

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

December 7, 2015

6:00 p.m.

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Derrell Isenburg

Ginger McFadden

Troy Pradia

Mary Starr



Thomas Duncan

David Selsky

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 – EXCUSE OF ABSENCE

1. Excuse the absence of Commissioner Thomas Duncan from the Regular Meeting held on November 16, 2015.

B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF AVALON TERRACE SECTION 6

A request of Jared Williams, Jones & Carter, the applicant; on behalf of Sam Wright, owner; for approval of a the Final Plat of Avalon Terrace Section 6 creating 87 residential lots and 1 reserve located on 20.58 acres of land



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Jared Williams, Jones & Carter

DATE: 12/7/2015

AGENDA ITEM SUBJECT: Final Plat of Avalon Terrace Section 6

Old Business • New Business Discussion Item Workshop

Summary: A request of Jared Williams, Jones & Carter, the applicant; on behalf of Sam Wright, owner; for approval of a the Final Plat of Avalon Terrace Section 6 creating 87 residential lots and 1 reserve located on 20.58 acres of land located at the Northeast corner of Stone Road and Hughes Ranch Road.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 7, 2015

FINAL PLAT OF AVALON TERRACE SECTION 6

A request of Jared Williams, Jones & Carter, the applicant; on behalf of Sam Wright, owner; for approval of a the Final Plat of Avalon Terrace Section 6 creating 87 residential lots and 1 reserve located on 20.58 acres of land, to wit;

Legal Description: A subdivision of 20.58 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505 Brazoria County, Texas.

General Location: generally located at the northeast corner of Stone Road and Hughes Ranch Road.

SUMMARY: A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Sam Wright, owner; for approval of the Final Plat of Avalon Terrace Section 6, a single family subdivision of 87 lots and 1 reserve on approximately 20.58 acres of land within the Avalon Terrace subdivision located at the northeast corner of Stone Road and Hughes Ranch Road. The lots will generally be 60 feet wide and 110 feet deep.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Single Family Residential (Lakeside Estates Section 1)
South	ETJ	Hickory Slough Sports Center
East	ETJ	Developing Single Family Residential (Avalon Terrace Section 5)
West	SR-12 Suburban Residential	Large Lot Single Family

PLATTING STATUS: This preliminary plat will complete the western portion of the Avalon Terrace subdivision.

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.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan shows the area as Low Density Residential. The Comprehensive Plan indicates that Low Density Residential minimum lot sizes are between 8,000 and 12,000 square feet. The lot sizes for proposed development range from 6,600 to 7,800 square feet. This conforms to densities of previously approved lots in Avalon Terrace.

CONFORMANCE TO THE THOROUGHFARE PLAN: Hughes Road is shown as a Major Collector Street of Sufficient width. Stone Road is shown as a Major Collector Street to be widened.

UTILITIES AND INFRASTRUCTURE: This Plat is located wholly within the Brazoria County Municipal Utility District No. 16.

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

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

PARKS, OPEN SPACE, AND TREES: Park Fees are not applicable in the ETJ.

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 Avalon Terrace 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 plat is in conformance with the comprehensive plan.
3. The request is in conformance with the development agreement.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Avalon Terrace Section 6



Aerial Map

Preliminary Plat Avalon Terrace Section 6

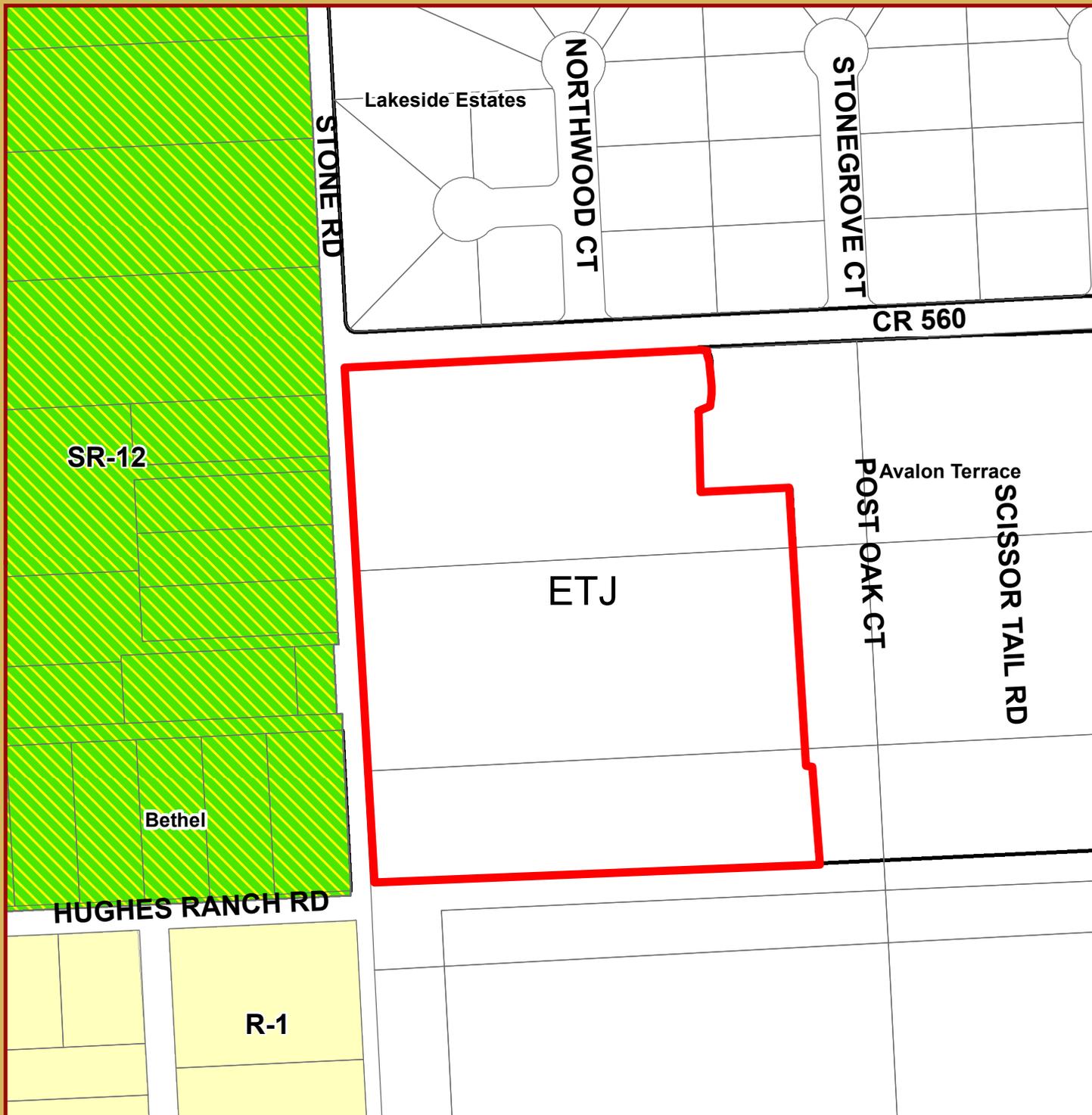


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat Avalon Terrace Section 6



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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

**Preliminary Plat
Avalon Terrace
Section 6**



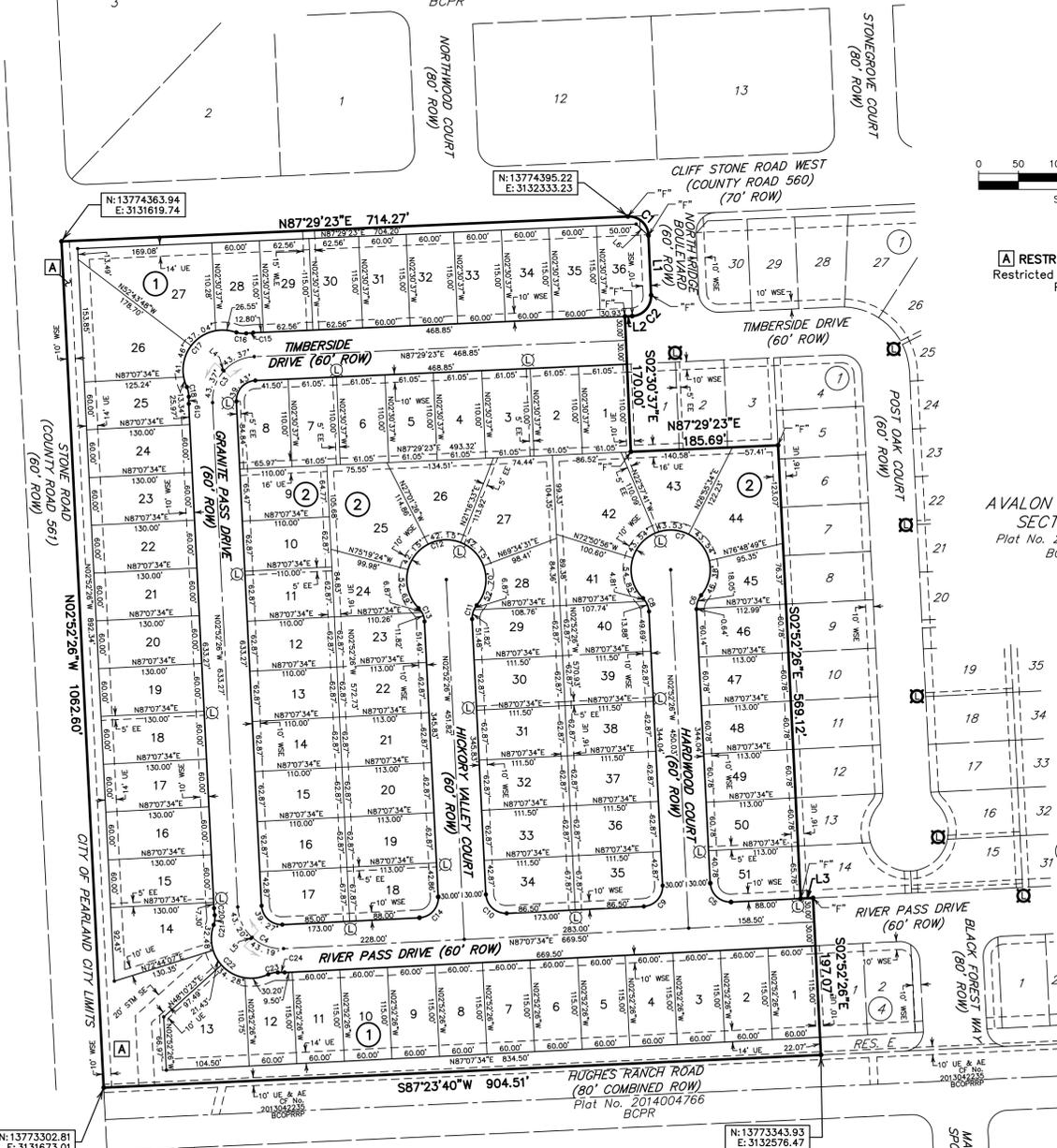
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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT



