYED TO KATHY FREEMAN BY INSTRUMENT OF RECORD IN FILE NUMBER 99-010744 OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.), AND AN UNDIVIDED ONE-FOURTH INTEREST, EACH, WAS CONVEYED TO KIM FREEMAN AND KATHY JAN FREEMAN, BY INSTRUMENT OF RECORD IN FILE NUMBER 96-044065 OF SAID B.C.O.R., AND CORRECTED BY CORRECTION DEED OF RECORD IN FILE NUMBER 97-012693 OF SAID B.C.O.R., AND THE RESIDUE OF A 5 ACRE TRACT (DESCRIBED AS THE SOUTHWEST 1/2 OF LOT 4) OF WHICH AN UNDIVIDED ONE-HALF INTEREST WAS CONVEYED TO KATHY FREEMAN, BY INSTRUMENT OF RECORD IN FILE NUMBER 99-010744, OF SAID B.C.O.R. AND AN UNDIVIDED ONE-FOURTH INTEREST, EACH, WAS CONVEYED TO KIM FREEMAN AND KATHY JAN FREEMAN, BY INSTRUMENT OF RECORD IN FILE NUMBER 96-044065, OF SAID B.C.O.R. AND CORRECTED BY CORRECTION DEED OF RECORD IN FILE NUMBER 97-012693 OF SAID B.C.O.R., SAID 14.320 ACRES BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUND AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

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

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

THENCE, NORTH 41° 40' 41" EAST, ALONG A SOUTHEASTERLY LINE OF SAID OAKBROOK ESTATES SECTION SIX AND THE NORTHWESTERLY LINE OF SAID LOT 3, AT 53.74 FEET, DEPARTING SAID OAKBROOK ESTATES, SECTION SIX AND CONTINUING ALONG THE SOUTHEASTERLY LINE OF OAKBROOK ESTATES, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 553-554, AND OAKBROOK ESTATES SECTION ONE OF RECORD IN VOLUME 19, PAGE 343-344, BOTH B.C.P.R., AND ALONG THE NORTHWESTERLY LINE OF AFOREMENTIONED LOT 3 AND LOT 4, PASSING AT 317.24 FEET, THE MOST WESTERLY CORNER OF AFOREMENTIONED 2.5 ACRES (DESCRIBED AS THE NORTHEAST 1/4 OF LOT 3) AND THE MOST NORTHERLY CORNER OF AFOREMENTIONED 7.5 ACRES (DESCRIBED AS THE SOUTHWEST 3/4 OF LOT 3), PASSING AT 422.99 FEET THE MOST WESTERLY CORNER OF AFOREMENTIONED 5 ACRES, THE MOST NORTHERLY CORNER OF SAID 2.5 ACRES, THE MOST NORTHERLY CORNER OF SAID LOT 3 AND THE MOST WESTERLY CORNER OF AFOREMENTIONED LOT 4 AND CONTINUING IN ALL 634.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET FOR CORNER, SAME BEING THE NORTH CORNER OF AFOREMENTIONED 5 ACRE TRACT;

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

THENCE, SOUTH 41° 40' 42" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE FARM ROAD, AT 212.11 FEET PASS THE MOST WESTERLY CORNER OF SAID 0.0974 ACRE, SAME BEING THE NORTH CORNER OF THAT CERTAIN CALLED 0.00487 ACRE TRACT CONVEYED TO THE CITY OF PEARLAND, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2004023435, B.C.O.R., AT 318.16 FEET PASS THE MOST WESTERLY CORNER OF SAID 0.0487 ACRE, SAME BEING THE NORTH CORNER OF AFOREMENTIONED 0.1461 ACRE TRACT, AND CONTINUING IN ALL 636.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.320 ACRES OF LAND.

