

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

February 1, 2016

6:30 p.m.

Daniel Tunstall
P&Z CHAIRPERSON

Thomas Duncan
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Troy Pradia

Derrell Isenberg



Mary Starr

Ginger McFadden

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.



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 1, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

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

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

1. Approve the Minutes of the January 4, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioner Tony Pradia from the January 4, 2016 P&Z Regular Meeting.

**Decision
Date**
2.5.16

B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF CANTERBURY PARK SECTION 4

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Preliminary Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land, to wit:

Legal Description: A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk’s file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve “B”, Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

General Location: Northeast of the Canterbury Park Lane and Belmore Lane Intersection.



C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A

**Decision
Date**
2.5.16

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of the Final Plat of Province Village Residential Tract A creating 17 residential lots and 4 reserves located on 5.125 acres of land, to wit:

Legal Description: A subdivision of 5.125 acres of land situated in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

General Location: North CORNER OF Province Village Drive and Country Club Drive.

D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 1

**Decision
Date**
2.5.16

A request of Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development, Ltd.; for approval of the Final Plat of Stewart Heights Section 1, to create 50 single family lots and 2 reserves on approximately 11.496 acres of land, to wit:

Legal Description: A subdivision of 11.496 acres of land situated in the A.C.H. & B. survey, Abstract 403, City of Pearland. Brazoria County, Texas.

General Location: The west side of Savannah Parkway about 350 feet north of the Savannah Parkway and County Road 58 intersection.

E. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF ALVIN COMMUNITY COLLEGE PEARLAND CAMPUS UNRESTRICTED RESERVE “A”

**Decision
Date**
2.5.16

A request of Chad Gormly, Gormly Surveying, Inc., applicant, on behalf of Alvin Community College, owner; for approval of a Replat Alvin Community College Pearland Campus Unrestricted Reserve “A” to wit:

Legal Description: A plat of 3.84 acres of land, being all of Block 10, Pearland Townsite, Brazoria County, Texas, City of Pearland, Texas.

General Location: The east side of Grand Boulevard from Broadway Street to Jasmine Street.



III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:
January 25, 2016 – City Council approved 2015-13 CUP for winery in GB zoning district at 2635 Miller Ranch Road,
3. Next P&Z Meeting, February 15, 2016 – Joint Public Hearing and Regular P&Z meeting
4. Articles from November/December 2014 and January/February 2015 issues of “Urban Land.”
 - i. *City Crops* (urban agriculture)
 - ii. *Outlook for Master Planned Communities* (What captures homebuyer’s interest?)
 - iii. *The Emerging Trends in Real Estate 2015 Report* (Texas claims 3 of the top markets.)
 - iv. *11 Strategies for Building Community of Affordable Housing* (Design strategies that can enhance housing affordable or not)
 - v. *13 Trends to Watch: The forces of change that will create a new urban reality.* (Adapting older urban real estate to modern purposes.)
 - vi. *Business and Philanthropist Richard Kinder to Open ULI Spring Meeting in Houston*
 - vii. *Next Wave Mixed Income Housing* (10 new multi-family developments for mixed income levels near urban cores.)
 - viii. *Visions of a New Life for Houston’s Historic Astrodome.* (ULI Advisory Services panel recommends ways to create a popular, green, indoor/outdoor space as an alternative to demolition.)

V. ADJOURNMENT

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



I, Alma Gonzales, 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 29th day of January 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of February ____, 2016.

II. Consent Agenda Items

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

A. Approval of Minutes and Excuse of Absence

1. Approve the Minutes of the January 4, 2016 P&Z Meeting.
2. Excuse the absence of P&Z Commissioner Tony Pradia from the January 4, 2016 P&Z Regular Meeting

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JANUARY 4, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Acting Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 7:28 p.m.

In attendance were:

P&Z Acting Chairperson Daniel Tunstall
P&Z Commissioner Mary Starr
P&Z Commissioner David Selsky
P&Z Commissioner Ginger McFadden
P&Z Commissioner Thomas Duncan
P&Z Commissioner Derrell Isenberg

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

CONSENT AGENDA

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.

CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE – NONE

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 11

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518 SCR Ltd. owner, for approval of the Preliminary Plat of Southlake Section 11, creating 86 residential lots and 7 reserves on 34.197 acres, described to wit;

Legal Description: A subdivision of 34.197 acres of land situated in the H.T.&B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland,

Brazoria County, Texas.

General Location: East side of Southlake Boulevard at Spicewood Pine Lane.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 12

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd., owner, for approval of the Preliminary Plat of Southlake Section 12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:

Legal Description: A subdivision of 24.229 acres of land situated in the H.T. & B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: South side of Southlake Boulevard and Spicewood Pine Lane intersection.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 5

A request by Rene Rodriguez, LJA Engineering, applicant; on behalf of Meritage Homes of Texas, LLC., owner; for approval of the Final Plat of Riverstone Ranch at Clear Creek Section 5, creating 133 residential lots and 6 reserves located on 40.124 acres of land, described to wit:

Legal Description: A subdivision of 40.124 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a part of Lots 62, 63, 78, 79, 80, 81, 95, 96, 97, 98, 112, 113, 114, 115 of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a Subdivision of Record in Volume 4, page 48, map records of Harris County, Texas. City of Pearland, Harris County, Texas.

General Location: North of Clear Creek and east of Riverstone Ranch Drive

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of the Final Plat of Province Village Residential Tract A creating 17 residential lots and 4 reserves located on 5.125 acres, described to wit;

Legal Description: A subdivision of 5.125 acres of land situated in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

General Location: North corner of Province Village Drive and Country Club Drive.

MATTERS REMOVED FROM CONSENT AGENDA

Item E, Consideration and possible action- Final Plat of Province Village Residential Tract A was removed due to utility issues on the Final Plat.

P & Z Commissioner David Selsky made the motion to remove, P & Z Commissioner Mary Starr seconded the motion.