CALLED 44.0735 ACRES
FINAL PLAT OF LAKESIDE
ESTATES SECTION ONE
VOL 21, PG 323 & 324
BCPR



[A] RESTRICTED RESERVE "A"
Restricted to Landscape & Utility
Purposes Only
1.2984 AC
56,559 Sq Ft

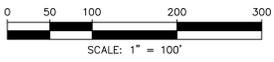
**AVALON TERRACE
SECTION 5**
Plat No. 2015007042
BCPR

- LEGEND**
- AE - AERIAL EASEMENT
 - BCDR - BRAZORIA COUNTY DEED RECORDS
 - BCOPRRP - BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - BCMR - BRAZORIA COUNTY MAP RECORDS
 - BCPR - BRAZORIA COUNTY PLAT RECORDS
 - BL - BUILDING SETBACK LINE
 - CL - CLERK'S FILE
 - CLOMR - CONDITIONAL LETTER OF MAP REVISION
 - DE - DRAINAGE EASEMENT
 - EE - ELECTRICAL EASEMENT (CENTERPOINT ENERGY ONLY)
 - LMR - LETTER OF MAP REVISION
 - No. - NUMBER
 - PC - PAGE
 - POB - POINT OF BEGINNING
 - ROW - RIGHT-OF-WAY
 - SSE - SANITARY SEWER EASEMENT
 - STM - STORM SEWER EASEMENT
 - STM SE - STORM SEWER EASEMENT (SEWER ENERGY ONLY)
 - TBM - TEMPORARY BENCH MARK
 - UE - UTILITY EASEMENT
 - VOL - VOLUME
 - WLE - WATER LINE EASEMENT
 - WSE - WATER & SEWER EASEMENT
 - SL - STREET LIGHT LOCATION
 - ESL - EXISTING STREET LIGHT LOCATION
 - SN - STREET NAME CHANGE
 - SI - SET 3/4" IRON ROD (WITH CAP STAMPED "JONES|CARTER PROPERTY CORNER")
 - FI - FOUND 3/4" IRON ROD (WITH CAP STAMPED "TOTTEN SURVEYING")
 - SB - STREET BLOCK NUMBER

BENCH MARK
"CITY OF PEARLAND NO. N-693" BRASS DISK ON A CONCRETE POST NEAR THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FM 518 AND EAST RIGHT OF WAY LINE OF THE G.C. & S.F.R.R.
ELEVATION = 49.29' NGVD 1929 (1978 ADJUSTMENT)
ELEVATION = 47.77' (PROVIDED BY CITY OF PEARLAND) (2001 ADJUSTMENT)

TBM
TEMPORARY BENCH MARK H BEING A BRASS DISK SET ON A STORM INLET LOCATED ALONG THE NORTH PAVING LINE OF RIVER PASS DRIVE AT STATION 9+67.
ELEVATION = 55.21' NGVD 1929 (1978 ADJUSTMENT)

100-YEAR WATER SURFACE ELEVATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48039C0030 I AND 48039C0040 I, EFFECTIVE DATE SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES WITHIN AREAS ZONE "SHADED X" (AREA DETERMINED TO BE INUNDATED BY 500-YEAR FLOOD, WITH BASE FLOOD ELEVATION DETERMINED), AS REFLECTED IN THE LETTER OF MAP REVISION, CASE NO. 14-06-29774, ISSUED BY FEMA WITH AN EFFECTIVE DATE OF JULY 8, 2014.
BFE ELEVATION = 53.70'



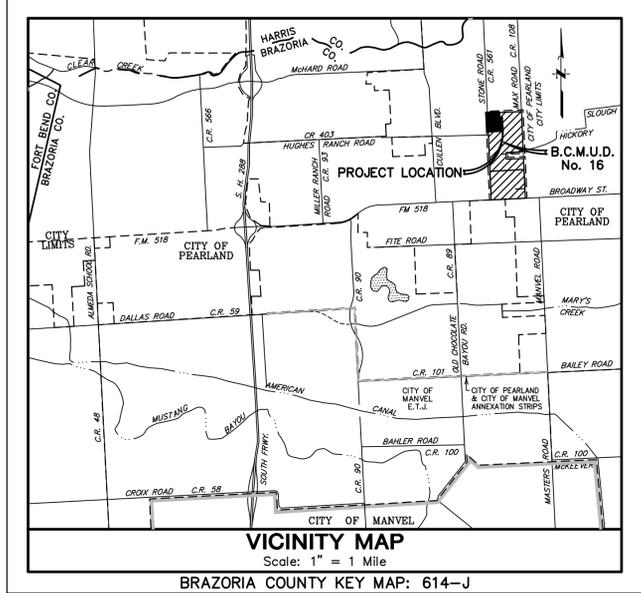
CERTIFICATE OF SURVEYOR
I, Martin G. Hicks, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all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

Martin G. Hicks
Registered Professional Land Surveyor
Texas No. 4387

BLOCK	LOT	FRONTAGE	ACRES
1	1	60.00'	0.16
1	2	60.00'	0.16
1	3	60.00'	0.16
1	4	60.00'	0.16
1	5	60.00'	0.16
1	6	60.00'	0.16
1	7	60.00'	0.16
1	8	60.00'	0.16
1	9	60.00'	0.16
1	10	60.00'	0.16
1	11	60.00'	0.16
1	12	60.05'	0.16
1	13	52.13'	0.25
1	14	65.19'	0.22
1	15	60.00'	0.16
1	16	60.00'	0.16
1	17	60.00'	0.18
1	18	60.00'	0.18
1	19	60.00'	0.18
1	20	60.00'	0.18
1	21	60.00'	0.18
1	22	60.00'	0.18
1	23	60.00'	0.18
1	24	60.00'	0.18
1	25	60.00'	0.18
1	26	55.45'	0.29
1	27	54.58'	0.31
1	28	60.01'	0.16
1	29	62.56'	0.17
1	30	62.56'	0.17
1	31	60.00'	0.16
1	32	60.00'	0.16
1	33	60.00'	0.16
1	34	60.00'	0.16
1	35	60.00'	0.16
1	36	65.00'	0.17
2	1	61.05'	0.16
2	2	61.05'	0.16
2	3	61.05'	0.16
2	4	61.05'	0.16
2	5	61.05'	0.16
2	6	61.05'	0.16
2	7	61.05'	0.16
2	8	66.50'	0.16
2	9	65.31'	0.16
2	10	60.00'	0.16
2	11	62.87'	0.16
2	12	62.87'	0.16
2	13	62.87'	0.16
2	14	62.87'	0.16
2	15	62.87'	0.16
2	16	60.00'	0.16
2	17	67.87'	0.17
2	18	67.87'	0.17
2	19	62.87'	0.16
2	20	62.87'	0.16
2	21	62.87'	0.16
2	22	62.87'	0.16
2	23	63.76'	0.16
2	24	63.54'	0.16
2	25	59.01'	0.28
2	26	59.01'	0.29
2	27	59.01'	0.27
2	28	63.54'	0.15
2	29	63.76'	0.16
2	30	62.87'	0.16
2	31	62.87'	0.16
2	32	62.87'	0.16
2	33	62.87'	0.16
2	34	67.87'	0.17
2	35	67.87'	0.17
2	36	62.87'	0.16

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S47°30'37"E	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S42°29'23"W	35.36'	25.00'
C3	55.00'	90°21'48"	86.74'	N42°18'29"E	78.03'	55.35'
C4	55.00'	90°00'00"	86.39'	N47°52'26"W	77.78'	55.35'
C5	25.00'	90°00'00"	39.27'	N47°52'26"W	35.36'	25.00'
C6	25.00'	42°50'00"	18.69'	N18°32'34"E	18.26'	9.81'
C7	50.00'	26°54'01"	231.84'	N87°07'34"E	73.33'	53.93'
C8	25.00'	42°50'00"	18.69'	N241°7'26"W	18.26'	9.81'
C9	25.00'	90°00'00"	39.27'	N42°07'34"E	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°52'26"W	35.36'	25.00'
C11	25.00'	42°50'00"	18.69'	N18°32'34"E	18.26'	9.81'
C12	50.00'	26°54'01"	231.84'	N87°07'34"E	73.33'	53.93'
C13	25.00'	42°50'00"	18.69'	N241°7'26"W	18.26'	9.81'
C14	25.00'	90°00'00"	39.27'	N42°07'34"E	35.36'	25.00'
C15	85.00'	05°50'41"	8.67'	N84°28'35"E	8.94'	4.34'
C16	25.00'	28°40'40"	12.51'	N84°11'53"W	12.38'	6.39'
C17	50.00'	135°39'56"	118.39'	N42°18'29"E	92.61'	122.72'
C18	25.00'	28°40'40"	12.51'	N11°11'10"W	12.38'	6.39'
C19	85.00'	06°01'35"	8.94'	N00°08'22"E	8.94'	4.47'
C20	85.00'	05°50'41"	8.67'	N05°47'46"W	8.67'	4.34'
C21	25.00'	28°40'40"	12.51'	N05°37'13"E	12.38'	6.39'
C22	50.00'	135°39'56"	118.39'	N47°52'26"W	92.61'	122.72'
C23	25.00'	28°40'40"	12.51'	N78°37'56"E	12.38'	6.39'
C24	85.00'	05°50'41"	8.67'	N89°57'05"W	8.67'	4.34'