## FINAL PLAT OF OAKSHIRE SECTION 1

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

40 LOTS      3 RESERVES (4.909 ACRES)      2 BLOCKS

JUNE 9, 2015      JOB NO. 1931-1610-310

OWNERS:

**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT

14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER:

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

CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

### III. Matters Removed From Consent Agenda

## IV. New Business

**A. PUBLIC HEARING – REPLAT OF LANDING AT GREEN TEE**

A request by Chris Hendrick, The Wilson Survey Group applicant; on behalf of Larry Lohec, owner; for approval of a Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee, creating 1 residential lot located on 2.887 acres at 2905 Green Tee Drive



## **P&Z AGENDA REQUEST**

**TO:** Planning & Zoning Commission

**REQUESTOR:** Chris Hendrick of the Wilson Survey Group

**DATE:** 7/06/2015

**AGENDA ITEM SUBJECT:** Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee

Old Business      • New Business       Discussion Item       Workshop

**Summary:** A request of Chris Hendrick, The Wilson Survey Group, the applicant; on behalf of Larry Lohec, owner; for approval of a Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee, creating 1 residential lot located on 2.887 acres at 2905 Green Tee Drive

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF JULY 6, 2015

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## REPLAT OF LOTS 10 AND 11, BLOCK 1 OF THE LANDING AT GREEN TEE

A request by Chris Hendrick, The Wilson Survey Group applicant; on behalf of Larry Lohec, owner; for approval of a Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee, creating 1 residential lot located on 2.887 acres at 2905 Green Tee Drive.

**Legal Description:** Lots 10 and 11, Block 1 of the Landing at Green Tee, located in the W.D.C. Hall Survey, Abstract No. 23, in the City of Pearland, Harris County, Texas.

**General Location:** 2905 Green Tee Drive.

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**SUMMARY:** On behalf of Larry Lohec, Chris Hendrick, of The Wilson Survey Group has submitted a request for a for approval of a Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee, creating 1 residential lot located on 2.887 acres at 2905 Green Tee Drive. The request is located in The Landing at Green Tee a city recognized residential plat recorded on February 27, 2001. The proposal will combine Lots 10 and 11 of Block 1 into one residential lot and decrease the amount of platted lots in Block 10 by 1 lot. New street Right of Way or extension of city utilities will not be required.

**UNIFIED DEVELOPMENT CODE:** This property is undeveloped land zoned R-1 Single Family. The size regulations listed in Section 2.4.2.5 and the size of the proposed lot are outlined in the following table:

Table 1: R-1 Single Family		
Area Requirements	Required	Proposed
Minimum Lot Size:	8,800 Square Feet	125,771
Minimum Lot Frontage:	80 Feet	200 Feet
Minimum Lot Depth:	90 Feet	741 Feet
Maximum Lot Coverage:	60%	60%

**SURROUNDING ZONING AND LAND USES:**

<u>Table 2</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1 Single Family	Single Family Residential
South	R-1 Single Family	Clear Creek and Undeveloped
East	R-1 Single Family	Single Family Residential
West	R-1 Single Family	Single Family Residential

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The first 175 feet of the property in question is shown as Low Density Residential and the rear portion of the property is shown as Parks. The area shown as Low Density Residential conforms to the location of existing houses fronting Green Tee Drive. The area shown as Parks follows the path of Clear Creek. The depth of the proposed lot matches that of the two existing lots and is similar to the neighboring properties that have angled property lines along the frontage of Clear Creek. The proposed combine lot will continue to conform to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Green Tee Drive which is a local street with 60 feet of Right of Way.

**TRAFFIC AND TRANSPORTATION:** No additional Right of Way is required.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer service are available for this subdivision.