The vote was 6-0, Item E, Consideration and possible action- Final Plat of Province Village Residential Tract A was removed from consent agenda.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF BAKERS LANDING

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, LTD., owner; for approval of the Master Plat of Bakers Landing creating 191 single family lots, 48 town home lots and 28 reserves on 79.10 acres of land located along Hampshire Street between Main Street and Old Alvin Road, described to wit:

Legal Description: 79.10 acres in the A.C.H. & B. Survey, Section 1, Abstract 147 and the H.T. & B.R.R. Company Survey 11, Abstract 239, City of Pearland, Brazoria County, Texas.

General Location: Hampshire Street between Main Street and Old Alvin

P&Z Acting Vice Chairperson Daniel Tunstall read the consideration and possible action.

Associate Planner Vince Husted read the summary and stated that staff recommends approval of the Master Plat of Bakers Landing with conditions that the historical marker required by the Bakers Landing PD is added to the pocket park and that eight benches required by the Bakers Landing PD are added to the trail system. Vince H. also added that the surveyor should dedicate 10ft. of the 100ft. ROW for future widening of Main Street.

P&Z Acting Chairperson Daniel Tunstall asked about the historical marker. The representative for property owner, Allan Mueller explained the history for the marker and added that there will be a historical marker in place.

P&Z Commissioner Mary Starr made the motion to approve the Master Plat of Bakers Landing and P&Z Commissioner Darrell Isenberg seconded the motion.

The vote was 6-0, Master Plat of Bakers Landing was approved.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKERS LANDING SECTION 1A

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, LTD., owner; for approval of the Preliminary Plat of Bakers Landing Section 1A, creating 65 residential lots and 11 reserves located on 39.779 acres, described to wit:

Legal Description: A subdivision of 39.779 acres of land situated in the A.C.H.&B. Survey, Abstract 147, and the H.T.&B.R.R. Company Survey 11. Abstract 239, City of Pearland, Brazoria County, Texas, being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Pages 317 & 318, Brazoria County Map Records.

General Location: South side of Hampshire Street from Main Street to Old Alvin Road and at the northwest corner of Hampshire Street and Old Alvin

P&Z Acting Vice Chairperson Daniel Tunstall read the consideration and possible action.

Associate Planner Vince H. read the summary for the Preliminary Plat of Bakers Landing Section 1A and stated that staff recommends approval with conditions that the landscaping strip along Main Street be widened to 40ft. and the dedication of the ROW remain at 10ft.

P&Z Commissioner Derrell Isenberg made the motion to approve Preliminary Plat of Bakers Landing Section 1A and P&Z Commissioner Mary Starr seconded the motion.

The vote was 6-0. Preliminary Plat of Bakers Landing Section 1A was approved.

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-13Z

A request of Stream Reality c/o Greg Patch, LJA Engineering Inc., applicant; on behalf of The Settegast Family c/o Beeman Strong & Co., Inc., owner; for approval of a change in zoning from the Single Family Residential-2 (R-2) zoning district, to a Planned Development known as The Center at Pearland Parkway; on approximately 13.2572 acres of land, to wit:

Legal Description: A Tract or Parcel containing 13.2572 acres of land being the residue of a called 118.755 acre tract of land as conveyed to Marion E. Settegast Jr. ET AL as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records, Being situated in the Thomas J. Green Survey, abstract No. 198, Brazoria County, Texas.

General Location: The 2600 Block of Pearland Parkway, Pearland, TX.

P&Z Acting Chairperson Daniel Tunstall read the zone change application.

City Planner Frankie Legeaux read and explained the summary and recommends staff

approval with an Addendum to the Center at Pearland Parkway Planned Development with conditions to include compliance with the future land use plan, the landscaping, pedestrian amenities, façade enhancements and other design elements which allow for higher quality development that would not normally be required in a traditional zoning district.

P&Z Commissioner Darrell Isenberg made the motion to amend the Addendum to the Center at Pearland Parkway PD and P&Z Commissioner Mary Starr seconded the motion.

P&Z Acting Chairperson asked about the implantation of the Master Plat and Associate Planner Vince H. explained the process of the master plat submittal for this property.

P&Z Commissioner Darrell Isenberg made the motion to approve Zone Change Application No. 2015-13Z and P&Z Commissioner Mary Starr seconded the motion.

The vote was 6-0. Zone Change Application No. 2015-13Z was approved.

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2015-15Z

A request by Kent Marsh, Marsh Darcy Partners, applicant; on behalf Marilyn Bullard, owner; for approval of a change in zoning from the Single Family Residential-1 (R-1) zoning district, to a Planned Development known as Midtown at Magnolia; on approximately 11.759 acres of land.

Legal Description: All that certain 11.759 acres out of Section 16, H.T. & B.R.R., Abstract No. 546, Pearland, Brazoria County, Texas and being a portion of that certain tract described in a deed dated 04-11-2002 from Edwin Hunter Harris, et. ux. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk’s File No. 02-017799 and a portion of that certain tract as described in a deed dated 12-17-1997 from Edwin Hunter Harris, Sr. to Marilyn Louise Bullard as filed in the Official Records of Brazoria County at Clerk’s File No. 97-044957.

General Location: Southeast corner of Magnolia Road and Manvel Road (FM 1128), Pearland, TX.

P&Z Acting Chairperson Daniel Tunstall reads the Zone Change Application No. 2015-15Z.

City Planner Frankie Legeaux reads and explains the summary reports. Staff recommends approval of Zone Change 2015-15Z known as Midtown at Magnolia PD.

No Discussion

P&Z Commissioner Davis Selsky motions for approval of the Zone Change Application No. 2015-15z and P&Z Commissioner Ginger McFadden seconded the motion.

The vote was 6-0. Zone Change Application No.2015-15z was approved.

NEW BUSINESS

Election of P&Z Chair and Vice-Chair

City Planner Frankie Legeaux advises on the election process. P&Z Commissioner David Selsky nominated P&Z Acting Chairperson Daniel Tunstall for the P&Z Chair position and P&Z Acting Chairperson Daniel Tunstall nominated P&Z Commissioner Thomas Duncan for the P&Z Vice-Chairperson position. Deputy City Attorney Lawrence Provins explains to the committee that if there will be no other nominees than the two that were nominated, a second vote for Chair & Vice-Chairperson would not be required.