LINE	BEARING	DISTANCE
L1	S02°30'37"E	75.00'
L2	S87°29'23"W	9.07'
L3	N87°07'34"E	15.50'
L4	N47°41'51"W	2.00'
L5	N42°07'34"E	2.00'
L6	N47°30'37"W	21.21'



FINAL PLAT AVALON TERRACE SEC. 6

A SUBDIVISION OF 20.58 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505
BRAZORIA COUNTY, TEXAS

87 LOTS 1 RESERVE (1.2984 ACRES) 2 BLOCKS
NOVEMBER 2015

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

SURVEYOR:
JC JONES|CARTER
DOTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 12048200
6155 Gulfport, Suite 100 • Houston, Texas 77061 • 281.373.5337

ENGINEER:
JC JONES|CARTER
Texas Board of Professional Engineers Registration No. 4439
6155 Gulfport, Suite 100 • Houston, Texas 77061 • 281.373.5337
ATTN: MARTIN G. MURDOCK, P.E.
TBPE FIRM NO. F-479

ATTN: MARTIN G. HICKS, R.P.L.S. No. 4387
TBPS FIRM NO. 10046100

I, Gary R. Tesch, President of MHI Partnership, Ltd being the owner of the property subdivided in this plat of Avalon Terrace Section 6, I do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Avalon Terrace Section 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally 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 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 as 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 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.

WITNESS my hand in Pearland, Brazoria County, Texas, this ____ day of _____, 2015.

By: MHI Partnership, Ltd.

By: _____
Name Printed: GARY R. TESCH
Title: PRESIDENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public
In and for Brazoria County, Texas.

GENERAL NOTES:

- Structures built on lots in the designated Flood Plain must be elevated to 24" above the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's office for specific information. The B.F.E. is 53.7' based on a NGVD 1929 adjustment. Bearings shown hereon are based upon the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83). All coordinates are surface and may be converted to grid by multiplying by the combined scale factor of 0.99986897.
- The subject tract lies within Extra-Territorial Jurisdiction of the City of Pearland and is therefore not zoned.
- This tract of land is within two (2) miles of the city limits of the City of Pearland, Texas. (within the City of Pearland's ETJ)
- Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Brazoria County, Texas and Incorporated Areas, Community Panel No. 48039C0030 1 and 48039C0040 1, effective date April 21, 2009, the subject tract lies in Zone X (0.2% annual chance (500-Year) floodplain) as reflected in the Letter of Map Revision Case No. 14-06-29774, issued by the Federal Emergency Management Agency with an effective date July 8, 2014. 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 proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District No. 4.
- Storm sewer easements shall be kept free from fill or any other structures which inhibit the flow of surface water.
- No side entry to lots are allowed.
- No apparent pipeline or pipeline easement exist within the boundaries of this plat, except as shown.
- Four foot sidewalks are required to be constructed along both sides of street rights-of-way within this subdivision.
- Development of this property shall be in accordance with a Strategic Partnership Agreement between the City of Pearland and Brazoria County M.U.D. No. 16 dated October 27, 2003. All structures constructed shall obtain City of Pearland Building Permits.
- This property is located wholly within Brazoria County Municipal Utility District No. 16.
- This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
- This plat was prepared from information provided by Stewart Title Company, G.F. No. 1503903144, effective date October 30, 2015.
- All bearing references are to the Texas State Plane Coordinate System, South Central Zone.
- All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
- Three-quarter inch (3/4") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted.
- Any construction proposed to be installed within a dedicated easement with prescribed rights to a private entity shall require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder of the easement removing any unapproved pavement, structures, utilities or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
- Access rights to driveways are hereby granted to all adjoining residential properties.
- The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of 12-inches above the top of curb, or 12-inches above the 100-year floodplain water surface elevation for structures to be located within the 100-year floodplain.
- All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO sight distance requirements for motorists.
- Driveway requirements for the location, widths and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.
- "City of Pearland No. N-693" brass disk on a concrete post near the intersection of the south right of way line of FM 518 and east right of way line of the G.C. & S.F.R.R.
Elevation = 49.29' NGVD 29 (1978 Adjustment)
Elevation = 47.77' (Provided by City of Pearland) (2001 Adjustment)
- Temporary Bench Mark H being a brass disk set on a storm inlet located along the north paving line of River Pass Drive at station 9+67.
Elevation = 55.21' NGVD 29 (1978 Adjustment)
- There are 15 streetlights on this plat.

DRAINAGE PLAN NOTES

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

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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 20.58 acre tract of land situated in the H.T. & B.R.R. Co. Survey, Abstract No. 505 in Brazoria County, Texas, being out of the remainder of a called 238.414 acre tract of land conveyed to MHI Partnership, Ltd. recorded in Clerk's File No. 03-046549 of the Brazoria County Official Records; said 20.58 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the southwest corner of Avalon Terrace Sec. 5, plat of which is recorded in Plat No. 2015007042 of the Brazoria County Plat Records, in the north line of Hughes Ranch Road (80 feet right-of-way) dedication of which is shown on Plat No. 2014004766 of the Brazoria County Plat Records;

THENCE, South 87°23'40" West, along the south line of said Hughes Ranch Road, 904.51 feet to a point for corner in the west line of the remainder of said 238.414 acre tract, common with the east line of Stone Road (60 feet right-of-way);

THENCE, North 02°52'26" West, along said common line, 1062.60 feet to a point for the northwest corner of the remainder of said 238.414 acre tract, in the south line of Cliff Stone Road West (70 feet right-of-way);

THENCE, North 87°29'23" East, along the north line of the remainder of said 238.414 acre tract, common with the south line of said Cliff Stone Road West, 714.27 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the northwest corner of said Avalon Terrace Sec. 5 at the beginning of a curve to the right;

THENCE, along the west line of said Avalon Terrace Sec. 5, the following nine (9) courses and distances:

- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°30'37" East, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°30'37" East, 75.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°29'23" West, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 87°29'23" West, 9.07 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°30'37" East, 170.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 87°29'23" East, 185.69 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°52'26" East, 569.12 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 87°07'34" East, 15.50 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°52'26" East, 197.07 feet to the POINT OF BEGINNING, CONTAINING 20.58 acres of land in Brazoria County, Texas.

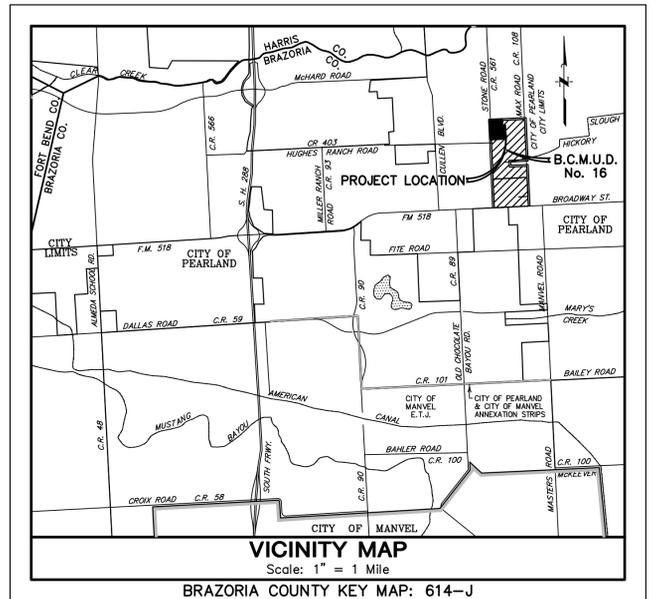
This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat of Avalon Terrace Section 6, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this ____ day of _____, 2015.

Henry Fuentes
Chairperson
City Planning Commission
City of Pearland, Texas

APPROVED by the City of Pearland, Texas, this ____ day of _____, 2015.

Darrin Coker
City Attorney
City of Pearland, Texas

Susan Polka, P.E.
Director of Engineering
City of Pearland, Texas



FINAL PLAT
AVALON TERRACE
SEC. 6
A SUBDIVISION OF 20.58 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505
BRAZORIA COUNTY, TEXAS
87 LOTS 1 RESERVE (1.2984 ACRES) 2 BLOCKS

NOVEMBER 2015

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

SURVEYOR:
JC JONES | CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 12046120
6335 Gulfport, Suite 100 • Houston, Texas 77061 • 281.373.5333

ENGINEER:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. 6-439
6335 Gulfport, Suite 100 • Houston, Texas 77061 • 281.373.5333
ATTN: MARTIN C. MURDOCK, P.E.
TBPE FIRM NO. F-479

ATTN: MARTIN G. HICKS, R.P.L.S. No. 4387
TBPS FIRM NO. 10046100

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN OAKS

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Vanessa Rodriguez, owner; for approval of the Final Plat of Southern Oaks creating 99 residential lots and 5 reserves located on 31.127 acres of land.