**DRIANAGE:** The property is located in the Harris County Flood Control District.

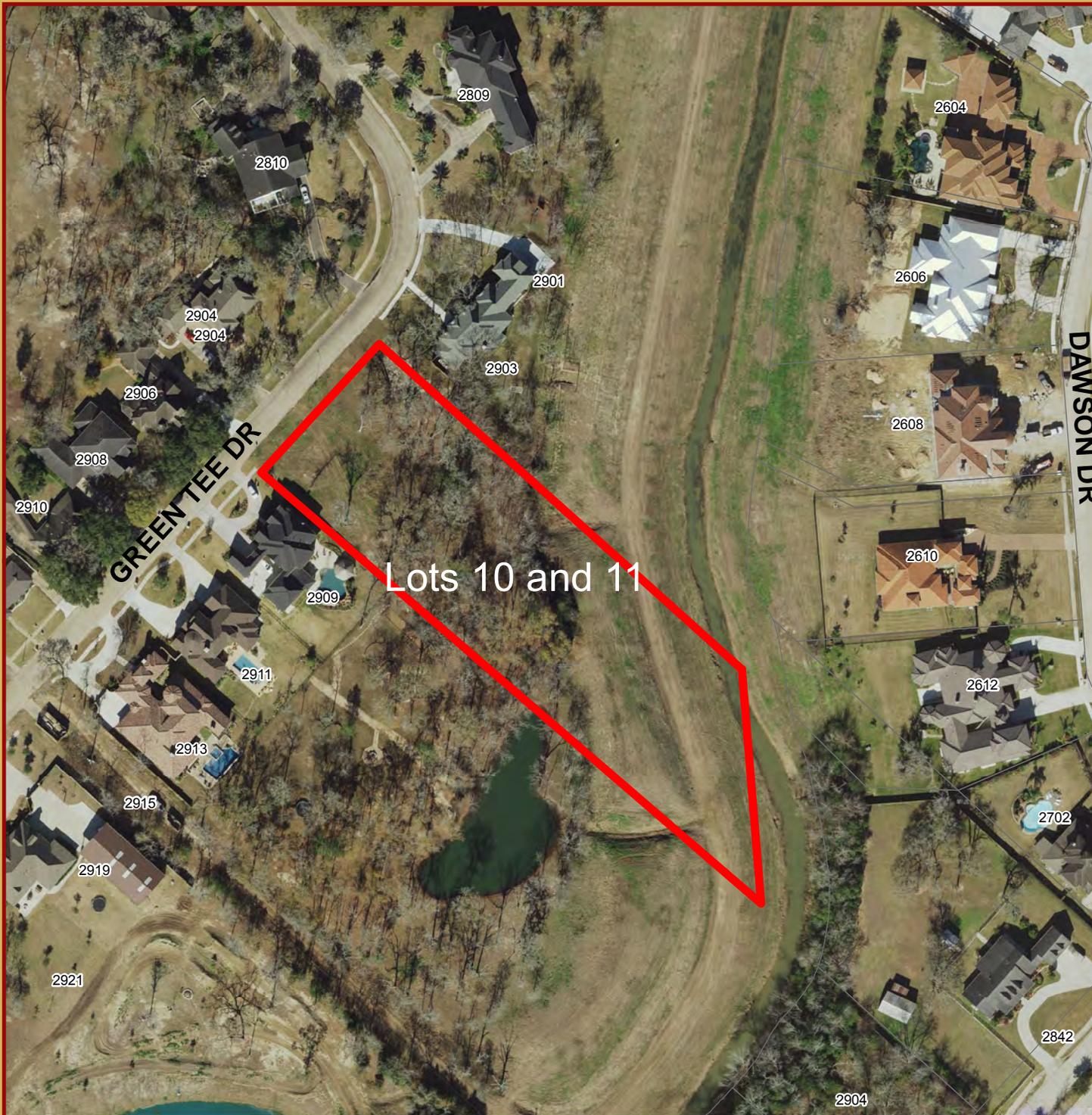
**PARKS, OPEN SPACE, AND TREES:** The applicant has paid the required parkland dedication fee.

**STAFF RECOMMENDATION:** Staff recommends approval of the Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee as proposed by the applicant for the following reasons:

1. The proposed replat will not cause any adverse impacts on the surrounding properties.
2. The request will not require the extension of utilities or dedication of Right of Way.
3. The request is in conformance with the thoroughfare plan.

