

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

October 5, 2015

6:00 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Mary Starr

Ginger McFadden



Troy Pradia

Derrell Isenberg

Thomas Duncan

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, OCTOBER 5, 2015, AT 6:00 P.M., HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

1. Approve the Minutes of the September 21, 2015 P&Z Regular Meeting, held at 6:00 p.m.
2. Approve the Minutes of the September 28, 2015 P&Z Regular Meeting, held at 6:30 p.m.
3. Excuse the absence of Commissioner Ginger McFadden from the Regular Meeting held on September 28, 2015.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF LAKE PARK SUBDIVISION

A request by Andrew Allemand, Windrose Land Services, Inc., applicant; on behalf of Cullen Stone c/o Kyle Tauch, for approval of a Master Plat of Lake Park Subdivision, creating 5 lots and 1 reserve on 46.5391 acres of land.

Legal Description: A subdivision of 46.5391 acres / 2,027,245 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Northeast corner of Cullen Road and Brookside Road.



B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAKE PARK SUBDIVISION

A request by Andrew Allemand, Windrose Land Services, Inc., applicant; on behalf of Cullen Stone c/o Kyle Tauch, for approval of a Preliminary Plat of Lake Park Subdivision Section 1, creating 2 lots on 30.6687 acres of land.

Legal Description: A subdivision of 30.6687 acres / 1,335,927 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Northeast corner of Cullen Road and Brookside Road.

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Bailey Road Annexation Update
3. Texas APA Conference, October 7-9
4. Next JPH/Regular Meeting, October 19, 2015

V. ADJOURNMENT

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

I, Jennifer Tatum, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 2nd day of October 2015, A.D., at 5:30 p.m.

Jennifer Tatum, Office Assistant

Agenda removed _____ day of October, 2015.

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION - APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

1. Approve the Minutes of the September 21, 2015 P&Z Regular Meeting, held at 6:00 p.m.
2. Approve the Minutes of the September 28, 2015 P&Z Regular Meeting, held at 6:30 p.m.
3. Excuse the absence of Commissioner Ginger McFadden from the Regular Meeting held on September 28, 2015.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, SEPTEMBER 21, 2015, AT 6:00 P.M., HELD IN THE 2ND FLOOR CONFERENCE ROOM, 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 6:01 p.m.

In attendance were:

P&Z Chairperson Henry Fuertes
P&Z Vice Chairperson Daniel Tunstall
P&Z Commissioner Mary Starr
P&Z Commissioner Ginger McFadden
P&Z Commissioner Thomas Duncan
P&Z Commissioner Troy Pradia
P&Z Commissioner Derrell Isenberg

Also present were Deputy City Attorney Lawrence Provins, Director of Community Development Lata Krishnarao, City Planner Frankie Legaux, Senior Planner Ian Clowes, Associate Planner Vince Husted, Assistant City Engineer Richard Mancilla, and Office Assistant Jennifer Tatum.

CONSENT AGENDA

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

Approve the Minutes of the August 17, 2015 P&Z Regular Meeting, held at 6:00 p.m.

CONSIDERATION & POSSIBLE ACTION – REPLAT OF STERLING PARK LOT 1, BLOCK 1

A request of Alicia Ramos and Josh Kester, of South Texas Surveying Associates, Inc., the applicant; on behalf of Max Bridger, Dominant Development, LLC., owner; for approval of a Replat of Sterling Industrial Park, creating 7 industrial lots and 1 detention tract located on 25.0984 acres, to wit;

Legal Description: A subdivision of 25.0984 acres (1,093,289 square feet) of land being a replat of Lot 1, Block 1, Dominant, Minor Plat, a subdivision in Harris County, Texas according to the map or plat thereof recorded in film code No. 663228 of the map record

of Harris County, Texas.

General Location: generally located at the northwest corner of Almeda School Road and on the south side of White Road.

P&Z Commissioner Mary Starr made the motion to approve the consent agenda, and P&Z Commissioner Derrell Isenberg seconded the motion.

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

MATTERS REMOVED FROM CONSENT AGENDA

NONE

NEW BUSINESS

DISCUSSION ITEMS

P&Z Commissioner Troy Pradia arrived at 6:06 p.m.

Commissioners Activity Report – P&Z Commissioner Mary Starr stated she attended the Mayor’s birthday celebration.

Bailey Road Annexation Update – City Planner Frankie Legaux stated this was moving along and that notices were sent out to property owners. Ms. Legaux stated property owners with agricultural exemptions were notified as well. The meetings are scheduled for October 12th and 19th. P&Z Chairperson Henry Fuentes inquired about agricultural exemptions. Deputy City Attorney Lawrence Provins explained the legal reasoning.

Zoning Update – Senior Planner Ian Clowes stated the JPH items from last month were going to 2nd reading tonight. These items are Bakers Landing, RidgeRock, and the Comprehensive Plan. P&Z Vice Chairperson Daniel Tunstall inquired about changes made to Bakers Landing. City Planner Frankie Legaux stated larger lots were added and 10 acres was reduced to 6 acres. Discussion ensued about why the dater was moved up for Bakers Landing.

Texas APA Conference, October 7-9 – Senior Planner Ian Clowes stated this would be held in Galveston and that 2 staff members would be attending. Mr. Clowes inquired if any P&Z Commissioners were interested in going. P&Z Commissioners Mary Starr, Thomas Duncan, and Henry Fuentes stated they were interested.

Next JPH Meeting, September 28, 2015 – Senior Planner Ian Clowes stated there were 4 items, 3 zone changes, and 1 CUP.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 6:29 p.m.
These minutes were respectfully submitted by:

Jennifer Tatum, Office Assistant

Minutes approved as submitted and/or corrected on this 5th day of October 2015, A.D.

Henry Fuertes, Chairperson

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, SEPTEMBER 28, 2015, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes opened the meeting for the P&Z Regular Meeting at 8:01 p.m.

In attendance were:

P&Z Chairperson Henry Fuertes
P&Z Vice Chairperson Daniel Tunstall
P&Z Commissioner Mary Starr
P&Z Commissioner Thomas Duncan
P&Z Commissioner Troy Pradia
P&Z Commissioner Derrell Isenberg

Also present were Deputy City Attorney Lawrence Provins, Director of Community Development Lata Krishnarao, City Planner Frankie Legaux, Senior Planner Ian Clowes, Associate Planner Vince Husted, Assistant City Engineer Richard Mancilla, and Office Assistant Jennifer Tatum

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-07Z

A request of C. Davis Wilson (Architect), applicant; on behalf of Ybarra Investments, Inc., owners; for approval of a change in zoning from the Single-Family Residential - 1 (R-1) zoning district to the Neighborhood Services (NS) zoning district; on approximately 1.698 acres of land, to wit:

Legal Description: Being 1.698 acres situated in the W.D.C. Hall League, Abstract No. 70, within the City Limits of Pearland, Brazoria County, Texas, being all of Lots 1 and 2 in block 4 of Creekview Subdivision No. 2 recorded in Volume 7, Page 47 and 48 of the Plat Records of Brazoria County; and lots 3, and 4, in block 2 of Creekview Subdivision, recorded in Volume 6, page 205, amended plat recorded in Volume 7, page 5, Public Records, Brazoria County, Texas.

General Location: The property is located South of Broadway Street and East of East Circle Drive and West of West Circle Drive Pearland, TX

There was no discussion between the Commission and staff.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Zone Change 2015-07Z, P&Z Commissioner Mary Starr seconded.

The vote was 6–0. Zone Change 2015-07Z was approved.

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT 2015-09

A request of C. Davis Wilson, applicant; on behalf of Ybarra Investments, Inc., owner; for approval of a Conditional Use Permit (CUP) to allow for a restaurant in the Neighborhood Services (NS) zoning district; on approximately 2.989 acres of land, to wit:

Legal Description: Being 2.989 acres situated in the W.D.C. Hall League, Abstract No. 70, within the City Limits of Pearland, Brazoria County, Texas, being all of Lots 1 and 2 in block 4 of Creekview Subdivision No. 2 recorded in Volume 7, Page 47 and 48 of the Plat Records of Brazoria County; and lots 3, and 4, in block 2 of Creekview Subdivision, recorded in Volume 6, page 205, amended plat recorded in Volume 7, page 5, Public Records, Brazoria County, Texas.

General Location: The property is located South of Broadway Street and East of East Circle Drive and West of West Circle Drive, Pearland, TX

There was no discussion between the Commission and staff.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Conditional Use Permit 2015-09, P&Z Commissioner Mary Starr seconded.

The vote was 6–0. Conditional Use Permit 2015-09 was approved.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-08Z

A request of CDA Architects, applicant; on behalf of Deborah Cabrera and William John Walsh owners; for approval of a change in zoning from the Planned Unit Development (PUD) zoning district to the General Business (GB) zoning district; on approximately 4.6 acres of land, to wit:

Legal Description: Being 4.6 acre of land in the H.T. & B.R.R. Co. Survey, Section 80 (A.K.A) the J.S. Talmage Survey, abstract 564, and being out of and a part of Lot A, of the Minor Plat of Ridge Rock Commercial Site No. 1, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Document No. 2009028465 of the Official Public Records of Brazoria County, Texas.

General Location: The property is located on the South Side of Broadway Street, east of the Shadow Creek High School entryway, TX.

There was no discussion between the Commission and staff.

P&Z Commissioner Mary Starr made the motion to approve Zone Change Application 2015-08Z, P&Z Vice Chairperson Daniel Tunstall seconded.

The vote was 6–0. Zone Change Application 2015-08Z was approved.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-09Z

A request of Chad Thuman, applicant; on behalf of the Estate of Earl M. Onitsuka, owner; for approval of a change in zoning from the General Business (GB) and Single Family Residential – 1 (R-1) zoning districts to the Single Family Residential – 2 (R-2) zoning district; on approximately 12.4033 acres of land, to wit:

Legal Description: Tract 1 - Being a tract of land containing 10 acres, more or less, situated in the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 17, H.T. & B.R. Co. Survey, Abstract 242, Brazoria County, Texas.

Tract 2 – Being a tract of land containing 2.4033 acres, more or less, situated in the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 17, H.T. & B.R. Co. Survey, Abstract 242, Brazoria County, Texas.

General Location: North of Fite Road, east of Old Chocolate Bayou Road, Pearland, TX.

P&Z Commissioner Thomas Duncan inquired if the land was rezoned to R2, would the neighborhood be required to put up a wall. Senior Planner Ian Clowes stated no. P&Z Chairperson Henry Fuertes inquired about the adjacent neighborhood and if they would be required to put up a wall. Mr. Clowes stated no. Mr. Fuertes also stated that historically putting 2 fences up against each other was discouraged. P&Z Vice Chairperson Daniel Tunstall stated he could not support this change. P&Z Commissioner Mary Starr inquired if this was spot zoning and how it ended up this way. Mr. Clowes stated this was brought into the city and zoned GB before Cullen became what it is today. P&Z Commissioner Troy Pradia inquired about the height of the warehouse. Mr. Clowes stated it was about 25 feet.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Zone Change 2015-09Z, P&Z Commissioner Mary Starr seconded.

The vote was 0–6. Zone Change Application 2015-09Z was denied.

DISCUSSION ITEMS

Commissioners Activity Report – None

Bailey Road Annexation Update JPH October 12 and 19 – Senior Planner Ian Clowes stated the JPH was for Council only.

Next Regular P&Z Meeting, October 5, 2015 – 6 Commissioners plan on attending.