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Rene Rodriguez, LJA Engineering

DATE: 12/7/2015

AGENDA ITEM SUBJECT: Final Plat of Southern Oaks

Old Business • New Business Discussion Item Workshop

Summary: A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Vanessa Rodriguez, owner; for approval of the Final Plat of Southern Oaks creating 99 residential lots and 5 reserves located on 31.127 acres located at the Southwest corner of Kingsley Drive and Quiet Pines Lane.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 7, 2015

FINAL PLAT OF SOUTHERN OAKS

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Vanessa Rodriguez, owner; for approval of the Final Plat of Southern Oaks creating 99 residential lots and 5 reserves located on 31.127 acres, to wit;

Legal Description: Being 31.127 acres of land out of the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: West side of Kingsley Drive at Quite Pines Lane

SUMMARY: On behalf of Vanessa Rodriguez, owner; Rene Rodriguez, of LJA Engineering has submitted a request for approval of the Final Plat of Southern Oaks to create 99 residential lots and 5 reserves located on 31.127 acres located at the Southwest corner of Kingsley Drive and Quiet Pines Lane. The lots will generally be 55 feet wide and 130 feet deep.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Southern Trails PUD, and Extra-territorial Jurisdiction (ETJ)	Single Family in Southern Trails and large lot Single Family in Extra-territorial Jurisdiction (ETJ)
South	ETJ	Large Lot Single Family Residential
East	Southern Trails PUD	Single Family Residential
West	Southern Trails PUD	Single Family Residential

UNIFIED DEVELOPMENT CODE: A portion of the property was recently annexed into the city and zoned R-1 Single Family Residential along with approximately 20 acres to the west. The Cluster Development Plan allows for a variety of lot sizes ranging from as small as 7,100 square feet to as large as 15,786 square feet. The majority of the lots are between 7,100 square feet and 7,800 square feet in size. The largest lots are located at street corners and in street curves. R-1 clusters allow for a maximum density of 3.2 units per acre, as specified in Section 2.2.4.3 of the Unified Development Code.

As proposed, the density is 3.18 dwelling units per acre, which meets the requirements of the UDC.

BEAZER CR 48 CLUSTER PLAN: The Cluster Development Plan provided for 99 single family lots; 1.8 acres of open space/park space, with enhanced landscaping including ornamental and shade trees with a playground and a pavilion, and a 5.7-acre wet bottom detention that will serve as an amenity with fountains, a walking trail and 3 benches. The approved Cluster Development Plan requires various other amenities, including, a 6 foot wide trail throughout the development, and an entry monument along Kingsley Drive, with enhanced landscaping.

The majority of the proposed lots within the development are 55 feet wide and 130 feet deep for a lot area of 7,150 square feet (.16 acres). The exceptions to the dimensions are either corner lots, or lots located in eyebrows of street curves. The eyebrow lots are similar to lots found in cul-de-sacs with less street frontage and greater rear property lines.

The table below provides a comparison of the lot dimensions approved as part of the Cluster Development Plan and the R-1 zoning district:

	Cluster Development Plan	R-1 Single Family
Minimum lot area:	6,875 square feet	8,800 sq. ft.
Minimum lot width:	55'	80'
Minimum lot depth:	125'	90'
Density (units/acre)	3.18 per acre	3.2 per acre

PLATTING STATUS: This is the first and only plat of the approved Cluster Development Plan. A Final Plat is required prior to the release of any permits for home construction. At this time, the land has been cleared to begin construction of streets and amenities.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is located within the “Low Density Residential” future land use designation. The Preliminary Plat provides for 99 lots, with a density of 3.18 units per acre, which is consistent with the recommended density of 3.2 units per acre. The Comprehensive Plan recommends lot sizes of 7,500 square feet; however smaller lots are acceptable if common open space is provided and the overall density is not increased. Reserve D provides most of the open space within the subdivision with over 5 acres, and is designated as an amenitized

lake / detention area. The clustering of the residential units to create open space conforms to the intent of the Low Density Residential land use designation of providing residential development that preserves open spaces and natural areas.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property will be accessed from two locations along Kingsley Drive which is a Major Thoroughfare to be widened and requires 120 feet of right of way. The subdivision will also be accessed from an extension of Quiet Pines Lane and a new street identified as Southern Oaks Landing.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is required prior to the approval of any final plat. The preliminary plat shows an internal street network with 50' of right of way and conforms to the approved Cluster Development Plan.

UTILITES AND INFRASTRUCTURE: On January 26, 2015 the area covered by the Cluster Development Plan was annexed into Municipal Utility District 34 for the provision of infrastructure.

DRIANAGE: A drainage plan is required prior to the approval of any final plat.

PARKS, OPEN SPACE, AND TREES: Parkland fees of \$750.00 per lot, or one acre for 50 dwelling units is required at the time of final plat.

ADDITONAL 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 Preliminary Plat of Southern Oaks 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 Beazer CR 48 Cluster Plan as well as the Unified Development Code and the Comprehensive Plan.
3. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Southern Oaks