**SUPPORTING DOCUMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Replat of Lots 10 and 11, Block 1, The Landing at Green Tee



Lots 10 and 11

## AERIEL MAP

Replat of Lotts 10 & 11  
of Block 1  
The Landing  
at Green Tee

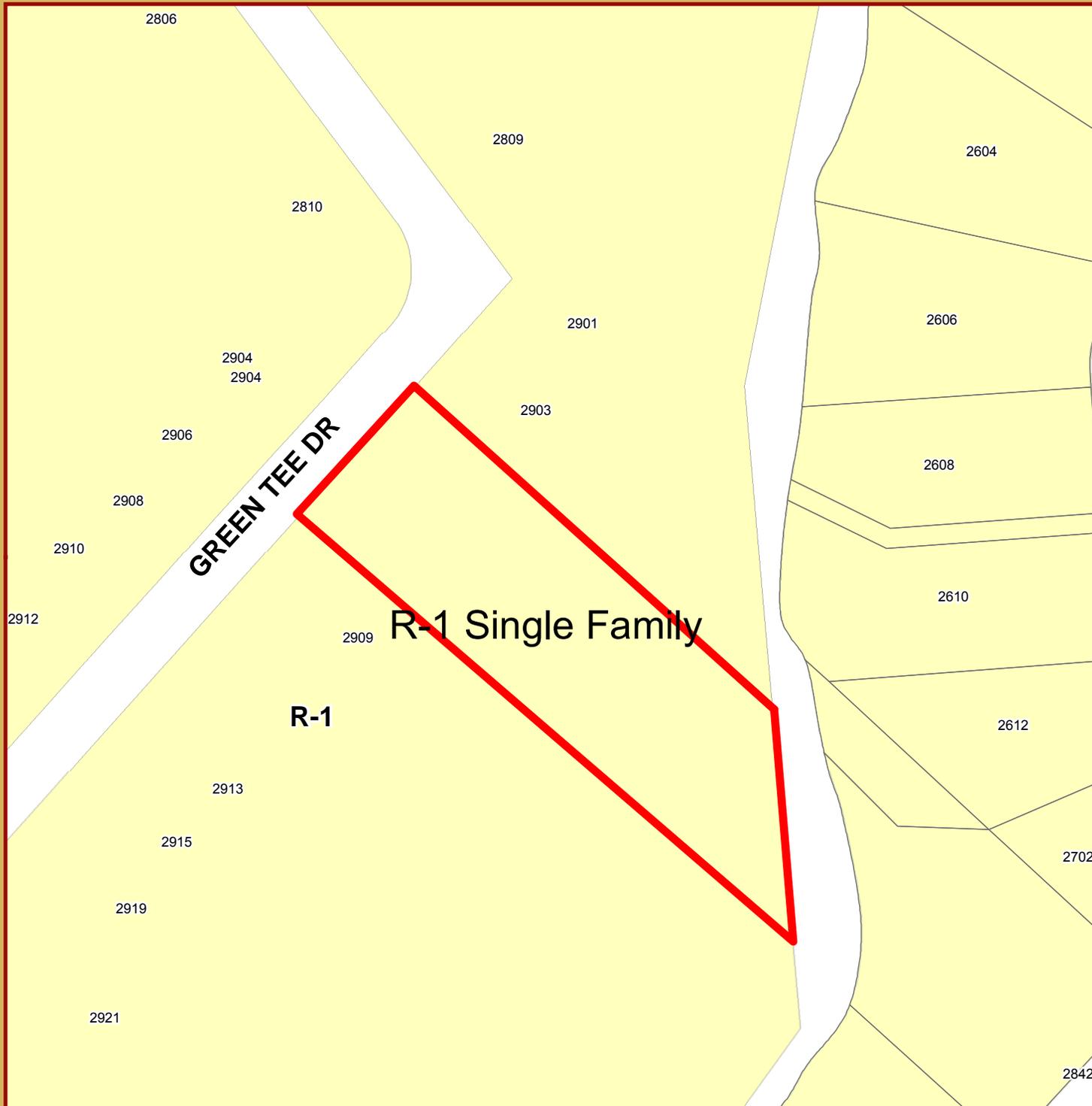


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 147 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## ZONING MAP