Next Regular JPH Meeting, October 19, 2015 – Commissioner Derrell Isenberg may not be able to attend.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 8:15 p.m.
These minutes were respectfully submitted by:

Jennifer Tatum, Office Assistant

Minutes approved as submitted and/or corrected on this 5th day of October 2015, A.D.

Henry Fuertes, Chairperson

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - MASTER PLAT OF LAKE PARK SUBDIVISION

A request by Andrew Allemand, Windrose Land Services, Inc., applicant; on behalf of Cullen Stone c/o Kyle Tauch, for approval of a Master Plat of Lake Park Subdivision, creating 5 lots and 1 reserve on 46.5391 acres of land.

Legal Description: A subdivision of 46.5391 acres / 2,027,245 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Northeast corner of Cullen Road and Brookside Road.



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Andrew Allemand, Windrose Land Services Inc.

DATE: 10/5/2015

AGENDA ITEM SUBJECT: Master Plat of Lake Park Planned Development

Old Business • New Business Discussion Item Workshop

Summary: A request by Andrew Allemand of Windrose Land Services Inc., applicant; on behalf of Kyle Tauch of Cullen Stone, Ltd; for approval of a Master Plat of Lake Park Planned Development, 2 residential lots for town homes, 6 non-residential lots and 1 parkland reserve in 2 phases on 46.5391 acres of land zoned PUD on the northeast corner of Cullen Road and Brookside Road.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 5, 2015

MASTER PLAT OF LAKE PARK SUBDIVISION

A request by Andrew Allemand, Windrose Land Services, Inc., applicant; on behalf of Cullen Stone c/o Kyle Tauch, for approval of a Master Plat of Lake Park Subdivision, creating 5 lots and 1 reserve on 46.5391 acres of land.

Legal Description: A subdivision of 46.5391 acres / 2,027,245 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Northeast corner of Cullen Road and Brookside Road.

SUMMARY: On behalf of Cullen Stone c/o Kyle Tauch, Andrew Allemand of Windrose Land Services, Inc. has submitted a request for a Master Plat, Lake Park Subdivision, to create 5 lots and 1 reserve on 46.5391 acres of land located at the northeast corner of Cullen Road and Brookside Road in two phases.

SURROUNDING ZONING AND LAND USES:

Table 1	<u>Zoning</u>	<u>Land Use</u>
North	City of Houston	Commercial / Christina V. Adair Park
South	Cullen – Mixed Use / SR-12 – Suburban Residential	Commercial and Large Lot Single Family
East	RE – Single Family	Large Lot Single Family
West	R-3 Single Family / GB General Business	Undeveloped

UNIFIED DEVELOPMENT CODE: The property under review is located in the Lake Park Planned Development approved on October 27, 2014.

LAKE PARK PLANNED DEVELOPMENT: The planned development includes two large water features, a colonnade, and pavilion. The eastern edge of the development is set aside as an open space area between proposed town homes and the lower density of development located east of the applicant’s property. The northern edge of the planned development includes trails along Clear Creek and an exercise station. The western edge of the planned development along Cullen Road as well as the

southern edge along Brookside Road is designated for office and general business development.

The Lake Park Planned development designated approximately 29.5 acres for town house development and approximately 18 acres for General Business / Office uses 7.54 acres of Open Space, and 12.96 acres for Parkland. The master plat sets aside 24.85 acres for townhomes, 17.01 acres for General Business / Office uses, 10.34 acres for Open Space and 11.51 acres for Parkland. The area set aside for Townhomes decreased by 4.65 acres while the acreage for General Business / Office uses decreased by .99 acres. The Open Space area increased by 2.08 acres, while Parkland acreage decreased by 1.45 acres. The following table depicts the acreages spelled out in the Lake Park Planned Development and the Master Plat:

Table 2: Lake Park Planned Development		
Proposed Uses	Approved Planned Development	Master Plat
Townhomes	29.5 acres	24.85 acres
General Business / Office	18 acres	17.01 acres
Open Space	7.54 acres	10.34 acres
Parkland	12.96 acres	11.51 acres

The attached Exhibits “B” and Exhibit “Q,” as well as the Master Plat Survey provide detailed tables outlining the specific uses and acreage of each lot. The Exhibit “B” is a revision of Exhibit “B” in the planned development document that accounts for the dedication of .586 acres of Right of Way along Brookside Road. Large portions of the residential area and general business lots are included in the acreage Parkland and Open Space. The inclusion of the areas set aside for Parkland and Open Space on the townhome and general business / office lot explain the fact that both columns of the table add up to more than 45 acres. The approved Planned Development covered 47.5 acres while the Master Plat covers 46.5391 acres (a difference on only .9609 acres). Both columns in Table 2 show more acreage than the 47.5 acres originally described in the approved Lake Park Planned Development Document. The column for the approved planned development totals 68 acres while the column for the Master Plat adds to a total of 63.71 acres. The discrepancy prompted staff to ask the applicant for the revised Exhibit “B” to demonstrate how the proposed Master Plat conforms to the approved Planned Development.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is shown on the Future Land Use Plan as Low Density Residential, Major Node, Parks and Suburban Residential. All of Section 1, Phase 1 is shown as Low Density Residential. Sections 2 and 3, located along Cullen Parkway, coincide with the circular area shown

as a major Node at the intersection of Cullen and Brookside Road. The property along Clear Creek, Section 4, Phase 1 is shown as Parks along Clear Creek. Both Sections 1 and 2 are shown as 10,000 square foot lot Suburban Residential along the eastern boundary of the plat. Although the Planned Development specifies the construction of multi-family townhomes, the residential density is kept low by the large amount of the lot is set aside for amenities, open space, and two large water features.

CONFORMANCE TO THE THOROUGHFARE PLAN: The Lake Park Planned Development is served by Cullen Road on the west and Brookside Road on the south. Cullen Road is classified as a Major Thoroughfare of sufficient width. Brookside Road is classified as a Major Thoroughfare to be widened. Brookside Road currently has 60 feet of right of way. The applicant will dedicate 20 feet of right of way along the north side of Brookside Road to increase the right of way width to 80 feet.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is required to be submitted to the Engineering Department for review and acceptance before approval of a final plat.

DRAINAGE: A drainage analysis is required to be submitted to the Engineering Department for review and acceptance before approval of a final plat.

UTILITIES AND INFRASTRUCTURE: Water is available in Cullen Road. Sewer lines are not available.

PARKS, OPEN SPACE, AND TREES: The Master Plat set aside 11.51 acres as parkland and 10.52 acres as open space. Two detention ponds are proposed. Pond "A" will be located on Lot "A," Phase 1, Section 1 in an open space area to be surrounded by the proposed townhomes. Pond "B" will be located on Lot "B" of Phase 1, Section 1 and is intended to serve as a water feature in a park area shown to include a pavilion and colonnade. Phase 1, Section 4 includes a property that will be designated as Reserve "A" and will feature a walking trail along the south bank of Clear Creek with a trailhead located near Cullen Road and an exercise area in the easterly portion of the reserve.

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 Master Plat of Lake Park Subdivision as proposed by the applicant with the following conditions:

1. That the words "by separate instrument" be deleted from the reference on the plat to the 133.0' wide easement to Brazoria County Drainage District 4.
2. That the words "by separate instrument" be replaced on the plat with the words "to be recorded before approval of the final plat and that the final plat will include the instrument number of the easement."

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Master Plat
- Exhibit B
- Exhibit Q