Aerial Map

**Final Plat
Southern Oaks**

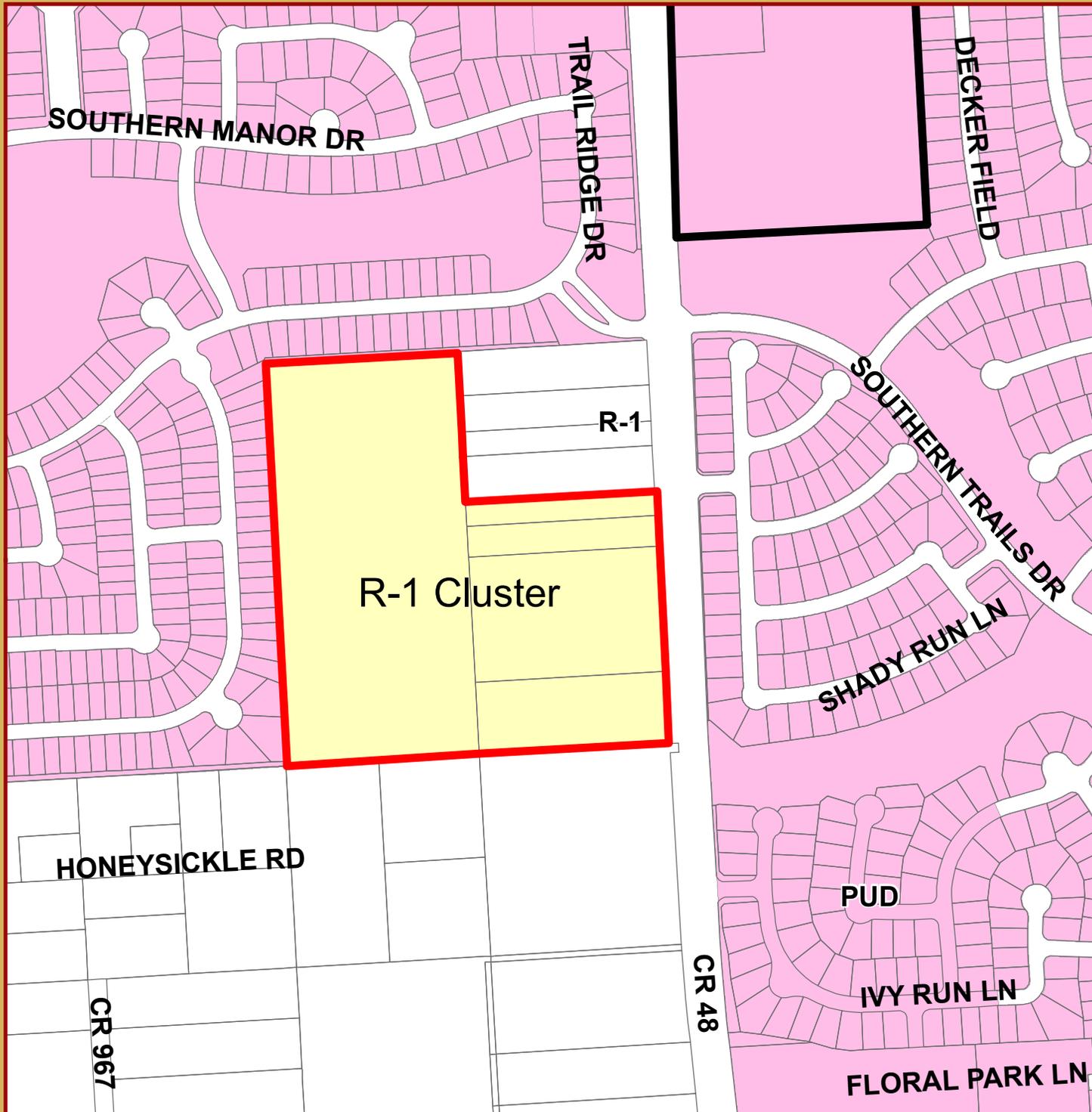


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat Southern Oaks

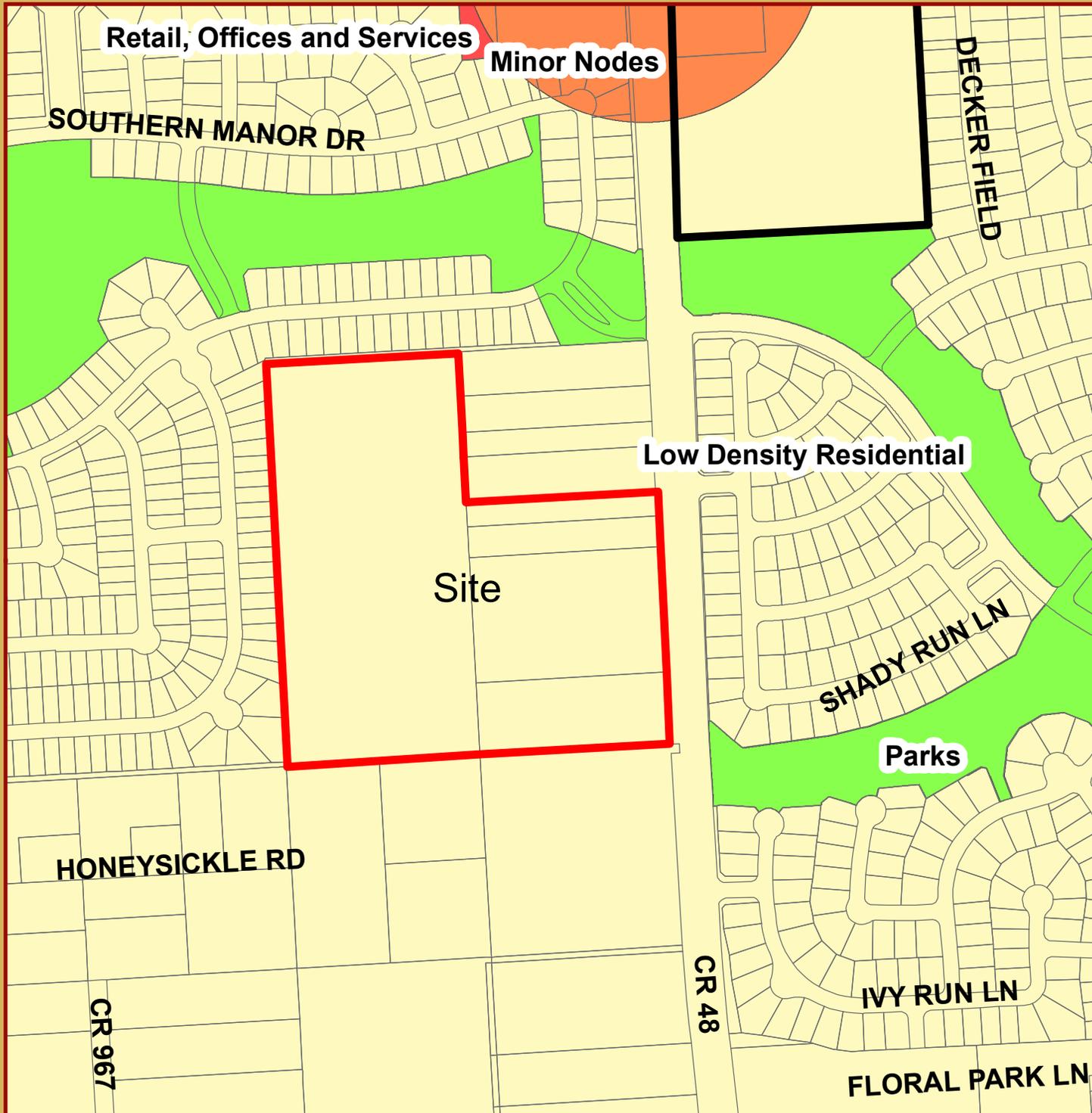


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OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Final Plat Southern Oaks

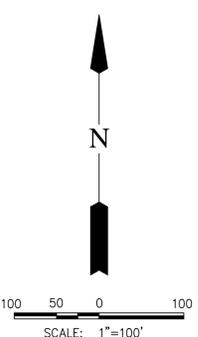
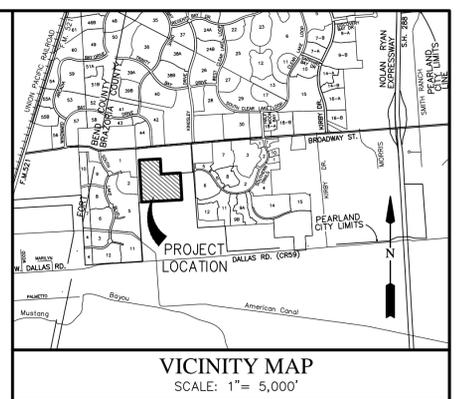
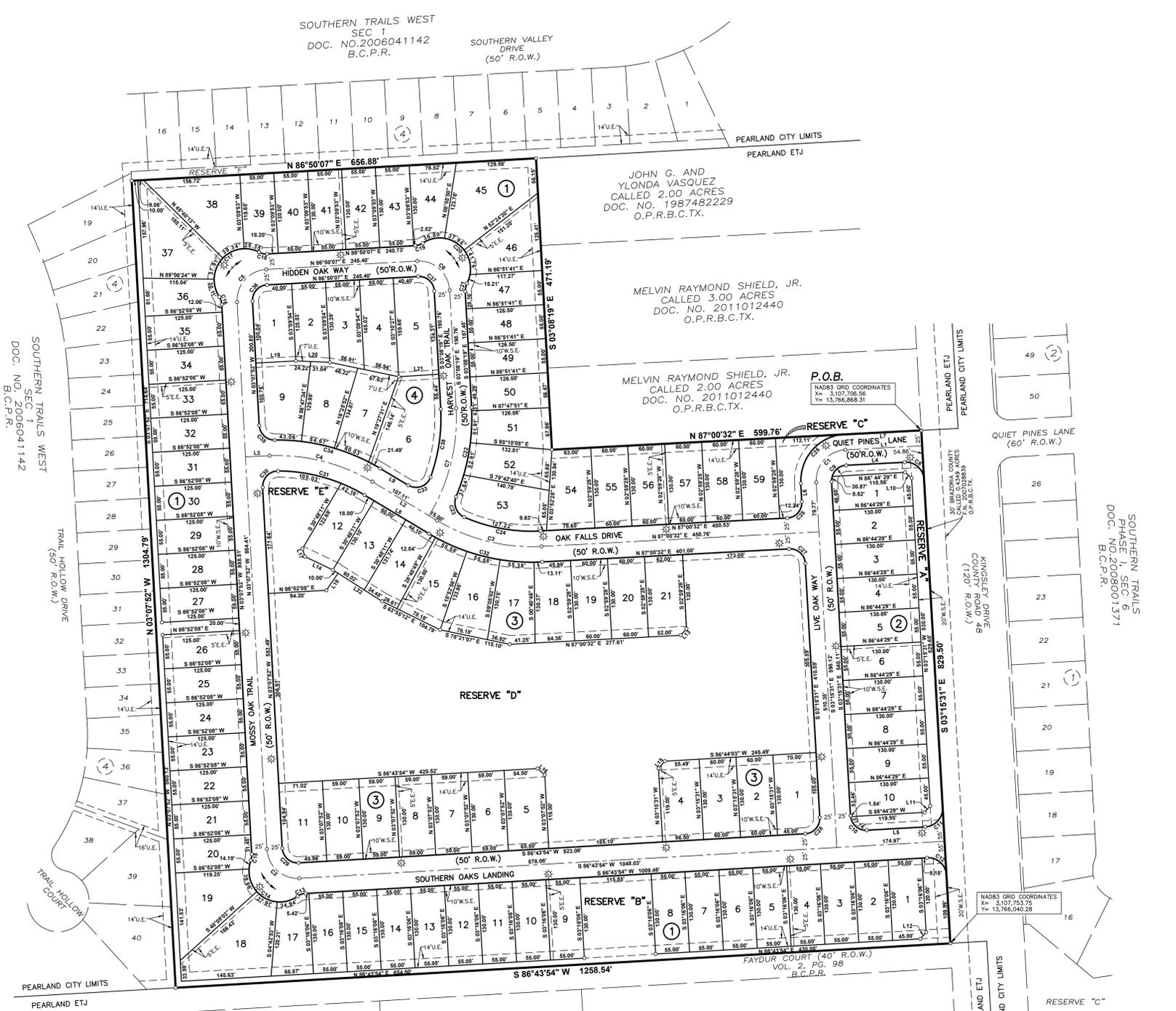


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1 inch = 472 feet

OCTOBER 2014
PLANNING DEPARTMENT





CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00	90°16'03"	78.77	70.88	S 41°52'30" W
C2	50.00	90°08'15"	78.66	70.80	S 48°11'59" E
C3	300.00	33°47'39"	176.95	174.39	S 76°08'39" E
C4	300.00	33°18'57"	174.44	171.99	N 75°51'18" W
C5	50.00	89°57'59"	78.51	70.69	S 41°51'08" W
C6	50.00	90°01'34"	78.56	70.73	N 48°09'06" W
C7	300.00	34°42'00"	181.69	178.93	N 14°12'42" E
C8	30.00	89°43'57"	46.98	42.33	N 48°07'30" W
C9	25.00	90°16'03"	39.39	35.44	S 41°52'30" W
C10	25.00	90°00'36"	39.27	35.36	S 48°15'49" E
C11	30.00	89°59'24"	47.12	42.42	N 41°44'11" E
C12	30.00	90°00'38"	47.13	42.43	N 48°15'49" W
C13	25.00	32°03'28"	13.99	13.81	S 70°42'10" W
C14	50.00	145°31'39"	127.00	95.51	N 52°33'43" W
C15	25.00	23°19'59"	10.18	10.11	N 68°32'08" E
C16	25.00	30°28'54"	13.30	13.14	N 18°22'19" W
C17	50.00	100°55'32"	131.71	96.80	N 41°51'00" E
C18	25.00	30°28'38"	13.30	13.14	S 77°58'34" E
C19	25.00	30°04'42"	13.12	12.97	N 71°47'46" E
C20	50.00	150°55'30"	131.71	96.80	S 47°46'50" E
C21	25.00	30°49'14"	13.45	13.29	S 12°16'18" W
C22	325.00	26°03'04"	147.77	146.50	S 09°53'13" W
C23	25.00	89°23'52"	39.01	35.17	S 21°47'11" E
C24	275.00	26°30'21"	127.22	126.09	S 79°44'18" E
C25	25.00	90°16'03"	39.39	35.44	N 41°52'30" E
C26	75.00	90°16'03"	118.16	106.31	N 41°52'30" E
C27	25.00	89°43'57"	39.15	35.27	S 48°07'30" E
C28	25.00	89°59'24"	39.27	35.35	S 41°44'11" W
C29	25.00	90°08'15"	39.33	35.40	N 48°11'59" W
C30	25.00	93°19'58"	40.69	36.35	N 43°30'07" E
C31	275.00	30°40'05"	147.20	145.44	S 74°31'52" E
C32	325.00	33°47'39"	191.69	188.92	S 76°08'39" E
C33	25.00	100°36'34"	43.90	38.47	S 70°29'54" W
C34	325.00	31°36'08"	179.26	176.99	N 74°59'52" W
C35	25.00	87°40'04"	38.25	34.63	N 46°57'54" W
C36	25.00	89°57'59"	39.26	35.34	N 41°51'08" E
C37	25.00	90°01'34"	39.28	35.36	S 48°09'06" E
C38	275.00	23°19'56"	111.99	111.21	S 08°31'39" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°00'32" E	124.77
L2	S 59°11'49" E	122.10
L3	S 87°29'13" W	39.00
L4	S 87°00'32" W	59.02
L5	N 86°43'54" E	95.00
L6	N 03°15'31" W	29.53
L7	N 87°00'32" E	124.65
L8	S 59°11'49" E	122.10
L9	N 59°11'49" W	52.86
L10	N 48°15'31" W	14.14
L11	N 41°44'29" E	14.14
L12	N 41°44'54" E	14.14
L13	N 42°00'32" E	14.14
L14	N 64°43'58" W	50.28
L15	S 41°45'59" W	15.57
L16	N 48°11'59" W	15.54
L17	S 16°57'52" E	13.44
L18	N 34°42'25" E	33.45
L19	S 86°50'08" W	65.06
L20	N 87°35'49" W	55.26
L21	S 66°32'40" W	65.32
L22	S 87°37'50" E	84.80