The P&Z Chair position was granted to Daniel Tunstall and the P & Z Vice-Chairperson position was granted to Thomas Duncan.

DISCUSSION ITEMS

Commissioners Activity Report – None

City Planner Frankie Legeaux provided the Zoning Update as follows.

2015-10 St Helen's. CUP - 2nd Reading Approved
2015-11 Speedshore CUP - 2nd Reading Approved
2015-12 3808 Main Street (and Bailey) CUP - 2nd Reading Approved
2000T-19 UDC amendment (land use matrix) to permit restaurants in BP-288 district
2nd Reading Approved.

City Planner Frankie Legeaux informed of the next P&Z Meeting, February 1, 2016, Regular Meeting.

ADJOURNMENT

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 7:53 p.m.
These minutes were respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 1ST day of February 2016, A.D.

Daniel Tunstall, P & Z Chairperson

**B.CONSIDERATION AND POSSIBLE ACTION –
PRELIMINARY PLAT OF CANTERBURY PARK
SECTION 4**

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Preliminary Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land, to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Date: February 1, 2016

Re: Preliminary Plat of Canterbury Park Section 4

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Preliminary Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land, to wit:

Legal Description: A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk's file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve "B", Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

General Location: Northeast of the Canterbury Park Lane and Belmore Lane Intersection.

Summary of Request

This request will create 64 single family lots that are generally 75 feet wide and 115 feet deep located in the Canterbury Park Planned Unit Development.

Site History

The Canterbury Park PUD was approved by Ordinance 509-58J on February 12, 2002. This is the fourth subdivision plat and is located at the northern end of the area covered by the PUD.

Staff Recommendation

Staff recommends approval of the Preliminary Plat of Canterbury Park Section 4 as proposed by the applicant, for the following reasons:

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

Conformance to Comprehensive Plan

The subject property is shown as Light Industrial on the Land Use Plan 2015. The property is accessed exclusively from the area shown as Low Density Residential to the south which is located in the Canterbury Park PUD. The applicant's property is separated from the area shown as Light Industrial to the east by a detention pond and railroad tracks. The proposed street network in the plat will not provide direct access to the industrial property to the north.

Conformance with Unified Development Code

The subject property is bordered by industrial land to the north and east and residential properties to the south and west. A narrow strip of the Canterbury Park PUD separates the land located in the plat application area from the railroad tracks to the east.

	ZONING	LAND USE
NORTH	M-2 Heavy Industrial	Industrial
SOUTH	PUD – Canterbury Park	Single Family Residential
EAST	PUD – Canterbury Park	Single Family Residential
WEST	R-2 Single Family	Single Family Residential

Conformance with Thoroughfare Plan

This section of Canterbury Park will be accessed from Belmore Lane and Banbury Lane which have been platted with a 50 foot right of way.

Traffic and Transportation

A Traffic Impact Analysis was not required by Engineering for Canterbury Park Section 4.

Drainage

Approval of a preliminary drainage plan is required prior to the approval of any final plat.

Availability of Utilities

The property is located wholly within Brazoria County Municipal Utility District (MUD) No. 28. Water and sewer service is available for this subdivision. A subdivision improvement agreement has been approved for water and sewer.

Parks, Open Space and Trees

A subdivision improvement agreement has been approved for park improvements.

Impact on Existing and Future Development

The proposed plat will complete the northern portion of residential development in the Canterbury Park PUD.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Preliminary Plat of Canterbury Park Section 4