AERIEL MAP

Master Plat Lake Park Subdivision

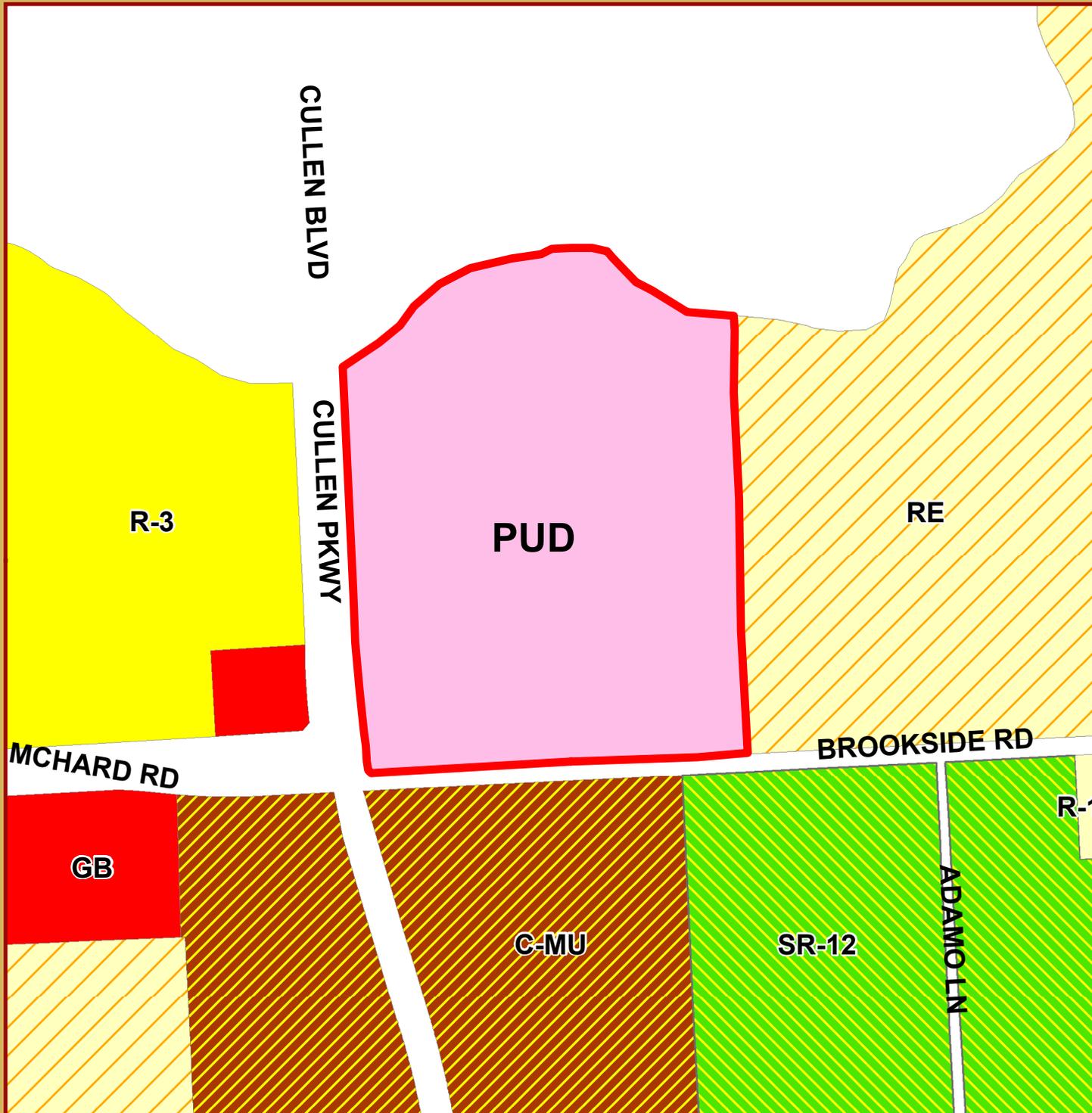


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT





ZONING MAP

Master Plat Lake Park Subdivision

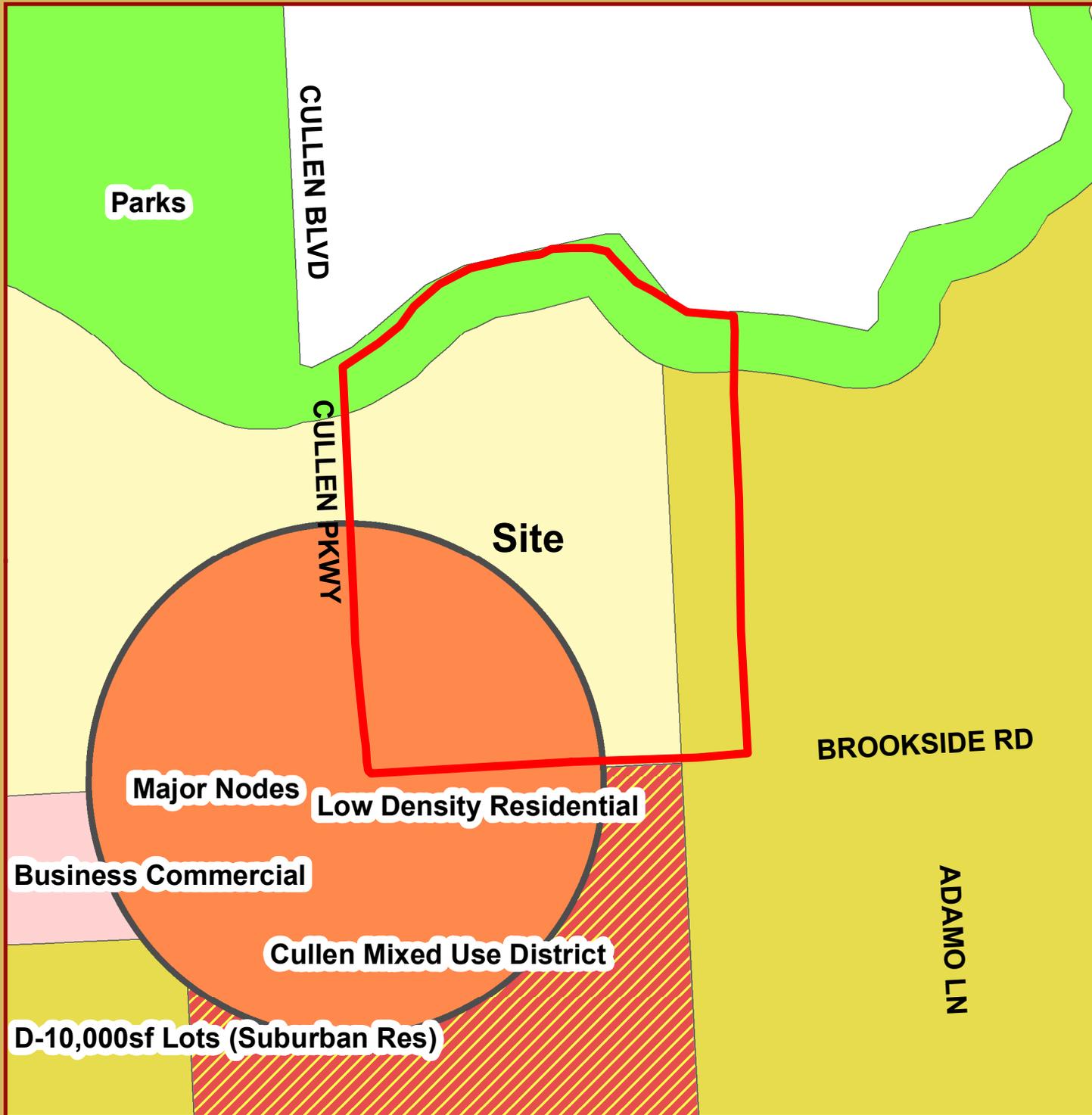


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OCTOBER 2014
PLANNING DEPARTMENT





FUTURE LAND USE MAP

Master Plat Lake Park Subdivision



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1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT



GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NUMBER 2015-0094, EFFECTIVE DATE MARCH 30, 2015. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR = 0.999870575.
- 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.
- PRIMARY BENCHMARK IS CITY OF PEARLAND GPS MONUMENT NO. 7, A BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 916 AND WEST OAKS BOULEVARD, BEING 8.3 FEET EASTERLY OF THE EAST BACK OF CURB WEST OAKS BOULEVARD, AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP-RAP, STAMPED "CITY OF PEARLAND GPS MONU. #7, 1995".
Y = 13769534.19 (GRID)
X = 3138909.36 (GRID)
ELEVATION = 50.33 FEET, NGVD 1929, 1987 ADJUSTMENT.
- TEMPORARY BENCHMARK IS A CUT "X" IN CONCRETE LOCATED ON THE SIDEWALK NEAR A TRAFFIC BOX AT THE NORTHEAST INTERSECTION OF CULLEN ROAD AND BROOKSIDE ROAD, BEING 27.16 FEET NORTHWEST OF A FND 5/8" IRC "C.L. DAVIS" THAT MARKS THE SOUTHWESTERLY BOUNDARY CORNER OF THE SUBJECT TRACT.
ELEVATION = 52.23 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0030, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONES "AE FLOODWAY" AND "AE". AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN, AND SHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIX-FOOT (6') WIDE SIDEWALKS WILL BE REQUIRED ALONG CULLEN BOULEVARD AND BROOKSIDE ROAD AT THE TIME OF DEVELOPMENT.
- THE MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENT FOR CULLEN ROAD AND BROOKSIDE ROAD, MAJOR THOROUGHFARES ON THE CITY'S THOROUGHFARE PLAN, IS 120'-FEET.
- IF INDIVIDUAL UNITS ARE SOLD IN THE FUTURE A CONDOMINIUM PLAT WILL BE PREPARED TO DEFINE THE INTERIOR AREA OWNED FEE SIMPLE BY THE PROPERTY/HOMEOWNER.
- THE COMPLEX OF ATTACHED TOWN HOMES SHALL HAVE A MINIMUM LENGTH OF THREE (3) DWELLING UNITS AND SHALL NOT EXCEED TWO HUNDRED TWENTY FEET (220') IN LENGTH OR THE WIDTH OF (8) EIGHT DWELLING UNITS.
- NO BUILDING SHALL EXCEED THIRTY-SEVEN FEET (37') IN HEIGHT.
- THE CITY OF PEARLAND TRAIL SYSTEM SHALL BE PLACED IN THE SOUTHERLY MOST 25' OF THE 125' DEDICATED DRAINAGE EASEMENT TO BRAZORIA DRAINAGE DISTRICT NO. 4.
- THE BRAZORIA DRAINAGE DISTRICT NO. 4 WILL NOT BE RESPONSIBLE FOR DAMAGE TO PERMANENT STRUCTURES, INCLUDING FENCES, SIDEWALKS, TRAILS AND LANDSCAPING WITHIN SOUTHERLY MOST 25' OF THE 125' DEDICATED DRAINAGE EASEMENT.
- ALL FENCING ON-SITE WILL CONFORM TO ELEVATIONS AND DESIGNS IDENTIFIED IN THE APPROVED PLANNED DEVELOPMENT DOCUMENT.
- LANDSCAPED MEDIANS WILL BE CONSTRUCTED WHEREVER NOSE-TO-NOSE PARKING EXISTS IN GB AND/OR OP DISTRICTS. MEDIANS WILL BE NO LESS THAN SEVENTY-TWO INCHES (72") IN WIDTH AS PER THE PLANNED DEVELOPMENT DOCUMENT.
- PARKING MEDIANS VISIBLE TO CULLEN PARKWAY, OR MCHARD ROAD (CURRENTLY BROOKSIDE ROAD) SHALL HAVE SHRUBS PLANTED AND MAINTAINED AT A HEIGHT OF NO MORE THAN THIRTY-SIX INCHES (36") AND NO LESS THAN EIGHTEEN INCHES (18") AS MEASURED FROM THE SURROUNDING SOIL LINE AS PER THE PLANNED DEVELOPMENT DOCUMENT.
- A THIRTY-FIVE (35') FOOT WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE EASTERN BORDER OF THE PROPERTY AS PER THE PLANNED DEVELOPMENT DOCUMENT.
- A LANDSCAPE PLAN WILL BE DESIGNED TO MEET THE REQUIREMENTS OUTLINED IN THE CITY OF PEARLAND'S UNIFIED DEVELOPMENT CODE AND LAKE PARK PLANNED DEVELOPMENT DOCUMENT.
- THE LAKE PARK PLANNED DEVELOPMENT LIES WITHIN A CORRIDOR OVERLAY DISTRICT AND SHALL COMPLY WITH ALL GUIDELINES AND REQUIREMENTS DEFINED IN THE CITY OF PEARLAND'S UNIFIED DEVELOPMENT CODE.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- UNLESS OTHERWISE NOTED IN THE PLANNED DEVELOPMENT DOCUMENT, ALL OTHER REGULATIONS OF THE UNIFIED DEVELOPMENT CODE WILL BE MET.
- TO BE CONSTRUCTED IN ACCORDANCE WITH AN AGREEMENT BETWEEN THE CITY OF PEARLAND AND LAKE PARK PEARLAND, LTD.
- A 35' LANDSCAPE BUFFER WILL BE PROVIDED AGAINST THE EASTERN PROPERTY BOUNDARY.
- UNLESS OTHERWISE NOTED, THE BUILDING SETBACKS SHALL CONFORM TO THE STANDARDS OF THE CORRIDOR OVERLAY DISTRICT AND THE UNDERLYING TOWN HOME ("TH") DISTRICT, OFFICE PROFESSIONAL ("OP") DISTRICT, OR GENERAL BUSINESS ("GB") DISTRICT, WHICHEVER IS APPLICABLE.
CORRIDOR OVERLAY DISTRICT:
• 25' FRONT SETBACK
• 30' PARKING SETBACK FROM R.O.W.
• 30' SCREENING WALL, FENCE SETBACK FROM R.O.W.
• NO SPECIFIED SIDE YARD SETBACKS
TOWN HOME DISTRICT:
• 20' FRONT SETBACK
• 10' REAR SETBACK
• NO SIDE YARD SETBACK
OFFICE PROFESSIONAL DISTRICT TOWN HOME DISTRICT:
• 25' FRONT SETBACK
• 10' REAR SETBACK
• 10' SIDE SETBACK
• 25' LANDSCAPED BUFFER REQUIRED AGAINST SINGLE-FAMILY USE/ZONING DISTRICT
GENERAL BUSINESS DISTRICT:
• 25' FRONT SETBACK
• 25' REAR SETBACK
• 10' SIDE SETBACK
• 25' SIDE SETBACK WHEN ABUTTING RESIDENTIAL ZONING DISTRICT
- THE PROPERTY IS SUBJECT TO AN UNRECORDED, UNOBTAINED AND DOWN GUY EASEMENT GRANTED TO HOUSTON LIGHTING AND POWER COMPANY (UNABLE TO PLOT, NO WIDTH PROVIDED IN DEDICATION INSTRUMENT).