**Replat of Lotts 10 & 11  
of Block 1  
The Landing  
at Green Tee**



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1 inch = 147 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## FUTURE LAND USE MAP

**Replat of Lotts 10 & 11  
of Block 1  
The Landing  
at Green Tee**



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1 inch = 147 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS

COUNTY OF HARRIS

WE, HAROLD L. LOHEC AND AMANDA K. LOHEC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE MAP HEREOF OF THE "REPLAT OF LOTS 10 AND 11, BLOCK 1 OF THE LANDING AT GREEN TEE" CONTAINING 1.528 ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREOF, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREOF 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 AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: HAROLD L. LOHEC, OWNER

BY: AMANDA K. LOHEC, OWNER

STATE OF TEXAS

COUNTY OF BRAZORIA

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

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

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF BRAZORIA

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

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

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF CITY PLANNER

THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS "REPLAT OF LOTS 10 AND 11, BLOCK 1 OF THE LANDING AT GREEN TEE" AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREOF AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

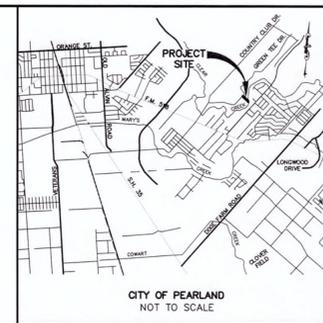
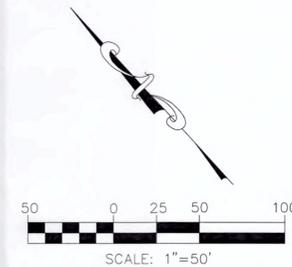
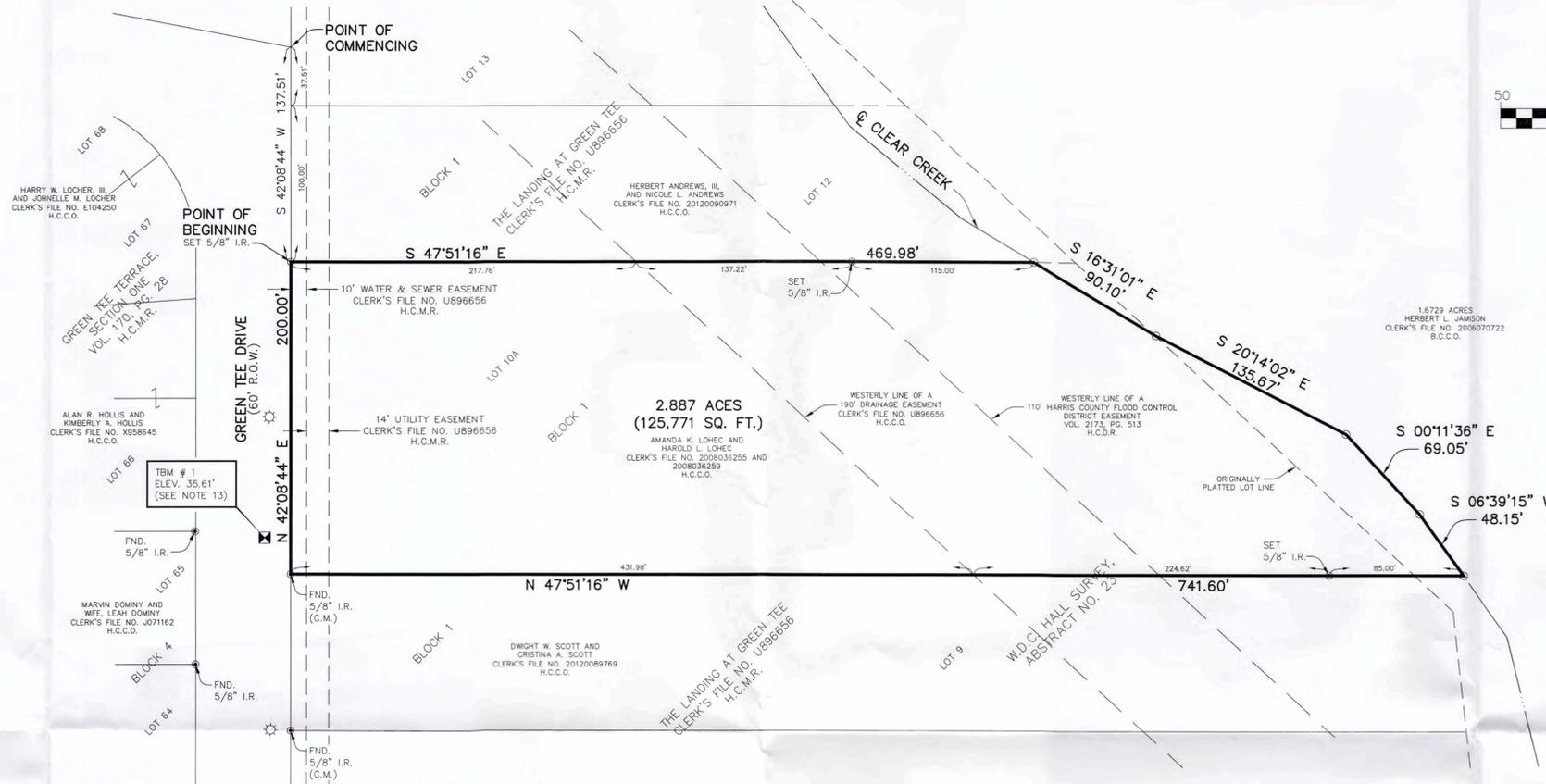
IAN CLOWES  
INTERIM CITY PLANNER