- 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.P.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - ☉ INDICATES PROPOSED STREET LIGHT
 - ☼ INDICATES EXISTING STREET LIGHT
 - ◆ INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.377	16,430	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.100	47,914	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.135	5,902	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	5.795	252,424	RESTRICTED TO LAKE/DETENTION
E	0.411	17,909	RESTRICTED TO PARK
TOTAL	7.818	340,579	

**FINAL PLAT OF
SOUTHERN OAKS**

A SUBDIVISION OF 31.127 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

99 LOTS 5 RESERVES (7.818 ACRES) 4 BLOCKS
NOVEMBER 10, 2015 JOB NO. 1406-3710C-310

OWNERS:
BEAZER HOMES
GREG COLEMAN, PROJECT MANAGER
10235 WEST LITTLE YORK, SUITE 200
PH. (281)560-6600

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, BEAZER HOMES, ACTING BY AND THROUGH GREG COLEMAN, PROJECT MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SOUTHERN OAKS, 31.127 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID BEAZER HOMES, 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 BND 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.

IN TESTIMONY HERETO, BEAZER HOMES HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES BY GREG COLEMAN THIS _____ DAY OF _____, 2015.

BEAZER HOMES

BY: GREG COLEMAN

BY: _____
GREG COLEMAN, PROJECT MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, PROJECT MANAGER, 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 THREE FEET LONG OR AS SHOWN ON THE PLAT.

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

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

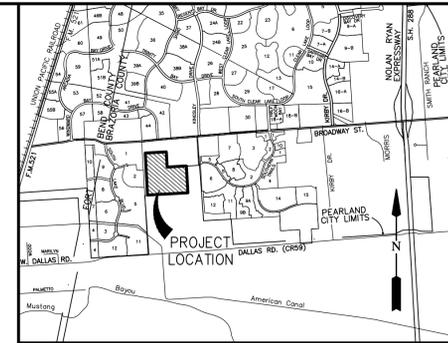
APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2015.

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

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 STEWART TITLE COMPANY, FILE NO. 1503939864, DATED NOVEMBER 3, 2015.
- ALL BEARINGS ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0020H, CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
- TBM INDICATES TEMPORARY BENCHMARK SET 60D. NAIL IN POWER POLE, AS SHOWN. ELEVATION = 50.66'
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE 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 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 #4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- THERE ARE 23 STREET LIGHTS PROPOSED ON THIS PLAT.
- 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.
- 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.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SOUTHERN OAKS 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.



VICINITY MAP
SCALE: 1"= 5,000'

KEY MAP NO. 612 & 613

BEING 31.127 ACRES OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 84, H. T. & B. R.R. COMPANY SURVEY, ABSTRACT 538, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 20 ACRE TRACT CONVEYED TO JOHN T. MCMAHAN BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2003015336 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (O.P.R.B.C.TX.), ALL OF THAT CERTAIN CALLED 2.72 ACRE TRACT CONVEYED TO JOHN T. MCMAHAN BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2012028590, O.P.R.B.C.TX., AND A PORTION OF THAT CERTAIN CALLED 10 ACRE TRACT CONVEYED TO JOE R. AND LOIS DARLENE LANEY BY AN INSTRUMENT OF RECORD IN VOLUME 1310, PAGE 260, O.P.R.B.C.TX., SAID 31.127 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING AT 5/8-INCH IRON ROD WITH CAP STAMPED "LANEY" FOUND MARKING THE COMMON SOUTH CORNER OF SAID 2.72 ACRE TRACT AND THAT CERTAIN CALLED 0.1364 ACRE TRACT CONVEYED TO BRAZORIA COUNTY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2012028596, O.P.R.B.C.TX., AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.4349 ACRE TRACT CONVEYED TO BRAZORIA COUNTY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2007028639, O.P.R.B.C.TX., SAID POINT ALSO BEING IN THE NORTH LINE OF THE AFOREMENTIONED 10 ACRE TRACT AND THE CURRENT RIGHT OF WAY LINE OF C.R. 48;

THENCE, SOUTH 03° 15' 31" EAST, ALONG SAID RIGHT OF WAY LINE AND THE WEST LINE OF THE AFOREMENTIONED 0.4349 ACRE TRACT, 631.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER" FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.4349 ACRE TRACT, BEING IN THE SOUTH LINE OF SAID 10 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF FAYDUR COURT (40' WIDE) AS SHOWN ON ALLISON-RICHEY GULF COAST A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, (B.C.P.R.);

THENCE, SOUTH 86° 43' 54" WEST, ALONG SAID SOUTH LINE, SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID 20 ACRE TRACT, AT 600.17 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET MARKING THE COMMON SOUTH CORNER OF SAID 10 ACRE TRACT AND SAID 20 ACRE TRACT, IN ALL A DISTANCE OF 1,258.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET MARKING THE SOUTHWEST CORNER OF SAID 20 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER LOT 40, BLOCK 4, AS SHOWN ON THE PLAT OF SOUTHERN TRAILS WEST, SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2006041142, B.C.P.R.;

THENCE, NORTH 03° 07' 52" WEST, ALONG THE WEST LINE OF SAID 20 ACRE TRACT AND AN EAST LINE OF SAID SOUTHERN TRAILS WEST SECTION 1, 1,304.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET MARKING THE NORTHWEST CORNER OF SAID 20 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF SAID SOUTHERN TRAILS WEST, SECTION 1;

THENCE, NORTH 86° 50' 07" EAST, ALONG THE NORTH LINE OF SAID 20 ACRE TRACT AND A SOUTH LINE OF SAID SOUTHERN TRAILS WEST, SECTION 1, 656.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" SET MARKING THE COMMON NORTH CORNER OF SAID 20 ACRE TRACT AND THAT CERTAIN CALLED 2.0 ACRE TRACT CONVEYED TO JOHN G. AND YOLANDA VASQUEZ BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 1987482229, O.P.R.B.C.TX.;

THENCE, SOUTH 03° 08' 19" EAST, ALONG THE COMMON LINE OF SAID 20 ACRE TRACT AND SAID 2.0 ACRE TRACT, AT 141.05 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "WEISSER" FOUND MARKING THE COMMON WEST CORNER OF SAID 2.0 ACRE TRACT AND THAT CERTAIN CALLED 3.0 ACRE TRACT CONVEYED TO MELVIN RAYMOND SHIELD JR. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2011012440 AND 2013044706, O.P.R.B.C.TX., CONTINUING ALONG THE COMMON LINE OF SAID 20 ACRE TRACT AND THE AFOREMENTIONED 3.0 ACRE TRACT, AT 339.13 FEET PASS THE COMMON WEST CORNER OF SAID 3.0 ACRE TRACT AND THAT CERTAIN CALLED 2.0 ACRE TRACT CONVEYED TO MELVIN RAYMOND SHIELD JR. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2011012440 AND 2013044706, O.P.R.B.C.TX., CONTINUING ALONG THE COMMON LINE OF SAID 20 ACRE TRACT AND THE AFOREMENTIONED 2.0 ACRE TRACT, IN ALL A DISTANCE OF 471.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LANEY" FOUND MARKING THE COMMON WEST CORNER OF SAID 2.0 ACRE TRACT AND SAID 2.72 ACRE TRACT;

THENCE, NORTH 87° 00' 32" EAST, ALONG THE COMMON LINE OF SAID 2.0 ACRE TRACT AND SAID 2.72 ACRE TRACT, 599.76 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE COMMON NORTH CORNER OF SAID 2.72 ACRE TRACT AND SAID 0.1364 ACRE TRACT, BEING IN THE RIGHT OF WAY LINE OF C.R. 48;

THENCE, SOUTH 03° 15' 31" EAST, ALONG SAID RIGHT OF WAY LINE AND THE WEST LINE OF SAID 0.1364 ACRE TRACT, 197.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.127 ACRES OF LAND.

FINAL PLAT OF SOUTHERN OAKS

A SUBDIVISION OF 31.127 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

99 LOTS 5 RESERVES (7.818 ACRES) 4 BLOCKS
NOVEMBER 10, 2015 JOB NO. 1406-3710C-310

OWNERS:

BEAZER HOMES

GREG COLEMAN, (TITLE OF OFFICER)
10235 WEST LITTLE YORK, SUITE 200
PH. (281)560-6600

ENGINEER:

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

III. Matters Removed From Consent Agenda

IV. New Business

**A. CONSIDERATION & POSSIBLE ACTION –
REPLAT NUMBER 1 OF LOT 4A BLOCK 2
KIRBY COMMONS**

A request of David Randolph, Lentz Engineering, the applicant; on behalf of Anupama Hiremaglur, owner; for approval of a Replat Number 1 of lot 4A of Block 2 Kirby Commons creating 2 commercial lots located on 1.4930 acres of land.