Aerial Map

Preliminary Plat Canterbury Park Section 4



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 = 236 feet

OCTOBER 2014
PLANNING DEPARTMENT



M-2

R-2

Site

PUD

HAREWOOD CT

BELMORE LN

ANZAC MEADOW CT

ALSTON PL
ANZAC DR

BANBURY LN

Zoning Map

Preliminary Plat Canterbury Park Section 4

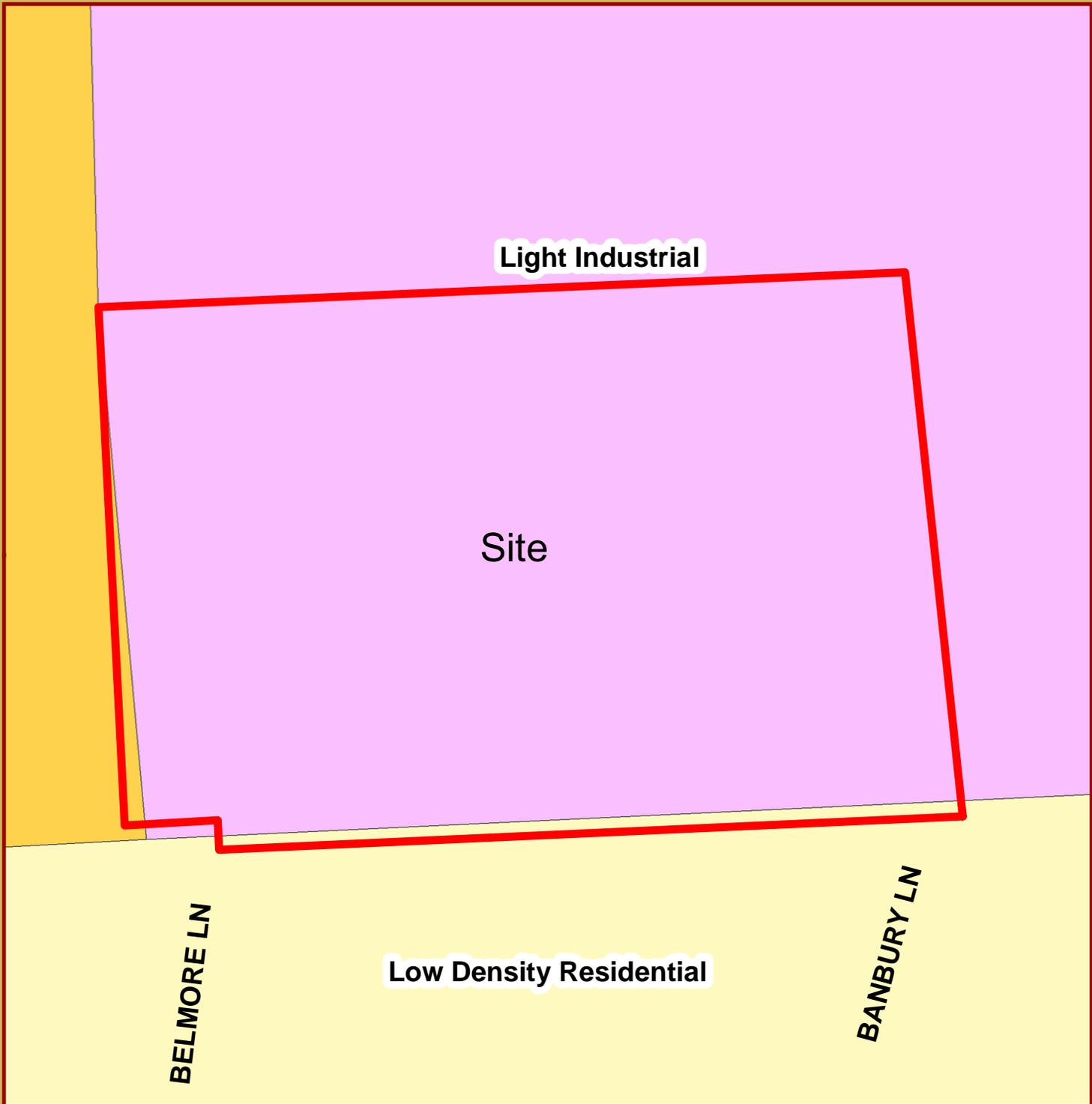


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1 inch = 236 feet

OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

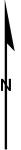
**Preliminary Plat
Canterbury Park
Section 4**



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 = 177 feet

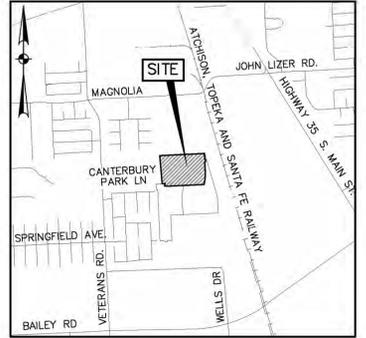
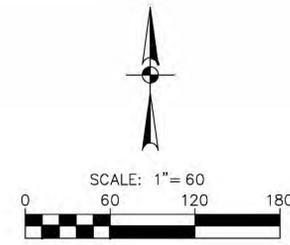
OCTOBER 2014
PLANNING DEPARTMENT



MAGI NATION LLC
9.681 ACRES
CCF 2012019512 BCOPR

JONES & JONES FAMILY
LIMITED PARTNERSHIP
9.982 ACRES
CCF 2007070962 BCOPR

JONES & JONES FAMILY
LIMITED PARTNERSHIP
10.473 ACRES
CCF 2007070962 BCOPR



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP PG. 615 W

LINE #	BEARING	LENGTH
L1	N77°14'41"W	50.00'
L2	S87°13'35"W	67.76'
L3	S47°47'46"E	20.86'
L4	S42°23'48"W	9.89'
L5	N30°09'56"E	30.23'
L6	N8°01'05"W	17.79'
L7	N32°27'56"E	30.68'
L8	N8°23'58"W	16.41'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	83°44'52"	S4°43'42"E	66.75'	73.08'
C2	25.00'	39°51'27"	S17°13'00"W	17.04'	17.39'
C3	1390.00'	1°41'51"	S4°24'54"W	344.91'	345.80'
C4	1369.00'	2°17'32"	N13°54'05"E	54.76'	54.77'
C5	1344.00'	6°26'29"	S15°57'13"W	151.02'	151.10'
C6	500.00'	21°53'11"	N81°33'53"E	189.83'	190.99'
C7	50.00'	89°59'07"	S42°16'51"W	70.70'	78.53'
C8	50.00'	90°00'52"	N47°43'09"W	70.72'	78.55'
C9	1365.00'	1°43'10"	N4°32'49"E	344.95'	345.87'
C10	805.00'	1°50'38"	N7°12'36"E	277.41'	278.80'
C11	1085.00'	1°44'20"	N4°38'27"E	277.71'	278.48'
C12	1276.71'	4°26'56"	N17°03'59"E	99.11'	99.13'
C13	474.32'	21°53'13"	N81°48'48"E	180.09'	181.19'
C14	25.00'	48°11'23"	N26°48'24"W	20.41'	21.03'
C15	50.00'	186°21'53"	N42°16'51"E	99.85'	182.63'
C16	25.00'	48°11'23"	S68°37'54"E	20.41'	21.03'
C17	25.00'	39°39'09"	N67°26'50"E	16.96'	17.30'
C18	50.00'	85°46'36"	S89°29'26"E	68.06'	74.85'
C19	1340.00'	1°44'31"	N4°41'02"E	344.99'	345.95'
C20	25.00'	90°00'53"	N47°43'09"W	35.36'	39.28'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	25.00'	89°59'08"	S42°16'51"W	35.35'	39.28'
C22	1110.00'	11°49'08"	S31°15'11"W	228.56'	228.97'
C23	25.00'	46°45'46"	S14°16'28"E	19.84'	20.40'
C24	50.00'	276°20'43"	N79°28'59"W	66.69'	241.16'
C25	25.00'	49°43'08"	N33°49'48"E	21.02'	21.69'
C26	1060.00'	11°40'58"	N37°07'46"E	215.76'	216.14'
C27	25.00'	90°00'52"	N47°43'09"W	35.36'	39.28'
C28	25.00'	89°59'04"	S42°16'51"W	35.35'	39.26'
C29	830.00'	15°58'57"	N51°16'45"E	230.77'	231.52'
C30	25.00'	46°17'17"	S9°52'25"E	19.65'	20.20'
C31	50.00'	276°19'03"	N74°51'32"W	66.71'	241.13'
C32	25.00'	50°16'38"	N38°09'40"E	21.24'	21.94'
C33	780.00'	15°44'04"	N5°09'19"E	213.53'	214.20'
C34	25.00'	90°00'53"	N47°43'09"W	35.36'	39.28'
C35	25.00'	89°59'09"	S42°16'50"W	35.35'	39.26'
C36	524.33'	21°53'12"	N81°44'33"E	199.07'	200.29'
C37	1307.04'	6°30'03"	S15°56'21"W	148.22'	148.30'

RESTRICTED RESERVE "A"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.35 AC
15,193 SQ.FT.