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

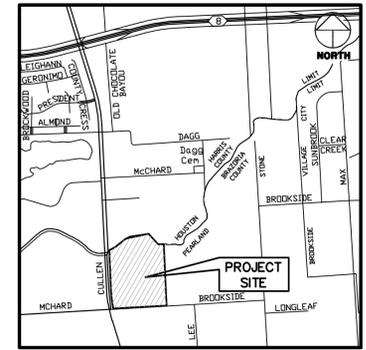
- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

METES AND BOUNDS DESCRIPTION

A TRACT OR PARCEL CONTAINING 46.5391 ACRES OR 2,027,245 SQUARE FEET OF LAND, BEING PART OF AND OUT OF THE REMAINDER OF A CALLED 47.9784 ACRES CONVEYED TO FYCW, LTD IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 2006026439 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83;
BEGINNING AT A 5/8" INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING THE INTERSECTION OF THE OF THE NORTH R.O.W. LINE OF BROOKSIDE ROAD (CALLED 60' WIDE) AND THE CURVED EAST R.O.W. LINE OF CULLEN ROAD (CALLED 125' WIDE) AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009042944 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, IN A NORTHERLY DIRECTION ALONG THE CURVED EAST R.O.W. LINE OF SAID CULLEN ROAD, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 419.17 FEET, HAVING A CENTRAL ANGLE OF 08 DEG. 33 MIN. 52 SEC., A RADIUS OF 2804.20 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEG. 51 MIN. 08 SEC. WEST, 418.78 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING A POINT OF TANGENCY;
THENCE, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 363.72 FEET TO A POINT IN CLEAR CREEK, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, IN AN EASTERLY DIRECTION ALONG THE MEANDERS OF CLEAR CREEK AND WITH THE NORTH LINE OF SAID CALLED 47.9784 ACRE TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:
1. NORTH 61 DEG. 51 MIN. 49 SEC. EAST, A DISTANCE OF 155.60 FEET TO AN ANGLE POINT;
2. NORTH 52 DEG. 32 MIN. 33 SEC. EAST, A DISTANCE OF 321.38 FEET TO AN ANGLE POINT;
3. NORTH 77 DEG. 55 MIN. 55 SEC. EAST, A DISTANCE OF 844.94 FEET TO AN ANGLE POINT;
4. SOUTH 42 DEG. 51 MIN. 30 SEC. EAST, A DISTANCE OF 332.89 FEET TO AN ANGLE POINT;
THENCE, SOUTH 89 DEG. 21 MIN. 51 SEC. EAST, A DISTANCE OF 134.01 FEET TO A 5/8" INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" FOUND MARKING THE NORTHWEST CORNER OF A CALLED 12 ACRE TRACT OF LAND CONVEYED TO EARL STONE IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER VOLUME 751, PAGE 212, B.C.D.R. AND THE NORTHEAST CORNER OF SAID CALLED 47.9784 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE COMMON LINE OF SAID CALLED EARL STONE TRACT, SAID CALLED 47.9784 TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF LOT "A" OF BROOKSIDE ACRES SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER DOC. NO. 2007059004 OF THE BRAZORIA COUNTY MAP RECORDS (B.C.M.R.) AS CONVEYED TO SHIRLEY JOYCE COOPER IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 19911008660, B.C.D.R., SOUTH 02 DEG. 49 MIN. 07 SEC. EAST, A DISTANCE OF 1442.00 FEET TO A 1/2" INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD AND MARKING THE SOUTHEAST CORNER OF SAID CALLED 47.9784 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD, SOUTH 87 DEG. 01 MIN. 51 SEC. WEST, A DISTANCE OF 1265.53 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 46.5391 ACRES OR 2,027,245 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52196, PREPARED BY WINDROSE LAND SERVICES, INC.

ABBREVIATIONS

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- (S) - SET 5/8" IRC "WINDROSE LAND SERVICES"
- T.B.M. - TEMPORARY BENCHMARK
- NO. - NUMBER
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- R.O.W. - RIGHT-OF-WAY
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CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

LAND USE TABLE

Land Use	ACRES	SQ. FT.	% TOTAL	DENSITY
PHASE 1				
Section 1, Lot A	Town Homes (247)	21,4008	932,214	45.98%
Section 1, Lot B	Retail, Lake, Amenities	8,8735	386,530	19.07%
Section 2, Lot A	General Business / Office	2,8099	122,401	6.04%
Section 2, Lot B	General Business / Office	2,0898	91,033	4.49%
Section 3, Lot A	General Business / Office	0,9999	43,557	2.15%
Section 4, Reserve A	Parkland	3,1609	137,689	6.79%
Right-of-way Dedication	Public Right-of-Way	0,4966	21,633	1.07%
Totals		39,8316	1,735,057	85.59%
PHASE 2				
Section 1, Lot A	General Business / Office	0,9555	41,624	2.05%
Section 1, Lot B	General Business / Office	1,2799	55,753	2.75%
Section 2, Lot A	Town Homes (128)	4,3825	190,605	9.42%
Right-of-way Dedication	Public Right-of-Way	0,0896	3,905	0.19%
Totals		6,7076	292,188	14.41%
PROJECT TOTALS	375 Town Homes	46,5391	2,027,245	100.00%

RESIDENTIAL/COMMERCIAL SUMMARY LAND USE TABLE

LANE USE	ACRES	% TOTAL ACREAGE
Town Homes	25.38	54.53%
General Business/Office	10.82	23.25%
MASTER PLAT TOTALS	46.5391	100%

PARKLAND AND OPEN SPACE TABLE

Amenity / Land Use	ACRES	SQ. FT.
Phase 1 Open Space	8.54	371,827
Phase 2 Open Space	1.80	78,596
OPEN SPACE TOTALS	10.34	450,423
Phase 1 Parkland	11.51	501,301
Phase 2 Parkland	NA	NA
PARKLAND TOTALS	11.51	501,301
MASTER PLAT TOTALS	21.85	951,724

AMENITIES TABLE (FOR ENTIRE PLANNED DEVELOPMENT)

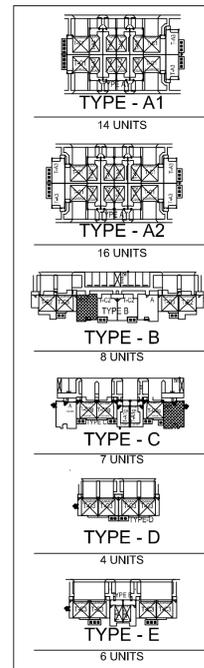
Amenity / Land Use	ACRES	SQ. FT.
Town Homes	24.85	1,082,366
General Business/Office Professional	17.01	740,956
Parkland Colonnade	0.003	120
Parkland Pavilion	0.09	4,000
Lake A	2.35	102,418
Lake B	3.40	148,163
Exercise Bike Station	0.01	374
Trail Parking	0.23	9,999
Residential Parking	0.383	16,686

PROPOSED RESIDENTIAL PARKING TABLE

Phase / Section	# of Units	Garage Spots	Driveway Spots	Surface Spots	Ratio	Minimum Required Ratio is
Phase 1, Section 1	247	288	288	96	2.72:1	1.8:1
Phase 2, Section 2	128	100	100	20	1.71:1	
TOTALS / AVERAGES	375	388	388	116	2.28:1	

*Note: The proposed number of parking spots is subject to change during design; however, the minimum number of parking spots shall be provided to meet or exceed the minimum required parking ratio.

TYPICAL TOWN HOME BUILDING LAYOUT



DISCLAIMER AND LIMITED WARRANTY

This preliminary subdivision plat has been prepared in accordance with the provisions of the City of Pearland Subdivision and Zoning Ordinances in effect at the time was prepared along with any variance(s) to the provisions of the aforementioned Ordinance, which are subsequently granted by the Pearland Planning and Zoning Commission and/or City Council. This preliminary plat was prepared for the limited purpose of guidance in the preparation of actual engineering and development plans. This limited warranty is made in lieu of all other warranties, express or implied, and neither Windrose Land Services, Kirrley-Horn and Associates, nor any of its officers, or directors, or employees make any other warranties or representations, express or implied concerning the design, location, quality, character of actual utilities or other facilities in, on, over, or under the premises indicated in the preliminary subdivision plat.

1555 CULLEN ROAD

MASTER PLAT OF LAKE PARK PLANNED DEVELOPMENT

A SUBDIVISION OF 46.5391 AC. / 2,027,245 SQ. FT. OF LAND, SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

SEPTEMBER 2015

2 PHASES 6 SECTIONS 8 LOTS 1 RESERVE

Owner / Developer
Cullen Stone, LTD

c/o Kyle Tauch, Manager
5410 Piping Rock Lane
Houston, TX 77056
(713) 899-9977

Surveyor

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151
Contact Person: Andrew Allemand, Project Manager

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services
Firm Registration No. 10108800



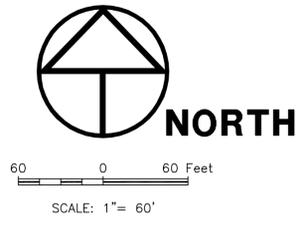
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°40'43" E	49.15'
L2	S 76°23'40" E	42.33'
L3	S 61°53'50" E	70.21'
L4	S 23°25'52" W	50.67'
L5	N 87°02'14" E	18.87'
L6	S 50°16'09" E	6.12'
L7	S 02°49'07" E	20.00'
L8	N 51°44'36" W	30.08'

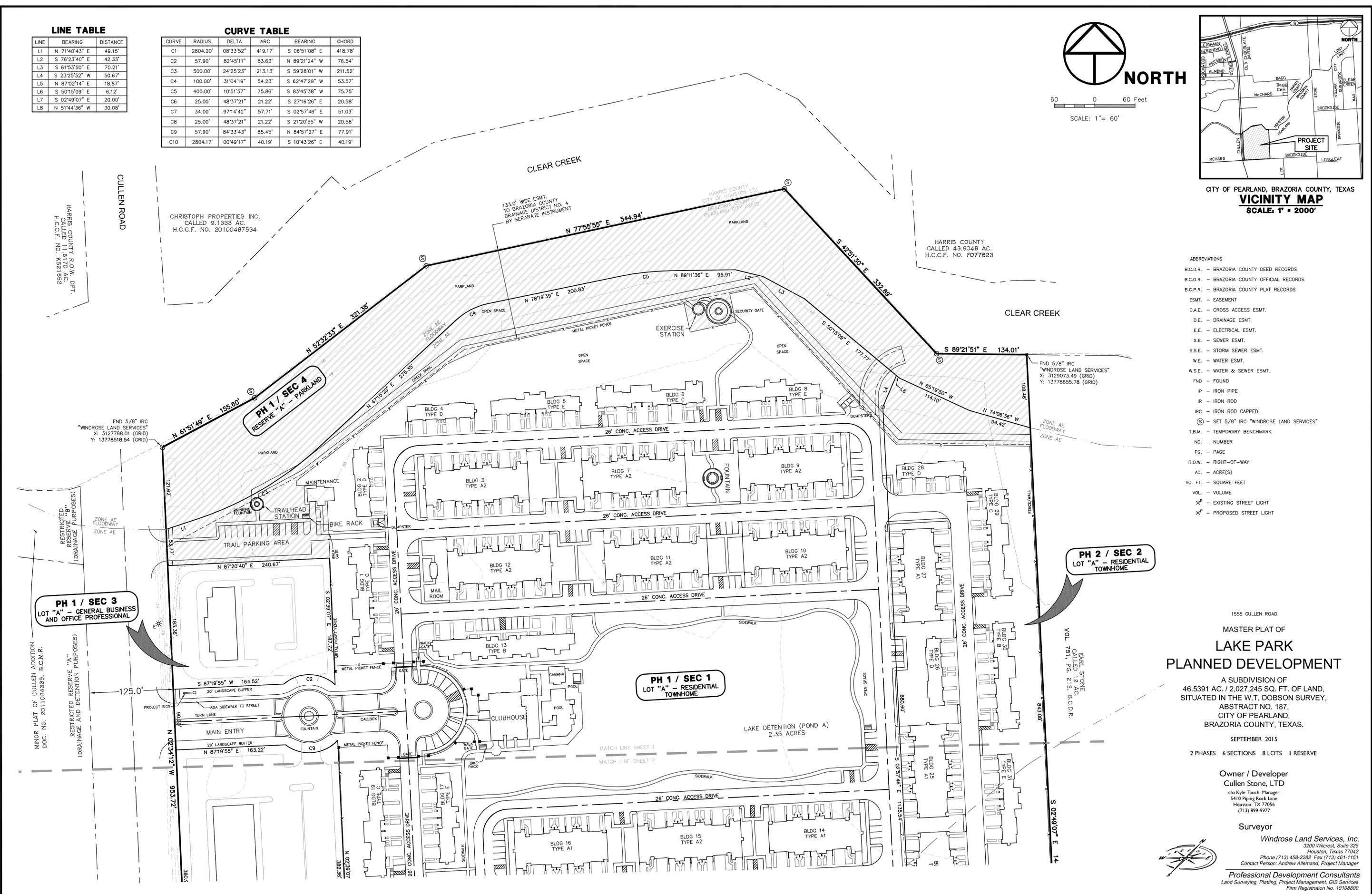
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2804.20'	08°33'52"	419.17'	S 06°51'08" E	418.78'
C2	57.90'	82°45'11"	83.63'	N 89°21'24" W	76.54'
C3	500.00'	24°25'23"	213.13'	S 59°28'01" W	211.52'
C4	100.00'	31°04'19"	54.23'	S 62°47'29" W	53.57'
C5	400.00'	10°51'57"	75.86'	S 83°45'38" W	75.75'
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C7	34.00'	97°14'42"	57.71'	S 02°57'46" E	51.03'
C8	25.00'	48°37'21"	21.22'	S 21°20'55" W	20.58'
C9	57.90'	84°33'43"	85.45'	N 84°57'27" E	77.91'
C10	2804.17'	00°49'17"	40.19'	S 10°43'26" E	40.19'