SUSAN J. POLKA, P.E.  
CITY ENGINEER

DARRIN COKER,  
CITY ATTORNEY

NOTES:

- 1. BEARINGS AND SURFACE COORDINATE SHOWN HEREOF ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. SCALE FACTOR: 0.99987.
2. ACCORDING TO FEMA FIRM MAP NUMBER 48201C1065L, DATED JUNE 18, 2007, THE SUBJECT TRACT IS LOCATED WHOLLY WITHIN ZONE "AE". THIS DESIGNATION IS BASED ON THE NATIONAL FLOOD HAZARD LAYER WEB SERVICE (WWS) IN GOOGLE EARTH AS CREATED AND MADE AVAILABLE BY FEMA. ALL FLOODPLAIN INFORMATION NOTED HEREOF 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, HARRIS COUNTY AND THE CITY OF PEARLAND.
4. THIS PLAT WAS PREPARED FROM INFORMATION PREPARED BY GREAT AMERICAN TITLE COMPANY IN A "CITY PLANNING LETTER" DATED MAY 6, 2015 AND SIGN BY DANIEL BLACKWELL.
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.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL DISTRICT, 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.
11. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
12. PROJECT BENCHMARK IS CITY OF PEARLAND GPS MONUMENT # 1, ELEVATION = 45.19', NGVD 29 (1987 ADJUSTMENT).
13. PROJECT TBM # 1 IS AN "X" CUT IN THE BACK OF CURB ALONG THE SOUTHEAST SIDE OF GREEN TEE DRIVE APPROXIMATELY 30 FEET NORTH OF THE NORTHWESTERLY PROPERTY CORNER. ELEVATION = 35.61' NGVD29 (87 ADJ.). HAVING A TEXAS STATE PLANE SURFACE COORDINATE OF N 13,771,199.16, E 3,162,892.36, (SCALE FACTOR: 0.99987).
14. A FOUR (4) FOOT WIDE SIDEWALK ALONG GREEN TEE DRIVE WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.
15. THIS TRACT IS SUBJECT TO THE DEED RESTRICTIONS RECORDED IN CLERK'S FILE NO. U896656 IN THE HARRIS COUNTY CLERK'S OFFICE. THIS REPLAT DOES NOT REMOVE OR ALTER ANY PRIOR RESTRICTIONS AFFECTING THIS TRACT.
16. THIS TRACT IS LOCATED WHOLLY WITHIN HARRIS COUNTY FLOOD CONTROL DISTRICT.
17. THIS PLAT DOES HEREBY RESERVE 20 FEET ADJACENT TO THE CREEK FOR FUTURE TRAIL PROJECTS.