RESTRICTED RESERVE "B"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.02 AC
848 SQ.FT.

RESTRICTED RESERVE "C"
(RESTRICTED TO LANDSCAPE OR
OPEN SPACE PURPOSES ONLY)
0.02 AC
861 SQ.FT.

OWNER:
KB HOME LONE STAR, INC., A TEXAS CORPORATION
MARK EUBANKS
VICE PRESIDENT OF FINANCE
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
TEL. 713.668.3900

PLAT NO. _____
PRELIMINARY PLAT
CANTERBURY PARK
SEC 4
4000 BLOCK OF SPRINGFIELD AVENUE

A SUBDIVISION OF 17.082 ACRES, BEING A PORTION OF A
55.626 ACRE TRACT, CONVEYED TO KB HOME LONE STAR,
INC. AND DESCRIBED IN COUNTY CLERK'S FILE 2013013873
OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS,
SITUATED IN THE F.B. DRAKE SURVEY, A-508 OUT OF
RESTRICTED RESERVE "B", CANTERBURY PARK SEC 1 AS
RECORDED UNDER VOLUME 24, PAGE 112, BRAZORIA
COUNTY PLAT RECORDS IN THE CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS 77584

64 LOTS 3 RESERVES 2 BLOCKS
SCALE: 1"=60' JUNE 2015



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
SUITE 900 | FAX: 713.428.2420

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974



| L.F. @ B.L. |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| BLK & LOT # LINEAR FT |
BLK 1 LOT 1 71.09'	BLK 1 LOT 9 70.00'	BLK 1 LOT 17 70.00'	BLK 2 LOT 6 67.22'	BLK 2 LOT 14 80.90'	BLK 2 LOT 22 66.73'	BLK 2 LOT 30 68.37'	BLK 2 LOT 38 76.50'
BLK 1 LOT 2 70.03'	BLK 1 LOT 10 70.00'	BLK 1 LOT 18 70.00'	BLK 2 LOT 7 66.73'	BLK 2 LOT 15 68.95'	BLK 2 LOT 23 76.50'	BLK 2 LOT 31 84.83'	BLK 2 LOT 39 66.77'
BLK 1 LOT 3 70.00'	BLK 1 LOT 11 70.00'	BLK 1 LOT 19 60.12'	BLK 2 LOT 8 76.50'	BLK 2 LOT 16 86.83'	BLK 2 LOT 24 66.77'	BLK 2 LOT 32 70.03'	BLK 2 LOT 40 67.00'
BLK 1 LOT 4 70.00'	BLK 1 LOT 12 70.00'	BLK 2 LOT 1 72.38'	BLK 2 LOT 9 66.77'	BLK 2 LOT 17 70.11'	BLK 2 LOT 25 67.00'	BLK 2 LOT 33 70.76'	BLK 2 LOT 41 70.01'
BLK 1 LOT 5 72.77'	BLK 1 LOT 13 70.00'	BLK 2 LOT 2 74.77'	BLK 2 LOT 10 67.00'	BLK 2 LOT 18 71.36'	BLK 2 LOT 26 70.02'	BLK 2 LOT 34 70.25'	BLK 2 LOT 42 70.19'
BLK 1 LOT 6 62.51'	BLK 1 LOT 14 70.00'	BLK 2 LOT 3 73.26'	BLK 2 LOT 11 70.04'	BLK 2 LOT 19 70.45'	BLK 2 LOT 27 70.30'	BLK 2 LOT 35 70.02'	BLK 2 LOT 43 70.57'
BLK 1 LOT 7 65.31'	BLK 1 LOT 15 70.00'	BLK 2 LOT 4 71.00'	BLK 2 LOT 12 70.58'	BLK 2 LOT 20 70.03'	BLK 2 LOT 28 70.87'	BLK 2 LOT 36 67.00'	BLK 2 LOT 44 71.16'
BLK 1 LOT 8 71.36'	BLK 1 LOT 16 70.00'	BLK 2 LOT 5 69.84'	BLK 2 LOT 13 71.76'	BLK 2 LOT 21 67.00'	BLK 2 LOT 29 78.79'	BLK 2 LOT 37 66.73'	BLK 2 LOT 45 62.93'

LEGEND:

- SET 3/4" IRON ROD (PAPE DAWSON CAP)
- FOUND MONUMENTATION (AS NOTED)
- AC = ACRE
- AE = AERIAL EASEMENT
- WE = WATER & SEWER EASEMENT
- UE = UTILITY EASEMENT
- EE = ELECTRICAL EASEMENT
- STM = STORM SEWER EASEMENT
- SES = SANITARY SEWER EASEMENT
- EX = EXISTING
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- * = PROPOSED STREET LIGHT
- BCDR = BRAZORIA COUNTY DEED RECORDS
- BCPR = BRAZORIA COUNTY PLAT RECORDS
- CCF = COUNTY CLERKS FILE
- BCOPR = BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- IR = IRON ROD
- FND = FOUND

Date: Oct 15, 2015, 2:37pm User ID: zpewy File: \\pape-dawson\proj\K\Projects\400\43\3012-0 Design\2-3-1 Preliminary\PL4004330- Preliminary.dwg

FIELD NOTES
FOR
CANTERBURY PARK, SECTION 4

A 17.082 ACRE, OR 744,079 SQUARE FEET MORE OR LESS, TRACT OF LAND, OUT OF A 55.626 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC. AND DESCRIBED IN A DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2013013873 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF RESTRICTED RESERVE "B", CANTERBURY PARK SECTION 1, RECORDED IN VOLUME 24, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 17.082 ACRE TRACT IS FULLY DESCRIBED AS FOLLOWS: WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00;