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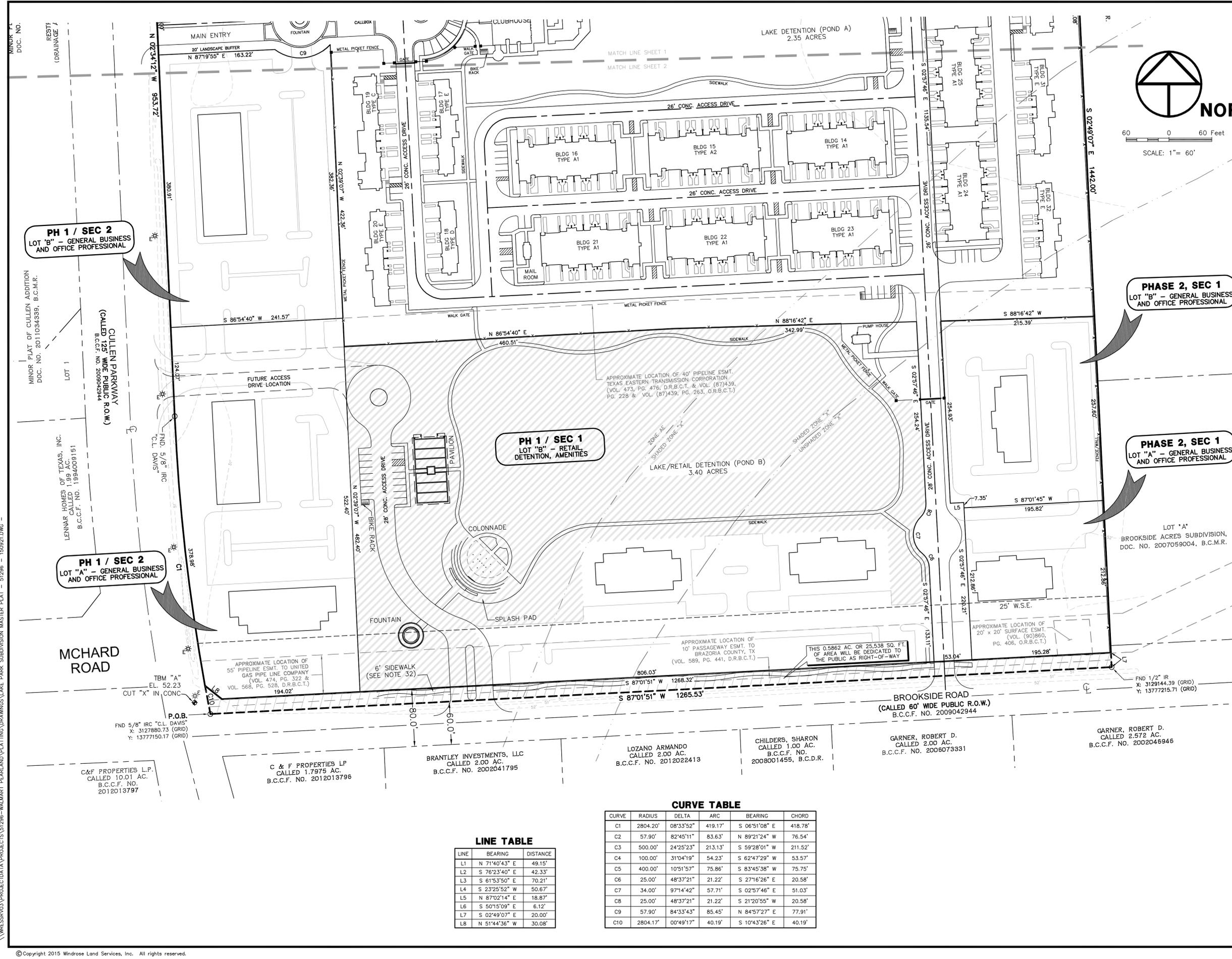
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 (713) 899-9977

Surveyor
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 3200 Wilcrest, Suite 325
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 Phone (713) 458-2282 Fax (713) 461-1151
 Contact Person: Andrew Allmand, Project Manager
 Professional Development Consultants
 Land Surveying, Platting, Project Management, GIS Services
 Firm Registration No. 10108800





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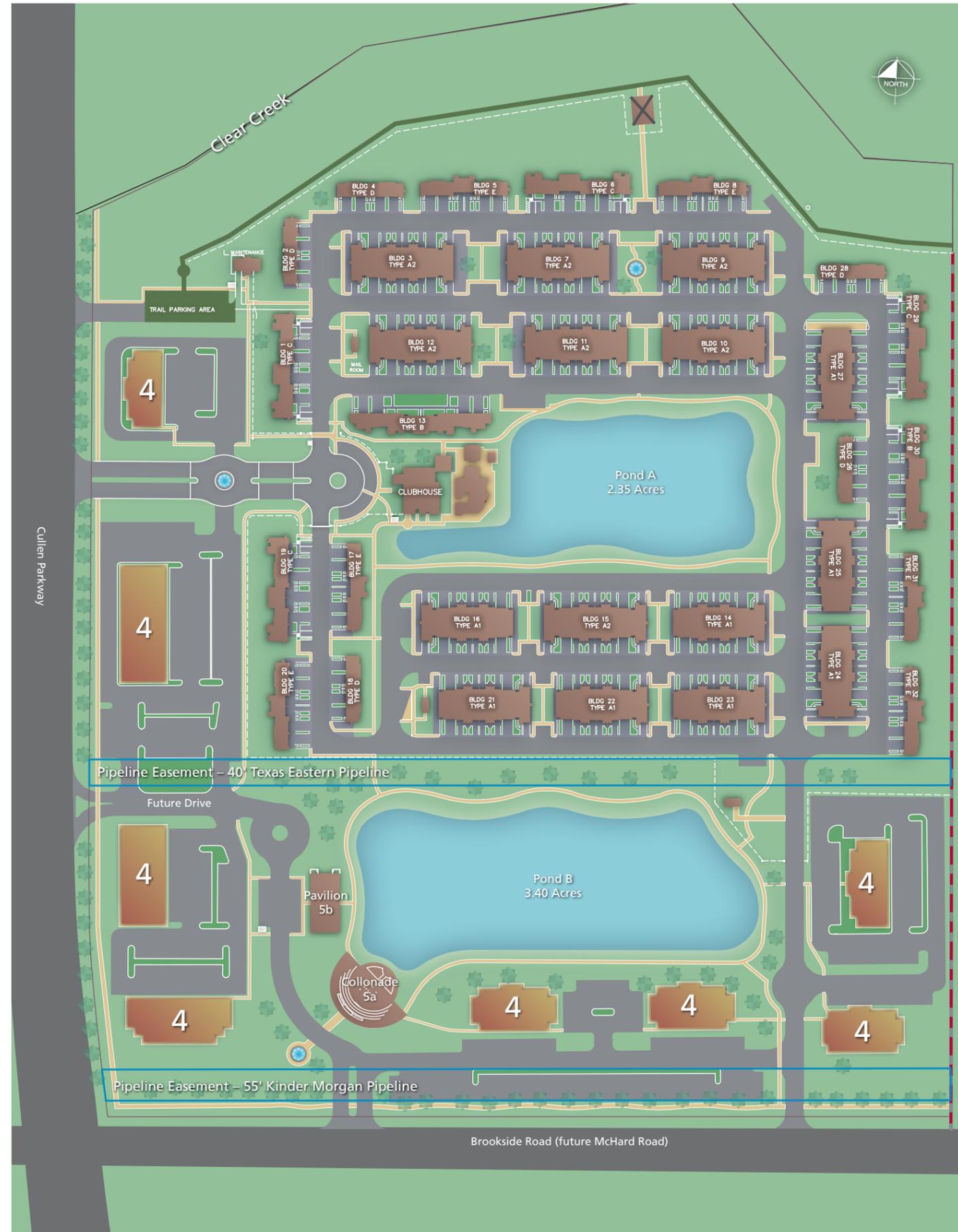
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Lake Park Exhibit B



Legend

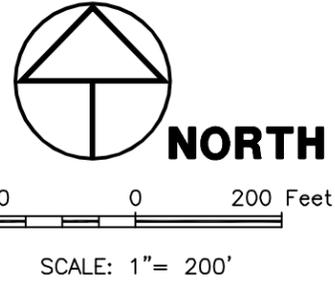
- 1. Total Acreage (+ -) 45.953 Acres*
- 2. Townhomes – Phase I (+ -) 247 Units
- 3. Townhomes – Phase II (+ -) 128 Units
- 4. General Business/Office Professional 17.01 acres
- 5a. Parkland/Colonnade/Splashpad
- 5b. Parkland/Pavilion
- 5c. Parkland/Trail
- 6A. Pond 2.35 acres
- 6B. Pond 3.40 acres
- Fountain
- Covered Exercise Station
- 7. Trail Path & Parking
- 8. 8' Masonry Fence

Residential Parking

- 1. Minimum Residential Surface - 136 Spaces
- 2. Minimum Residential Driveway - 278 Spaces
- 3. Minimum Garages - 278 Spaces
- 4. Minimum Parking Ratio - 1.8:1 Spaces/Unit