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: David Randolph, Lentz Engineering

DATE: 12/7/2015

AGENDA ITEM SUBJECT: Replat Number 1 of Lot 4A of Block 2 Kirby Commons

Old Business • New Business Discussion Item Workshop

Summary: A request of David Randolph, Lentz Engineering, the applicant; on behalf of Anupama Hiremaglur, owner; for approval of a Replat Number 1 of lot 4A of Block 2 Kirby Commons creating 2 commercial lots located on 1.4930 acres located at the Northwest corner of Kirby Commons Drive and Kirby Drive.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 7, 2015

REPLAT NUMBER 1 OF LOT 4A OF BLOCK 2 KIRBY COMMONS

A request of David Randolph, Lentz Engineering, the applicant; on behalf of Anupama Hiremaglur, owner; for approval of a Replat Number 1 of lot 4A of Block 2 Kirby Commons creating 2 commercial lots located on 1.4930 acres, to wit;

Legal Description: Being 1.4930 Acres out of Lot 4A, out of Block 2, Amending Plat No. 1 of Lots 3 and 4 Block 2, Kirby Commons Brazoria County Clerk's File Number 2009013354 in the T.C.R.R. Co. Survey Section 3 Abstract No. 678 City of Pearland, Brazoria County, Texas.

General Location: Northwest corner of Kirby Commons Drive and Kirby Drive.

SUMMARY: On behalf of Anupama Hiremaglur, owner, David Randolph, Lentz Engineering has submitted a request for approval of a Replat Number 1 of lot 4A of Block 2 Kirby Commons to create 2 commercial lots located on 1.4930 acres generally located at the Northwest corner of Kirby Commons Drive and Kirby Drive.

The applicant's property is a dialysis clinic located in the Shadow Creek Ranch PUD. The approved PUD designates the property as Commercial, Retail, Office and Restaurant development. The underlying zoning of the property under review is the Commercial zoning district outlined in the Land Use and Urban Development Ordinance. Section 16.4(a) of the Land Use and Urban Development Ordinance Land Use and Urban Development Ordinance requires a minimum lot width for the property is 150 feet and the minimum lot depth is 125 feet. Reserve A, fronting on Kirby Drive, is shown as 150.01' wide and 257.13' deep. Reserve B, Kirby Commons Drive, is shown as 157.97 feet wide and 257.13' feet deep.

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

SURROUNDING ZONING AND LAND USES:

All of the surrounding property is located in the Shadow Creek Ranch PUD. The land to the north and east is developed with single family residences. The land to the west and south is undeveloped.

	<u>Zoning</u>	<u>Land Use</u>
North	Shadow Creek Ranch PUD	Single Family Residential
South	Shadow Creek Ranch PUD	Undeveloped
East	Shadow Creek Ranch PUD	Single Family Residential
West	Shadow Creek Ranch PUD	Undeveloped

CONFORMANCE TO THE COMPREHENSIVE PLAN: Most of the applicant's property is shown as Medium Density Residential on the Future Land Use Plan 2015. The southernmost portion of the property is shown as part of the Major Node centered on the Kirby Drive / Broadway intersection.

CONFORMANCE TO THE THOROUGHFARE PLAN: Kirby Drive is shown as a Secondary Thoroughfare of Sufficient Width. Kirby Commons Drive is a local street not shown on the Thoroughfare Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Study has been previously approved.

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

STAFF RECOMMENDATION: Staff recommends approval of the Replat Number 1 of lot 4A of Block 2 Kirby Commons 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 minimum lot width and depth requirements.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Replat Number 1 of lot 4A of Block 2 Kirby Commons



Aerial Map

Replat No. of Lot 4A
of Block 2
Kirby Commons

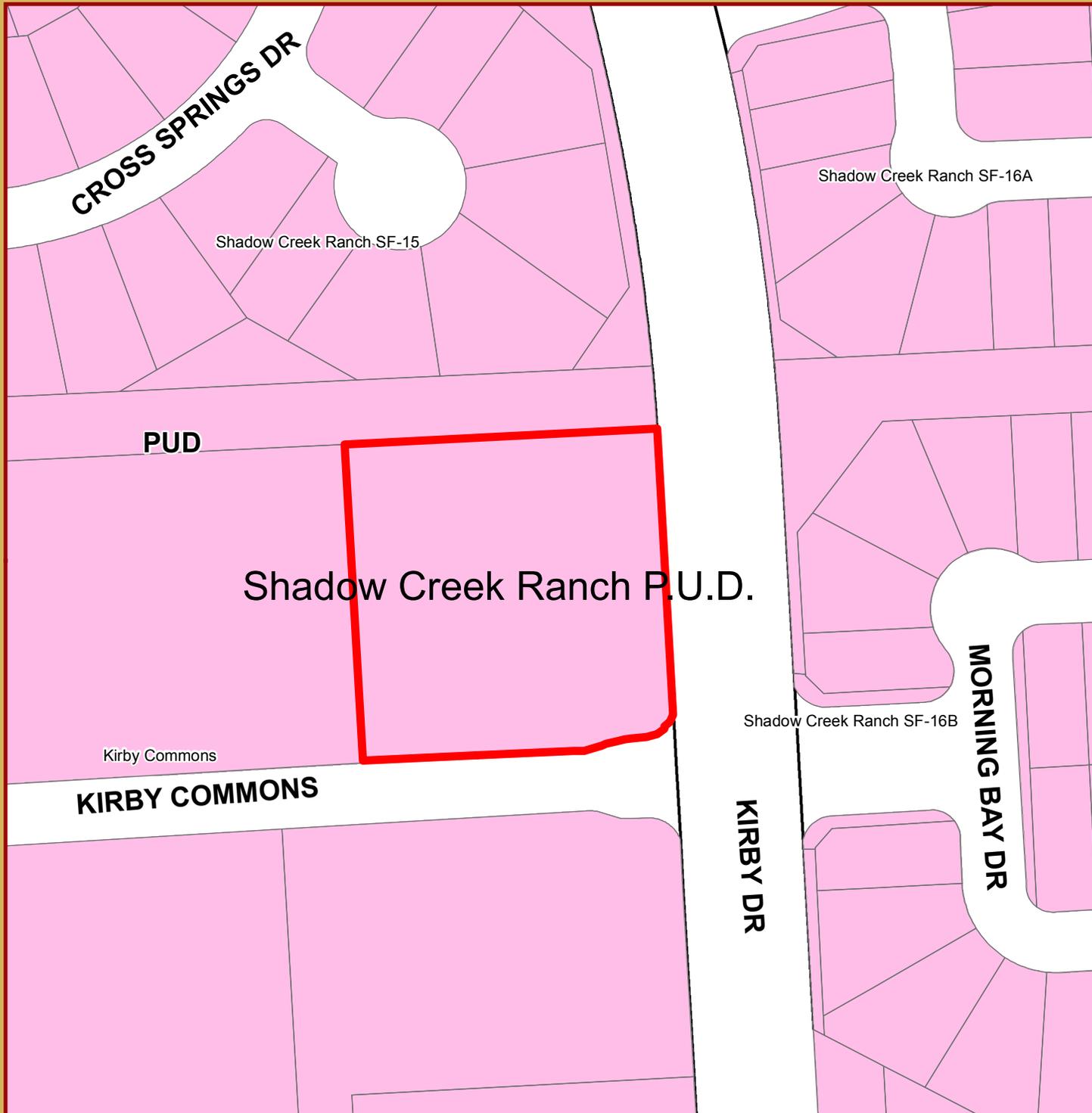


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 118 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Replat No. of Lot 4A
of Block 2
Kirby Commons

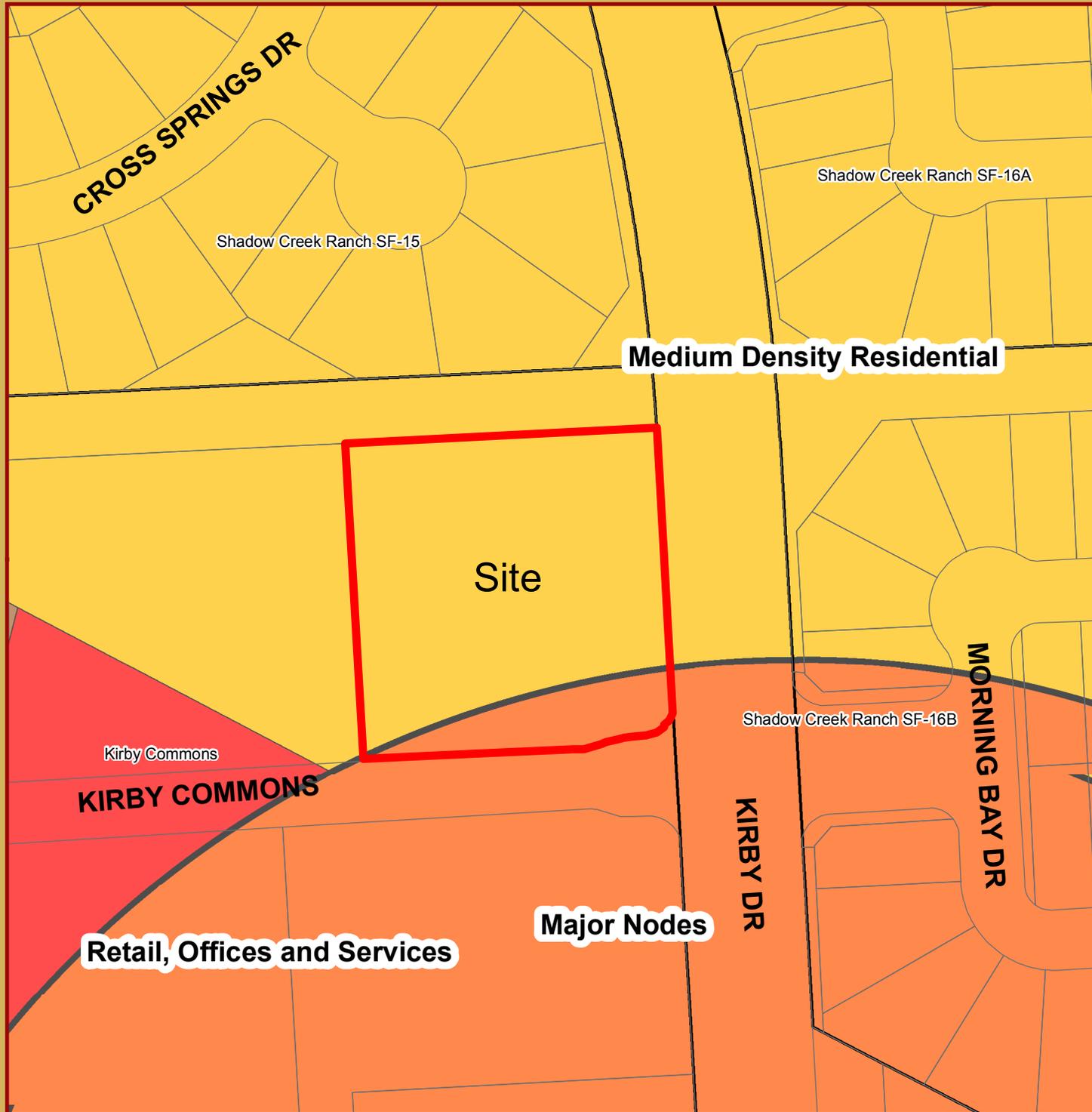


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1 inch = 118 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Replat No. of Lot 4A
of Block 2
Kirby Commons