LEGEND
B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
H.C.C.O. HARRIS COUNTY CLERK'S OFFICE
H.C.D.R. HARRIS COUNTY DEED RECORDS
H.C.M.R. HARRIS COUNTY MAP RECORDS
(C.M.) CONTROL MONUMENT
FND FOUND
R.O.W. RIGHT-OF-WAY
I.P. IRON PIPE
I.R. IRON ROD
EXISTING STREETLIGHT

REPLAT OF
LOTS 10 AND 11, BLOCK 1 OF
THE LANDING
AT GREEN TEE

A SUBDIVISION OF 2.887 ACRES LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT NO. 23, IN THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS

1 BLOCK 1 LOT
JULY, 2015

2905 GREEN TEE DRIVE
OWNERS:

LARRY & AMANDA LOHEC
2201 GREEN TEE DRIVE
PEARLAND, TEXAS 77581
PHONE: (281) 804-9174

CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF 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 §
COUNTY OF HARRIS §

METES AND BOUNDS DESCRIPTION OF A 2.887-acre tract in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. Said 2.887-acres is all of Lots 10 and 11, Block 1 of the Landing at Green Tee as recorded in Clerk's File No. U896656 in the Harris County Clerk's Office and is that same tract of land described in a deed to Amanda K. Lohec and Harold L. Lohec as recorded in Clerk's File No.s 2008036255 and 2008036259 in the Harris County Clerk's Office. Said 2.887-acre tract is more particularly described by metes and bounds as follows:

COMMENCING at an angle point in the southerly right-of-way line of Green Tee Drive (based on a width of 60-feet), said point is in the northerly lot line of Lot 13, Block 1 of said Landing at Green Tee;
THENCE, South 42°08'44" West, along the southerly line of said Green Tee Drive, same being the northerly line of said Lot 13 for a distance of 137.51 feet to a 5/8-inch iron rod set for the northerly corner of the herein described tract, said point is the northerly corner of the aforementioned Lot 11;
THENCE, South 47°51'16" East, along the common line between said Lot 11 and Lot 12 at a distance of 354.98 feet pass a 5/8-inch iron rod set for reference and continue for a total distance of 469.98 feet to a point in the centerline of Clear Creek;
THENCE, along the centerline of Clear Creek with the following courses and distances:
South 16°31'01" East, for a distance of 90.10 feet to a point for corner;
South 20°14'02" East, for a distance of 135.67 feet to a point for corner;
South 00°11'36" East, for a distance of 69.05 feet to a point for corner;
South 06°39'15" West, for a distance of 48.15 feet to a point the southerly corner of the aforementioned Lot 10;
THENCE, South 47°51'16" West, along the common line between said Lot 10 and Lot 9 of the aforementioned Landing at Green Tee at a distance of 85.00 feet pass a 5/8-inch iron rod set for reference and continue for a total distance of 741.60 feet to a 5/8-inch iron rod found in the southerly line of the aforementioned Green Tee Drive;
THENCE, North 42°08'44" East, along the southerly line of said Green Tee Drive, same being the northerly line of said Lots 10 and 11 for a distance of 200.00 feet to the POINT OF BEGINNING, containing a computed area of 2.887-acres (125,771 Square Feet).

**B. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF LANDING AT GREEN TEE**

A request by Chris Hendrick, The Wilson Survey Group applicant; on behalf of Larry Lohec, owner; for approval of a Replat of Lots 10 and 11, Block 1 of the Landing at Green Tee, creating 1 residential lot located on 2.887 acres at 2905 Green Tee Drive

**C. ELECTION OF OFFICERS: CHAIRPERSON AND VICE CHAIRPERSON**

**D. DISCUSSION ITEMS:**

1. Commissioners Activity Report
2. Annexation Open House
3. Next P&Z & JPH Meeting, July 20, 2015

## IV. Adjournment