BEGINNING: AT A SET 3/4 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTH LINE OF LOT 2, BLOCK 1, CANTERBURY PARK SECTION 2, RECORDED IN COUNTY CLERK'S FILE NO. 2014019708, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, A WESTERN CORNER OF SAID RESTRICTED RESERVE "B", THE SOUTHEAST CORNER OF LOT 13, BLOCK 5, ORCHARD GLEN SUBDIVISION, RECORDED IN COUNTY CLERK'S FILE NO. 2014010471 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: N 04°49'59" W, ALONG AND WITH THE COMMON LINE BETWEEN SAID ORCHARD GLEN SUBDIVISION AND SAID RESTRICTED RESERVE "B", A DISTANCE OF 658.68 FEET TO A FOUND 1 INCH IRON PIPE FOR THE NORTHWEST CORNER OF SAID RESTRICTED RESERVE "B", THE SOUTHWEST CORNER OF A 9.681 ACRE TRACT OF LAND CONVEYED TO MAGI NATION, LLC, AND DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 2012019512 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: N 87°16'25" E, DEPARTING THE EAST LINE OF SAID ORCHARD GLEN SUBDIVISION, ALONG AND WITH THE NORTH LINE OF SAID RESTRICTED RESERVE "B", THE SOUTH LINE OF SAID 9.681 ACRE TRACT, PASSING THE SOUTHEAST CORNER OF SAID 9.681 ACRE TRACT, THE SOUTHWEST CORNER OF A 9.982 ACRE TRACT OF LAND, CONVEYED TO JONES & JONES FAMILY LIMITED PARTNERSHIP (AS DESCRIBED IN A DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007070962 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AT A DISTANCE OF 499.99 FEET, CONTINUING ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE SOUTH LINE OF SAID 9.982 ACRE TRACT, AN ADDITIONAL DISTANCE OF 410.53 FEET TO A FOUND IRON ROD WITH CAP MARKED "WILSON SURVEYING GROUP" AT THE SOUTHEAST CORNER OF SAID 9.982 ACRE TRACT, THE SOUTHWEST CORNER OF A 10.473 ACRE TRACT OF LAND CONVEYED TO JONES & JONES FAMILY LIMITED PARTNERSHIP AND DESCRIBED IN SAID DEED RECORDED IN CLERK'S FILE NO. 2007070962 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE SOUTH LINE OF SAID 10.473 ACRE TRACT AN ADDITIONAL DISTANCE OF 142.85 FEET, FOR A TOTAL DISTANCE OF 1,053.37 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF CANTERBURY PARK, SECTION 3, A SUBDIVISION RECORDED IN COUNTY CLERK'S FILE NO. 2015017273 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE: DEPARTING THE NORTH LINE OF SAID RESTRICTED RESERVE "B", OVER AND ACROSS SAID RESTRICTED RESERVE "B", ALONG AND WITH THE WEST LINE OF SAID CANTERBURY PARK, SECTION 3 THE FOLLOWING COURSES AND DISTANCES:

S 02°42'43" E, A DISTANCE OF 133.09 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 43°23'52"W, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 83°44'52", AND A CHORD BEARING AND DISTANCE OF S 04°43'42"E, 66.75 FEET, FOR AN ARC LENGTH OF 73.08 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

SOUTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIAL BEARING AND A DISTANCE OF S 17°13'00" W, 17.04 FEET, FOR AN ARC LENGTH OF 17.39 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

S 02°42'43" E, A DISTANCE OF 168.40 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"; AND

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,390.00 FEET, A CENTRAL ANGLE OF 141°51'14", A CHORD BEARING AND A DISTANCE OF S 04°24'54"W, 344.91 FEET, FOR AN ARC LENGTH OF 345.80 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: S 87°25'59" W, CONTINUING OVER AND ACROSS SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE NORTH LINE OF SAID CANTERBURY PARK, SECTION 3, PASSING A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT A NORTHWEST CORNER OF SAID CANTERBURY PARK, SECTION 3, THE NORTHWEST CORNER OF SAID CANTERBURY PARK, SECTION 2, AT A DISTANCE OF 466.08 FEET, CONTINUING OVER AND ACROSS SAID RESTRICTED RESERVE "B", NOW ALONG AND WITH THE NORTH LINE OF SAID CANTERBURY PARK, SECTION 2, AN ADDITIONAL DISTANCE OF 416.37 FEET, FOR A TOTAL DISTANCE OF 882.45 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: CONTINUING ALONG AND WITH THE NORTH LINE OF CANTERBURY PARK, SECTION 2 THE FOLLOWING COURSES AND DISTANCES:

N 77°14'41" W, A DISTANCE OF 50.00 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON";

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S 77°14'41"E, A RADIUS OF 1,369.00 FEET, A CENTRAL ANGLE OF 02°17'32", A CHORD BEARING AND A DISTANCE OF N 13°54'05"E, 54.76 FEET, FOR AN ARC LENGTH OF 54.77 FEET TO A SET 5/8 INCH IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"; AND

S 87°13'35" W, A DISTANCE OF 67.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.082 ACRES OF LAND IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ITS OFFICERS, MARK EUBANKS, VICE PRESIDENT OF FINANCE, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF CANTERBURY PARK SECTION 4, 17.08 ACRES OR 744,048.36 SQUARE FEET, MORE OR LESS, BEING A PORTION OF RESTRICTED RESERVE "A" AND RESTRICTED RESERVE "B", CANTERBURY PARK SECTION 1 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, RECORDED IN VOLUME 24, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID KB HOME LONE STAR, INC., 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, OWNER DOES HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF PEARLAND, BRAZORIA COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "CITY OF PEARLAND LAND USE AND URBAN DEVELOPMENT" ORDINANCE NO. 509-H.

IN TESTIMONY HERETO, KB HOME LONE STAR, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE, THIS _____ DAY OF _____, 20____.