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 = 118 feet

OCTOBER 2014
PLANNING DEPARTMENT



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.92	1950.00	0° 42' 10"	N3° 34' 49"W	23.92
C2	39.27	25.00	90° 00' 00"	S41° 46' 15"W	35.36
C3	10.15	35.00	16° 36' 48"	S78° 27' 51"W	10.11
C4	4.35	15.00	16° 36' 48"	S78° 27' 51"W	4.33

Line Table		
Line #	Length	Direction
L1	12.22	S86° 46' 15"W
L2	18.93	S70° 09' 27"W



STATE OF TEXAS
COUNTY OF BRAZORIA

WE SAMBAV, LLC, BY ITS TRUNG DINH, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF REPLAT OF KIRBY COMMONS, 1.493 ACRES ALL OF LOT 4A, BLOCK 2 OF KIRBY COMMONS AMENDING PLAT NO. 1 OF LOTS 3 AND 4, BLOCK 2 IN THE T.C.R.R. CO. SURVEY, SEC. 3, A-878 IN THE CITY OF PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID TRUNG DINH, 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.

IN TESTIMONY HERETO, SAMBAV, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TRUNG DINH THIS ____ DAY OF NOVEMBER, 2015

BY: _____
TRUNG DINH
MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRUNG DINH, 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 ____ OF NOVEMBER, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, BRANCH BANKING & TRUST COMPANY, ACTING BY AND THROUGH DEANNA NORWOOD VICE PRESIDENT, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION OF THE SAID LIEN AND DOES HEREBY CONFIRM THAT BRANCH BANKING & TRUST COMPANY IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
DEANNA NORWOOD
VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEANNA NORWOOD, 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 ____ OF NOVEMBER, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF REPLAT OF KIRBY COMMONS 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.

FRANKIE LA GAUX, AICP
INTERIM CITY PLANNER
CITY OF PEARLAND, TEXAS

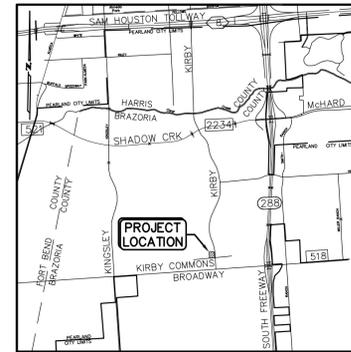
APPROVED OR THE CITY OF PEARLAND, TEXAS THIS ____ DAY OF ____, 2015

DARRIN COKER
CITY ATTORNEY

SUSAN POLKA, P.E.
CITY ENGINEER

I, MICHAEL HALL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5765, 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.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765



VICINITY MAP
SCALE: 1" = 1/2 MI.
KEY MAP : 612R

PEARLAND STANDARD NOTES

- GENERAL**
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 FIDELITY NATIONAL TITLE (GUARANTEE FILE) G.F. NO. F4831500188, EFFECTIVE DATE 10-18-2015. ALL BEARINGS REFERENCES ARE TO AMENDING PLAT NO. 1 OF LOTS 3 AND 4 OF BLOCK 2 KIRBY COMMONS.
- LANDSCAPE/COMMON AREA MAINTENANCE**
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/HARRIS/FORT BEND COUNTY.
- BENCHMARK**
DESCRIPTION: BRASS CAP SET FLUSH IN CONCRETE, CITY OF PEARLAND 9 GPS MONU. 1995. THIS MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN LINES.
DATUM: NAD 83, 1978 ADJUSTMENT
ELEVATION: 59.03
- FLOODPLAIN**
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48029C0202H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, THE PROPERTY IS LOCATED IN 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.
- EASEMENTS**
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 (COMMERCIAL ONLY)**
ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- BUILDING ELEVATIONS**
THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 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.
- DRAINAGE**
ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4.
- VISIBILITY**
ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAYS**
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.
- MUNICIPAL UTILITY DISTRICT**
THIS PROPERTY IS NOT LOCATED WITHIN A MUD.

REASON FOR REPLAT:
TO MAKE TWO RESERVES

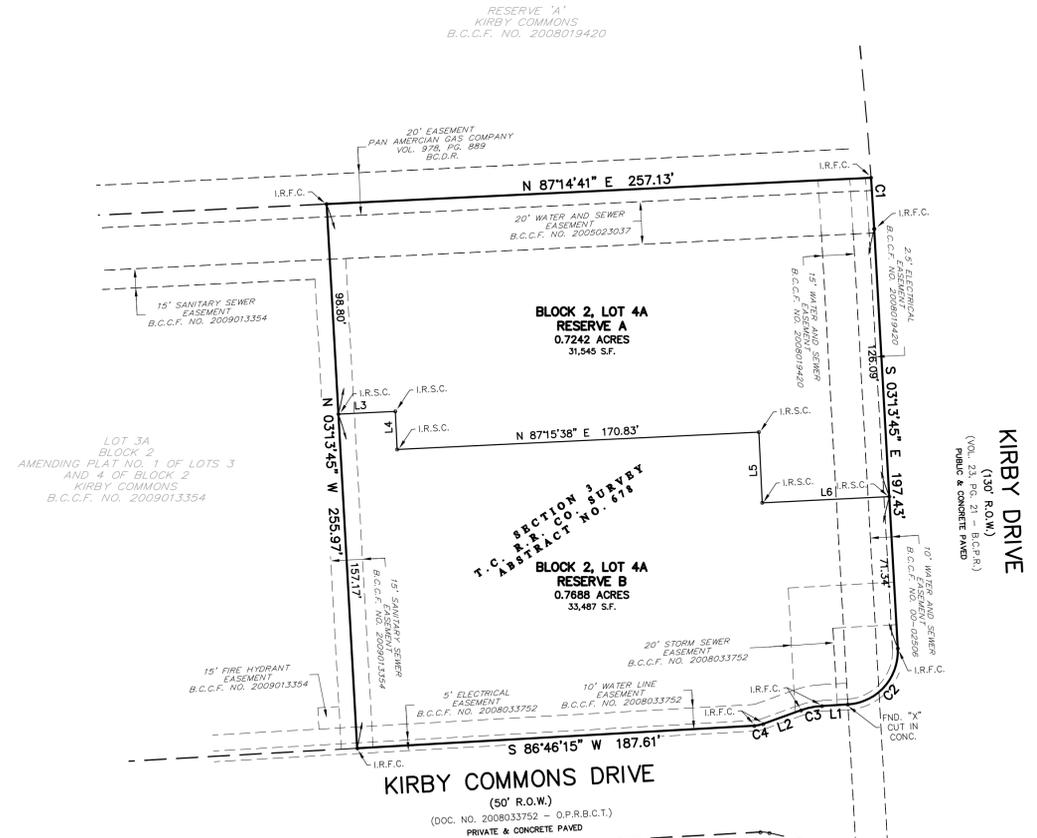
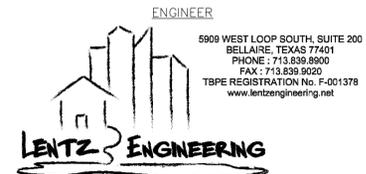
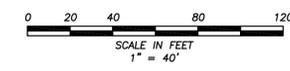
REPLAT No. 1
OF
LOT 4A OF BLOCK 2
KIRBY COMMONS

BEING 1.4930 ACRES
OUT OF
LOT 4A, OUT OF BLOCK 2, AMENDING PLAT NO. 1
OF LOTS 3 AND 4 BLOCK 2, KIRBY COMMONS
BRAZORIA COUNTY CLERK'S FILE NUMBER 2009013354

IN THE
T.C. R.R. CO. SURVEY
SECTION 3
ABSTRACT NO. 678
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

OWNERS:
SAMBAV, LLC
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BELLAIRE, TEXAS 77401

NOVEMBER, 2015



ABBREVIATIONS

- AC. = ACRE
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- S.F. = SQUARE FEET
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- VOL. = VOLUME
- I.R.F.C. = IRON ROD FOUND WITH CAP
- I.R.S.C. = IRON ROD FOUND WITH CAP
- I.R.S.C. = STAMPED 'WILSON SURVEY GROUP'
- I.R.S.C. = STAMPED 'CIVIL-SURV LAND SURVEYING'
- TEL-PS = TELEPHONE PAINT STRIPE
- ELEC-PS = ELECTRIC PAINT STRIPE

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Bailey Road Annexation Update
3. Items Shared with the Commission
 - New Town, Old Times -Growth of Retirement Complexes
 - Pearland had a peach of a year in new homes – Houston Chronicle
 - Metro Houston Economic Outlook –Greater Houston Partnership
 - Industry presentation regarding masonry requirements
 - Glen Summer v. BOA City of Spring Valley
4. Next JPH/P&Z Regular Meeting, December 14, 2015

V. Adjournment