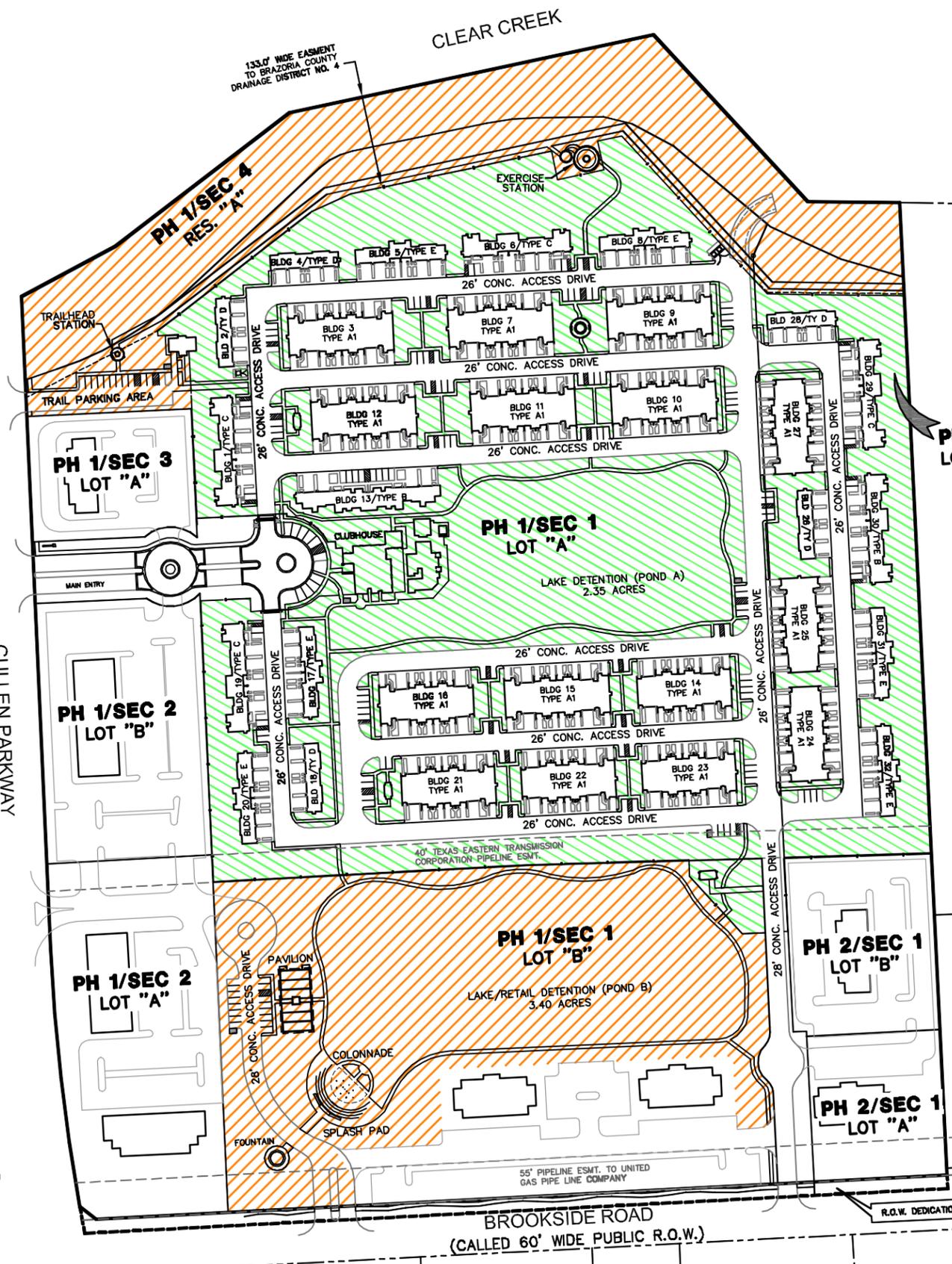
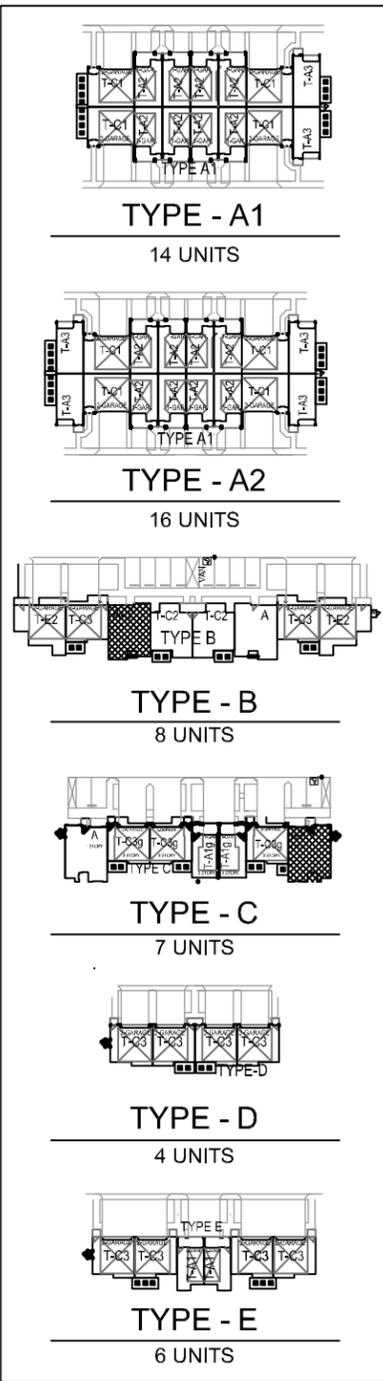
*Acreage shown is resulting acreage after Brookside Row dedication of 0.586 acres from the original 46.539 acre boundary.

\\WRESR\03\PROJECTDATA\PROJECTS\51296-WALMART PEARLAND\PLATTING\DRAWINGS\EXH Q - LAKE PARK SUBDIVISION MASTER PLAT - 51296 - 1509



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
VICINITY MAP
 SCALE: 1" = 1/2 MILE

BUILDING TYPES



PARKLAND AND OPEN SPACE TABLE

SYMBOL	TYPE	REQUIRED ACRES / SQ. FT.	REQUIRED % TOTAL	ACTUAL ACRES / SQ. FT.	ACTUAL % TOTAL
	Parkland	10.56 / 459,994	22.23%	11.51 / 501,301	24.73%
	Open Space	10.52 / 458,251	22.15%	10.34 / 450,423	22.22%
	Master Plat Boundary	47.50 / 2,069,100	100.00%	46.5391 / 2,027,245	100.00%

EXHIBIT Q
**LAKE PARK
 PLANNED DEVELOPMENT**

A LAND PLAN OF
 46.5391 AC. / 2,027,245 SQ. FT. OF LAND,
 SITUATED IN THE W.T. DOBSON SURVEY,
 ABSTRACT NO. 187,
 CITY OF PEARLAND,
 BRAZORIA COUNTY, TEXAS.

SEPTEMBER 2015

Surveyor
Windrose Land Services, Inc.
 3200 Wilcrest, Suite 325
 Houston, Texas 77042
 Phone (713) 458-2282 Fax (713) 461-1151
 Contact Person: Andrew Allemand, Project Manager



Professional Development Consultants
 Land Surveying, Platting, Project Management, GIS Services
 Firm Registration No. 10108800

B. CONSIDERATION & POSSIBLE ACTION PRELIMINARY PLAT OF LAKE PARK SUBDIVISION

A request by Andrew Allemand, Windrose Land Services, Inc., applicant; on behalf of Cullen Stone c/o Kyle Tauch, for approval of a Preliminary Plat of Lake Park Subdivision Section 1, creating 2 lots on 30.6687 acres of land.

Legal Description: A subdivision of 30.6687 acres / 1,335,927 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Northeast corner of Cullen Road and Brookside Road.



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Andrew Allemand, Windrose Land Services Inc.

DATE: 10/5/2015

AGENDA ITEM SUBJECT: Preliminary Plat of Lake Park Subdivision Section 1

Old Business • New Business Discussion Item Workshop

Summary: A request by Andrew Allemand of Windrose Land Services Inc., applicant; on behalf of Kyle Tauch of Cullen Stone, Ltd; for approval of a Preliminary Plat of Lake Park Section 1 creating 2 lots, on 30.6687 acres of land zoned PUD on the northeast of Cullen Road and Brookside Road.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 5, 2015

PRELIMINARY PLAT OF LAKE PARK SUBDIVISION SECTION 1

A request by Andrew Allemand, Windrose Land Services, Inc., applicant; on behalf of Cullen Stone c/o Kyle Tauch, for approval of a Preliminary Plat of Lake Park Subdivision Section 1, creating 2 lots on 30.6687 acres of land.

Legal Description: A subdivision of 30.6687 acres / 1,335,927 square feet of land, situated in the W.T. Dobson Survey, Abstract No. 187, City of Pearland, Brazoria County, Texas.

General Location: Northeast corner of Cullen Road and Brookside Road.

SUMMARY: On behalf of Cullen Stone c/o Kyle Tauch, Andrew Allemand of Windrose Land Services, Inc. has submitted a request for a Master Plat, Lake Park Subdivision, to create 2 lots on 21.30.6687 acres of land located at the northeast corner of Cullen Road and Brookside Road. Lot "A" is 21.4007 acres of land set aside for the future development of town homes. Lot "B" is 8.8735 acres of land set aside for general business and office uses.

SURROUNDING ZONING AND LAND USES:

Table 1	Zoning	Land Use
North	City of Houston	Commercial / Christina V. Adair Park
South	PUD	Undeveloped
East	RE – Single Family	Large Lot Single Family
West	R-3 Single Family / GB General Business and PUD	Undeveloped

UNIFIED DEVELOPMENT CODE: The property under review is located in the Lake Park Planned Development approved on October 27, 2014.

LAKE PARK PLANNED DEVELOPMENT:

At 21.4007 acres, Lot "A" provides 86% of the 25.38 acres specified for the townhome homes. The lot is designed to accommodate 247 of the 375 approved numbers of residential units in conformance to the approved Planned Development. Lot "B" is located in an area set aside by the Lake Park Planned Development for General

Business and office / Profession Development fronting Brookside Road. At 8.8735 acres, Lot "B" is also intended to be large enough to accommodate the southern area of parkland shown in on the Master Plat and approved PD document.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is shown on the Future Land Use Plan as Low Density Residential, Major Node, Parks and Suburban Residential. All of Lot A, Section 1, Phase 1 is shown as Low Density Residential. The property along Clear Creek is shown as Parks along Clear Creek. Although the Planned Development specifies the construction of multi-family townhomes, the residential density is kept low by the large amount of the lot is set aside for amenities, open space, and two large water features.

CONFORMANCE TO THE THOROUGHFARE PLAN: The Lake Park Planned Development is served by Cullen Road on the west and Brookside Road on the south. Cullen Road is classified as a Major Thoroughfare of sufficient width. Brookside Road is classified as a Major Thoroughfare to be widened.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is required to be submitted to the Engineering Department for review and acceptance before approval of a final plat.

DRAINAGE: A drainage analysis is required to be submitted to the Engineering Department for review and acceptance before approval of a final plat.

UTILITIES AND INFRASTRUCTURE: Water is available in Cullen Road. Sewer lines are not available.

PARKS, OPEN SPACE, AND TREES: Lot "A" will provide most of the open space described in the Planned Development with small portions of the lot set aside for a trailhead parking area on Cullen Road and an exercise station at the northern most portion of the lot to supplement the future trail along Clear Creek that will be located in Section 4, Reserve "A." A 2.35 acre detention lake will be located in the center of Lot "A." Lot "B" will provide space for a proposed 3.40 acre dentition lake, colonnade and pavilion that are shown in on the Master Plat in conformance to the approved Planned Development.