BY: KB HOME LONE STAR, INC., A TEXAS CORPORATION

BY: MARK EUBANKS
VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE, OF KB HOME LONE STAR, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, ANGELA M. CARLIN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

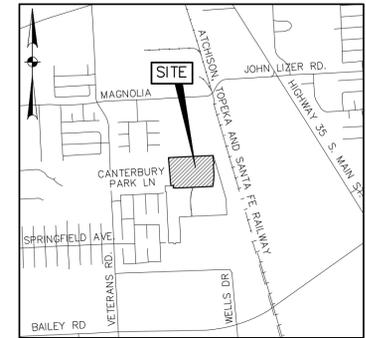
ANGELA M. CARLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5981

LOT LISTING	
BLK & LOT #	AREA
BLK 1 LOT 1	0.217 AC.
BLK 1 LOT 2	0.232 AC.
BLK 1 LOT 3	0.237 AC.
BLK 1 LOT 4	0.242 AC.
BLK 1 LOT 5	0.237 AC.
BLK 1 LOT 6	0.426 AC.
BLK 1 LOT 7	0.238 AC.
BLK 1 LOT 8	0.213 AC.
BLK 1 LOT 9	0.217 AC.
BLK 1 LOT 10	0.217 AC.
BLK 1 LOT 11	0.217 AC.
BLK 1 LOT 12	0.217 AC.
BLK 1 LOT 13	0.217 AC.
BLK 1 LOT 14	0.217 AC.
BLK 1 LOT 15	0.217 AC.
BLK 1 LOT 16	0.217 AC.

LOT LISTING	
BLK & LOT #	AREA
BLK 1 LOT 17	0.217 AC.
BLK 1 LOT 18	0.217 AC.
BLK 1 LOT 19	0.196 AC.
BLK 2 LOT 1	0.192 AC.
BLK 2 LOT 2	0.196 AC.
BLK 2 LOT 3	0.190 AC.
BLK 2 LOT 4	0.186 AC.
BLK 2 LOT 5	0.184 AC.
BLK 2 LOT 6	0.198 AC.
BLK 2 LOT 7	0.200 AC.
BLK 2 LOT 8	0.202 AC.
BLK 2 LOT 9	0.200 AC.
BLK 2 LOT 10	0.198 AC.
BLK 2 LOT 11	0.186 AC.
BLK 2 LOT 12	0.188 AC.
BLK 2 LOT 13	0.192 AC.

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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. # 1017002903, EFFECTIVE DATE NOVEMBER 1, 2012.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE 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.
- 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.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN THE DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF THE (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/OR BRAZORIA DRAINAGE DISTRICT #4
- THE PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28 AT TIME OF PLATTING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AND INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THIS LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- CANTERBURY PARK SEC. 3, (14.336 ACRES), RESIDUE OF 55.626 ACRES, RESTRICTED RESERVE "B", CANTERBURY PARK SEC. 1 VOLUME 24, PAGE 112 BCFP
- ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- THIS PLAT DOES NOT CHANGE ANY EXISTING DEED RESTRICTIONS.
- CANTERBURY PARK SEC. 4 CONTAINS ELEVEN (14) STREET LIGHTS.
- CORNER LOTS ARE NOT TO HAVE SIDE ACCESS. OTHERWISE, A 20 FOOT SIDE LOT BUILDING LINE WILL BE REQUIRED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- FOUR FOOT (4') WIDE SIDEWALKS ARE REQUIRED ON ALL LOCAL STREETS AND SIX-FOOT (6') SIDEWALKS ARE REQUIRED ON ALL COLLECTOR AND THROUGHFARE STREETS.
- TBM-1:
RAILROAD SPIKE IN POWER POLE LOCATED IN THE EAST SIDE OF VETERANS DRIVE APPROXIMATELY 195 FEET SOUTH OF THE INTERSECTION OF VETERANS DRIVE AND SPRINGFIELD DRIVE.
NORTHING = 13761015; EASTING = 3148284
ELEVATION = 49.18'
TBM-2:
RAILROAD SPIKE IN POWER POLE LOCATED IN THE EAST SIDE OF VETERANS DRIVE APPROXIMATELY 424 FEET NORTH OF THE INTERSECTION OF VETERANS DRIVE AND SPRINGFIELD DRIVE.
NORTHING = 13761494; EASTING = 3148260
ELEVATION = 49.32'
- FLOODPLAIN NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0045J, WITH THE EFFECTIVE DATE SEPTEMBER 22, 1999, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) OR ZONE "AE" (SHADED).
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.).
ZONE X (UNSHADED), DEFINED AS: "OTHER FLOOD AREAS".
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
ZONE AE (SHADED), DEFINED AS: "SPECIAL FLOOD HAZARD AREAS" (SFHAS) INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED.
- COORDINATES SHOWN ARE DISPLAYED AS GRID VALUES (US SURVEY FEET), BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



VICINITY MAP
SCALE: 1" = 200'
KEY MAP PG. 615 W

CITY OF PEARLAND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS FINAL PLAT AND SUBDIVISION OF CANTERBURY PARK SECTION 4 AND 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 _____ OF _____, 20____.

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

APPROVED BY THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 20____.

DARRIN COKER
CITY ATTORNEY

RICHARD MANCILLA, P.E.
ASSISTANT CITY ENGINEER

OWNER:
KB HOME LONE STAR, INC., A TEXAS CORPORATION
MARK EUBANKS
VICE PRESIDENT OF FINANCE
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77082
TEL. 713.668.3800

PLAT NO. _____
PRELIMINARY PLAT

CANTERBURY PARK SEC 4

4000 BLOCK OF SPRINGFIELD AVENUE

A SUBDIVISION OF 17.082 ACRES, BEING A PORTION OF A 55.626 ACRE TRACT, CONVEYED TO KB HOME LONE STAR, INC. AND DESCRIBED IN COUNTY CLERK'S FILE 2013013873 OF THE BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN THE F.B. DRAKE SURVEY, A-508 OUT OF RESTRICTED RESERVE "B", CANTERBURY PARK SEC 1 AS RECORDED UNDER VOL 24, PG 112, BRAZORIA COUNTY PLAT RECORDS IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS 77584.