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 Master Plat of Lake Park Subdivision as proposed by the applicant with the following condition:

1. That the words "to be recorded before approval of the final plat and that the final plat will include the instrument number of the easement." In the reference on the plat to the 133.0' wide easement to Brazoria County Drainage District 4.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Preliminary Plat Lot of Lake Park Subdivision Section 1



Aerial Map

Preliminary Plat Lake Park Subdivision Section 1



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

1 inch = 354 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat Lake Park Subdivision Section 1

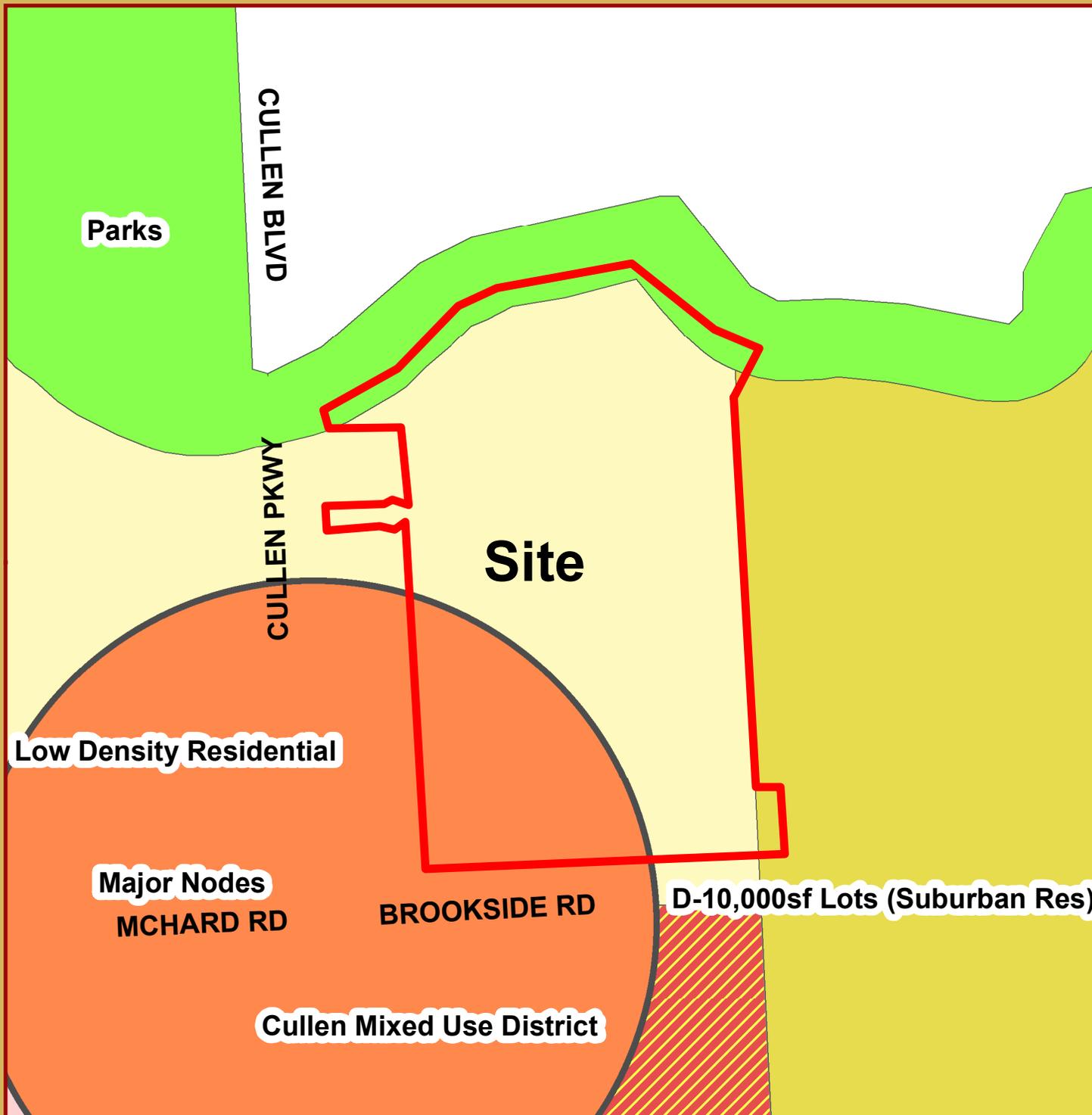


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1 inch = 354 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Preliminary Plat Lake Park Subdivision Section 1



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1 inch = 354 feet

OCTOBER 2014
PLANNING DEPARTMENT



STATE OF TEXAS
COUNTY OF BRAZORIA

We, Cullen Stone, LTD, acting by and through Cullen Stone GP, LLC, its general partner, acting by and through Kyle Touch, Manager, owners of the property subdivided in this plat of LAKE PARK SUBDIVISION SEC 1, do hereby make subdivision of said property for and on behalf of said Cullen Stone, LTD, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and 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 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 all 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.

In testimony hereto, Cullen Stone, LTD, acting by and through its general partner, Cullen Stone GP, LLC, has caused these presents to be signed by Kyle Touch, its Manager, this _____ day of _____, 2015.

Owner: Cullen Stone, LTD
By: Cullen Stone GP, LLC, its general partner

By: _____
Kyle Touch, Manager
Cullen Stone GP, LLC

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Kyle Touch, Manager of Cullen Stone GP, 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the
State of _____

My Commission Expires:

I, Mike Kurkowski, Registered Professional Land Surveyor No. 5101, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat. Block corners or street right-of-ways have not been monumented.



Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

Hometown Bank, National Association, owner and holder of a lien against the property described in the plat known as LAKE PARK SUBDIVISION SEC 1, said lien being evidenced by instrument of record in Clerk's File No. 2011011460 of the Deed Records of Brazoria County, Texas, does hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

Hometown Bank, National Association

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ of Hometown

Bank, National Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and effects of said plat and the dedications and restrictions shown herein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the
State of _____

My Commission Expires:

This is to certify that the Planning and Zoning Commission of the City of Pearland, Texas, has approved this subdivision plat of LAKE PARK SUBDIVISION SEC 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. Fuentes, Chairperson
Planning and Zoning Commission
City of Pearland, Texas

Approved for the City of Pearland, Texas this _____ day of _____, 2015.

Darrin Coker
City Attorney

Susan Polka, P.E.
City Engineer

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
- MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
- CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
- APPROPRIATE COVER FOR SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 50% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

APPROVED BY THE BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT SUPERINTENDENT

DATE

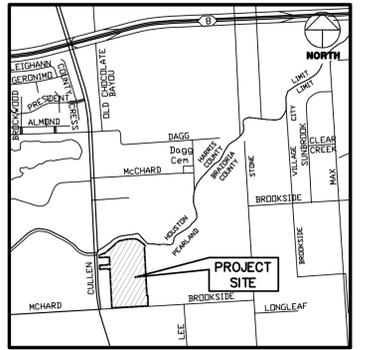
DISTRICT ENGINEER

DATE

THE ABOVE SIGNATURES ARE VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS FROM THE DATE SHOWN ABOVE. THE ABOVE SIGNATURES DO NOT CONSTITUTE AUTHORIZATION FOR ANY CONSTRUCTION.

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, FILE NO. 2015-0094-1, EFFECTIVE DATE MARCH 30, 2015. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999870575.
- 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.
- PRIMARY BENCHMARK IS CITY OF PEARLAND GPS MONUMENT NO. 7, A BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 518 AND WEST OAKS BOULEVARD, BEING 8.3 FEET EASTERLY OF THE EAST BACK OF CURB WEST OAKS BOULEVARD, AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP-RAP, STAMPED "CITY OF PEARLAND GPS MON. #7, 1995".
X = 5138909.36 (GRID)
Y = 13789334.19 (GRID)
ELEVATION = 50.33 FEET, NGVD 1929, 1987 ADJUSTMENT.
- TEMPORARY BENCHMARK IS A CUT "X" IN CONCRETE LOCATED ON THE SIDEWALK NEAR A TRAFFIC BOX AT THE NORTHEAST INTERSECTION OF CULLEN ROAD AND BROOKSIDE ROAD, BEING 27.16 FEET NORTHWEST OF A FND 5/8 IRC "C.L. DAVIS" THAT MARKS THE SOUTHWESTERLY BOUNDARY CORNER OF THE SUBJECT TRACT.
ELEVATION = 52.23 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0030, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONES "AE FLOODWAY" AND "AE". AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN, AND SHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A 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 PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- SIX-FOOT (6') WIDE SIDEWALKS WILL BE REQUIRED ALONG CULLEN BOULEVARD AND BROOKSIDE ROAD AT THE TIME OF DEVELOPMENT.
- THE MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENT FOR CULLEN ROAD AND BROOKSIDE ROAD, MAJOR THOROUGHFARES ON THE CITY'S THOROUGHFARE PLAN, IS 120'-FEET.



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

- ABBREVIATIONS
- B.C.O.R. - BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
 - ESMT. - EASEMENT
 - C.A.E. - CROSS ACCESS ESMT.
 - D.E. - DRAINAGE ESMT.
 - E.E. - ELECTRICAL ESMT.
 - S.E. - SEWER ESMT.
 - S.S.E. - STORM SEWER ESMT.
 - W.E. - WATER ESMT.
 - W.S.E. - WATER & SEWER ESMT.
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - IRC - IRON ROD CAPPED
 - Ⓢ - SET 5/8" IRC "WINDROSE LAND SERVICES"
 - T.B.M. - TEMPORARY BENCHMARK
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - AC. - ACRE(S)
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - ☼ - EXISTING STREET LIGHT
 - ☼ - PROPOSED STREET LIGHT

8000 BLOCK OF BROOKSIDE ROAD

PRELIMINARY PLAT OF

LAKE PARK SUBDIVISION SEC 1

A SUBDIVISION OF
30.6687 AC. / 1,335,927 SQ. FT. OF LAND,
SITUATED IN THE W.T. DOBSON SURVEY,
ABSTRACT NO. 187,
CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS.

SEPTEMBER 2015

PLAT NO. _____

2 LOTS 1 BLOCK 0 RESERVES

Owner / Developer
Cullen Stone, LTD

c/o Kyle Touch, Manager
5410 Piping Rock Lane
Houston, TX 77056
(713) 899-9977

Surveyor



Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151
Contact Person: Andrew Allemann, Project Manager

Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services
Firm Registration No. 10108800

\\WESSERV03\PROJECTS\51298-WALMART-PEARLAND\PLATTING\DRAWINGS\LAKE PARK SEC 1 - 51298 - 150924.DWG - AALLEMAND - 09/25

DESCRIPTION

A TRACT OR PARCEL CONTAINING 30.6687 ACRES OR 1,335,927 SQUARE FEET OF LAND, BEING PART OF AND OUT OF A CALLED 47.9784 ACRES CONVEYED TO FYCW, LTD IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD UNDER DOCUMENT NO. 2005026439 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), SITUATED IN THE W.T. DOBSON SURVEY, ABSTRACT NO. 187, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83:

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "C.L. DAVIS" FOUND MARKING THE INTERSECTION OF THE OF THE NORTH R.O.W. LINE OF BROOKSIDE ROAD (CALLED 60' WIDE) AND THE EAST R.O.W. LINE OF CULLEN ROAD (CALLED 125' WIDE) AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2009042944;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD, NORTH 87 DEG. 01 MIN. 51 SEC. EAST, A DISTANCE OF 211.12 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 47.9784 ACRES, NORTH 02 DEG. 48 MIN. 07 SEC. WEST, A DISTANCE OF 924.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTH 02 DEG. 39 MIN. 07 SEC. WEST, A DISTANCE OF 466.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 84 DEG. 33 MIN. 43 SEC., AN ARC LENGTH OF 85.43 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEG. 57 MIN. 27 SEC. WEST - 77.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

THENCE, SOUTH 87 DEG. 19 MIN. 55 SEC. WEST, A DISTANCE OF 163.22 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST R.O.W. LINE OF SAID CULLEN ROAD AND MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 87 DEG. 19 MIN. 55 SEC. EAST, A DISTANCE OF 164.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID CALLED 47.9784 ACRES THE FOLLOWING COURSES AND DISTANCES:

1. IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 57.90 FEET, A CENTRAL ANGLE OF 82 DEG. 45 MIN. 11 SEC., AN ARC LENGTH OF 83.63 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 21 MIN. 24 SEC. EAST - 76.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

2. NORTH 02 DEG. 39 MIN. 07 SEC. WEST, A DISTANCE OF 187.72 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER;

THENCE, SOUTH 87 DEG. 20 MIN. 40 SEC. WEST, A DISTANCE OF 240.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE EAST R.O.W. LINE OF SAID CULLEN ROAD AND MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE EAST R.O.W. LINE OF SAID CULLEN ROAD, NORTH 02 DEG. 34 MIN. 12 SEC. WEST, A DISTANCE OF 164.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID CALLED 47.9784 ACRES THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 71 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 49.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;

2. IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 24 DEG. 45 MIN. 23 SEC., AN ARC LENGTH OF 213.13 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 59 DEG. 28 MIN. 01 SEC. EAST - 211.52 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

3. NORTH 47 DEG. 15 MIN. 20 SEC. EAST, A DISTANCE OF 275.35 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE;

4. IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 31 DEG. 04 MIN. 19 SEC., AN ARC LENGTH OF 54.23 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEG. 47 MIN. 29 SEC. EAST - 53.57 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

5. NORTH 78 DEG. 19 MIN. 39 SEC. EAST, A DISTANCE OF 200.83 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

6. IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 10 DEG. 51 MIN. 57 SEC., AN ARC LENGTH OF 75.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEG. 40 MIN. 38 SEC. EAST - 75.79 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF TANGENCY;

7. NORTH 89 DEG. 11 MIN. 36 SEC. EAST, A DISTANCE OF 95.91 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

8. SOUTH 76 DEG. 23 MIN. 40 SEC. EAST, A DISTANCE OF 42.33 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

9. SOUTH 61 DEG. 53 MIN. 50 SEC. EAST, A DISTANCE OF 70.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

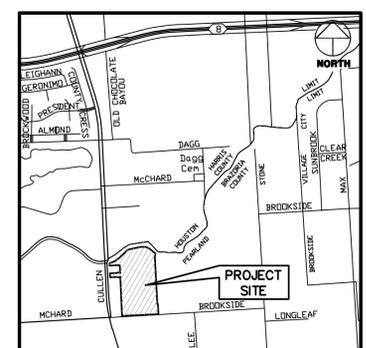
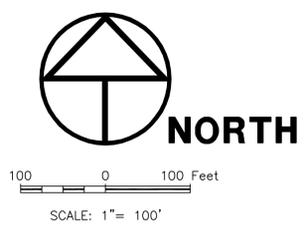
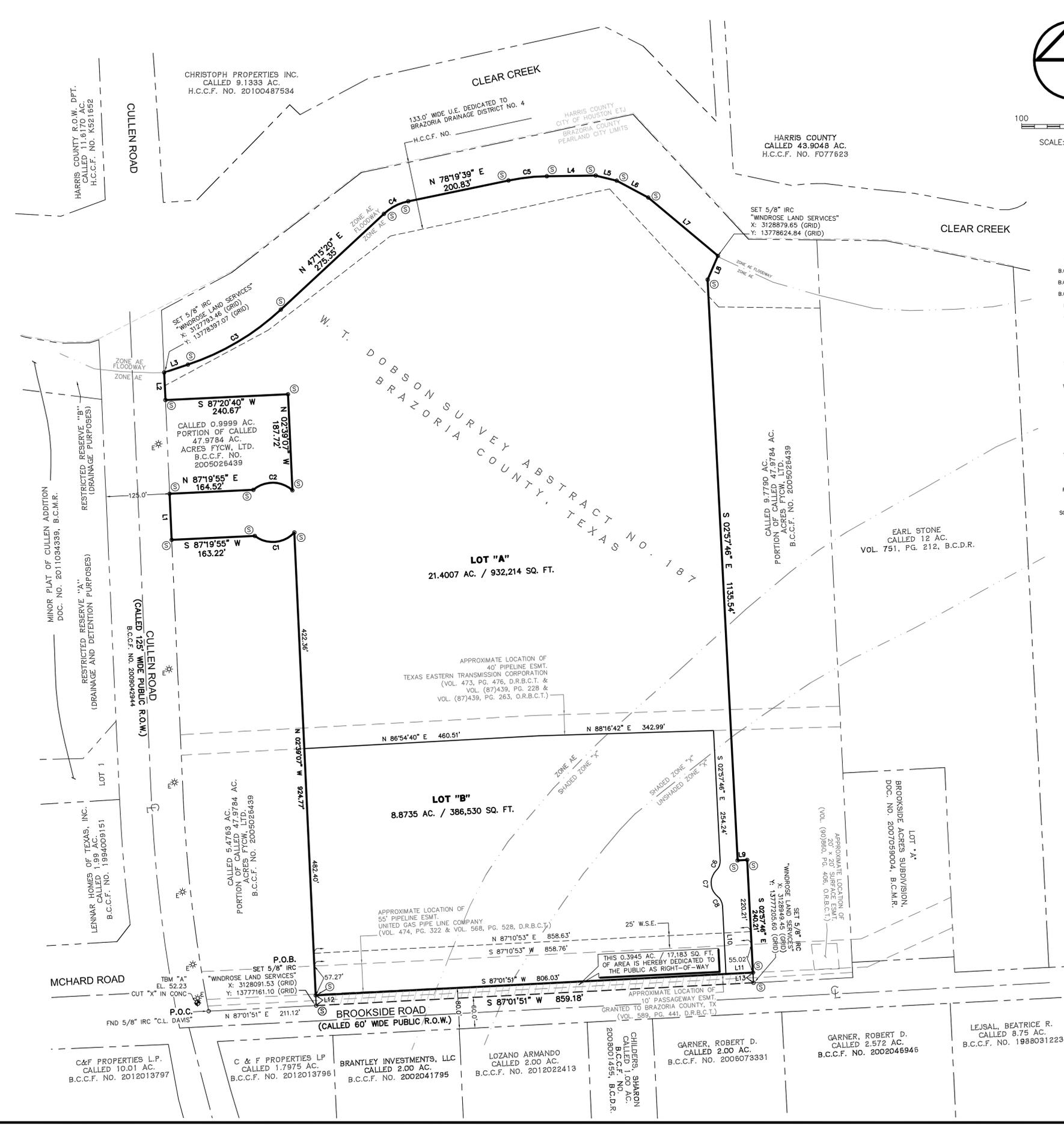
10. SOUTH 50 DEG. 15 MIN. 09 SEC. EAST, A DISTANCE OF 177.77 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

11. SOUTH 23 DEG. 25 MIN. 52 SEC. WEST, A DISTANCE OF 50.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT;

12. SOUTH 02 DEG. 57 MIN. 46 SEC. EAST, A DISTANCE OF 1135.54 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN INTERIOR CORNER;

13. NORTH 87 DEG. 02 MIN. 14 SEC. EAST, A DISTANCE OF 18.87 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING AN ANGLE POINT; THENCE, SOUTH 02 DEG. 57 MIN. 46 SEC. EAST, A DISTANCE OF 240.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BROOKSIDE ROAD, SOUTH 87 DEG. 01 MIN. 51 SEC. WEST, A DISTANCE OF 859.18 FEET TO THE PLACE OF BEGINNING OF A CURVE CONTAINING 30.6687 ACRES OR 1,335,927 SQUARE FEET OF LAND, AS SHOWN ON SURVEY JOB NO. 51296, PREPARED BY WINDROSE LAND SERVICES, INC.



CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

ABBREVIATIONS

B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
 B.C.O.R. - BRAZORIA COUNTY OFFICIAL RECORDS
 B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
 ESMT. - EASEMENT
 C.A.E. - CROSS ACCESS ESMT.
 D.E. - DRAINAGE ESMT.
 E.E. - ELECTRICAL ESMT.
 S.E. - SEWER ESMT.
 S.S.E. - STORM SEWER ESMT.
 W.E. - WATER ESMT.
 W.S.E. - WATER & SEWER ESMT.
 FND - FOUND
 IP - IRON PIPE
 IR - IRON ROD
 IRC - IRON ROD CAPPED
 S - SET 5/8" IRC "WINDROSE LAND SERVICES"
 T.B.M. - TEMPORARY BENCHMARK
 NO. - NUMBER
 PG. - PAGE
 R.O.W. - RIGHT-OF-WAY
 AC. - ACRE(S)
 SQ. FT. - SQUARE FEET
 VOL. - VOLUME
 *E - EXISTING STREET LIGHT
 *P - PROPOSED STREET LIGHT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°34'12" W	90.00'
L2	N 02°34'12" W	53.77'
L3	N 71°40'43" E	49.15'
L4	N 89°11'36" E	95.91'
L5	S 76°23'40" E	42.33'
L6	S 61°53'50" E	70.21'
L7	S 50°15'09" E	177.77'
L8	S 23°25'52" W	50.67'
L9	N 87°02'14" E	18.87'
L10	S 02°57'46" E	133.11'
L11	S 87°01'51" E	53.04'
L12	N 02°39'07" W	20.00'
L13	S 02°57'46" E	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	57.90'	84°33'43"	85.45'	N 84°57'27" E	77.91'
C2	57.90'	82°45'11"	83.63'	N 89°21'24" W	76.54'
C3	500.00'	24°25'23"	213.13'	S 59°28'01" W	211.52'
C4	100.00'	31°04'19"	54.23'	S 62°47'29" W	53.57'
C5	400.00'	10°51'57"	75.86'	S 83°45'38" W	75.75'
C6	25.00'	48°37'21"	21.22'	N 21°20'55" E	20.58'
C7	34.00'	97°14'42"	57.71'	N 02°57'46" W	51.03'
C8	25.00'	48°37'21"	21.22'	N 27°16'26" W	20.58'

8000 BLOCK OF BROOKSIDE ROAD
PRELIMINARY PLAT OF
LAKE PARK SUBDIVISION SEC 1
 A SUBDIVISION OF
 30.6687 AC. / 1,335,927 SQ. FT. OF LAND,
 SITUATED IN THE W.T. DOBSON SURVEY,
 ABSTRACT NO. 187,
 CITY OF PEARLAND,
 BRAZORIA COUNTY, TEXAS.

SEPTEMBER 2015
 PLAT NO. _____

2 LOTS 1 BLOCK 0 RESERVES

Owner / Developer
Cullen Stone, LTD
 c/o Kyle Tauch, Manager
 5410 Piping Rock Lane
 Houston, TX 77056
 (713) 899-9977

Surveyor
Windrose Land Services, Inc.
 3200 Wilcrest, Suite 325
 Houston, Texas 77042
 Phone (713) 458-2282 Fax (713) 461-1151
 Contact Person: Andrew Allemant, Project Manager
Professional Development Consultants
 Land Surveying, Platting, Project Management, GIS Services
 Firm Registration No. 10108800



\\WESSERV03\PROJECTDATA\PROJECTS\51296-WALMART PEARLAND\PLATTING\DRAWINGS\LAKE PARK SEC 1 - 51296 - 150924.DWG - AALLEMAND - 09/25

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Bailey Road Annexation Update
3. Texas APA Conference, October 7-9
4. Next JPH Meeting, October 19, 2015

V. ADJOURNMENT