64 LOTS 3 RESERVES 2 BLOCKS
SCALE: 1"=60' JUNE 2015



10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
SUITE 900 | FAX: 713.428.2420

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

**C.CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT
OF PROVINCE VILLAGE RESIDENTIAL TRACT A**

**A request of Rene Rodriguez, LJA Engineering, the applicant;
on behalf of Chris Lynch, Gehan Homes, owner; for approval
of the Final Plat of Province Village Residential Tract A
creating 17 residential lots and 4 reserves located on 5.125
acres of land, to wit:**



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Date: February 1, 2016

Re: Final Plat of Province Village Residential Tract A

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of the Final Plat of Province Village Residential Tract A creating 17 residential lots and 4 reserves located on 5.125 acres of land, to wit:

Legal Description: A subdivision of 5.125 acres of land situated in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

General Location: North corner of Province Village Drive and County Club Drive

Summary of Request

The Final Plat of Province Village Residential Tract A will create 17 lots and 4 reserves located on 5.125 acres of land. The final plat conforms to the preliminary plat in all aspects except for the location of the 14 foot utility easements originally shown at the rear of the properties on the Preliminary Plat. Centerpoint Energy required that the utility easements be moved to the front of the lots to place the underground utilities at a higher elevation. See attached email.

Site History

Province Village Residential Tract A is the last of the residential tracts of the Province Village Planned Unit Development along Province Village Drive to be platted. The final plat of Province Village Residential Tracts B and C were approved by the Planning and Zoning Commission on March 16, 2015. The Preliminary Plat of Province Village Residential Tract A was approved on October 6, 2014.

Staff Recommendation

Staff recommends approval of the Final Plat of Province Village Residential Tract A as proposed by the applicant, for the following reasons:

1. The proposed change to the 14 foot utility easement will place the underground utilities at a slightly higher elevation per Centerpoint requirements.
2. The request is in conformance with the Province Village PUD.

Conformance to Comprehensive Plan

The 2015 Comprehensive Plan classifies this area as “Medium Density Residential.” The proposed lots are 55 feet wide and 130 feet deep for 7,150 square feet. “Medium Density Residential” specifies lots that are between 5,000 and 7,000 square feet in size. The overall size of the proposed lots will be within the range of “Medium Density Residential” since the lots do vary in width and depth due to the curvature of the property lines.

Province Village Planned Development

The submitted plat is in conformance with the Province Village Planned Unit Development. A Subdivision Improvement Agreement has been accepted and executed for hardscape and landscape improvements. The agreement includes landscaping for Reserves A through D. Improvements also include a masonry wall along Country Club Drive to the east and the Houston Lighting & Power Company strip to the west. The agreement also states that a wood fence will be required at the boundary between the plat under review and the Harris County Flood Control District property to the north.

Conformance with Unified Development Code

All applicable requirements of the Unified Development Code have been met.

	ZONING	LAND USE
NORTH	R-4 Single Family	Undeveloped (Harris County Flood Control District)
SOUTH	Province Village PUD	Undeveloped
EAST	GB- General Business	Undeveloped
WEST	R-2 Single Family	H.L. & P. Strip

Conformance with Thoroughfare Plan

The subject property will be accessed from Province Village Drive. The final plat shows a 50 foot right of way for Province Village Drive in conformance with the approved preliminary plat.

Traffic and Transportation

A Traffic Impact Analysis has been reviewed and approved by the city on July 28, 2014.

Drainage

A drainage plan has been approved by the Engineering Department.

Availability of Utilities

The subject property is served by water and sewer lines provided through Brazoria County Municipal Utility District (MUD) 28.

Impact on Existing and Future Development

The final plat will complete the residential development designated by the Province Village Planned Development along Province Village Drive.

Additional Comments

This request has been reviewed by the City's Development Review Committee and there were no additional comments.

Exhibits

1. Centerpoint email dated January 8, 2016
2. Gromex letter dated December 27, 2015
3. Aerial Map
4. Zoning Map
5. Future Land Use Plan 2015
6. Final Plat of Province Village Residential Tract A
7. Preliminary Plat of Province Village Residential Tract A
8. FEMA Map

Vince Husted

From: Alan Mueller <alan@gromaxtexas.com>
Sent: Friday, January 08, 2016 9:57 AM
To: Vince Husted
Cc: jross@ljaengineering.com; Rene Rodriguez; Everett Deao; Lata Krishnarao
Subject: FW: Province Village Section A
Attachments: Province Section A URD Executed.pdf

Vince:

Below is the info provided by Centerpoint stating that the underground facilities are not allowed to be below the 100 year floodplain elevation. This is what caused us to move the utility easements for the underground facilities to the front of the lots. The house pads and front of lots are above the required elevation; it is only the rear of the lots that fall below the required elevation.

Also attached is a copy of the approved utility layout for the subdivision showing that no new overhead facilities are planned/required to serve this section. As shown on the approved plan all new facilities are underground except for the typical pad-mounted transformers that will be visible.

Please let me know as soon as possible if this satisfies your concerns. If not, I need to know as soon as possible so that we can schedule a meeting between you and Centerpoint to resolve this issue if necessary.

Thanks,

Alan

From: McHaney, Reverteo K [<mailto:Reverteo.McHaney@centerpointenergy.com>]
Sent: Friday, January 08, 2016 8:15 AM
To: Alan Mueller
Subject: RE: Province Village Section A

Alan,

I was able to find the below clause from our Terms & Conditions for underground electric service:

The Customer's requested service arrangement is in a flood plain or tidal surge area, and therefore requires an elevated equipment pad. The minimum elevation requirement for the top of the equipment pad is fifteen (15) feet above mean sea level and/or (1) foot above the documented 100 year floodplain. The Customer must provide a structure that meets this elevation requirement. The structure must also elevate the minimum working clearance around the pad. The pad and minimum working clearance elevations must be verified at the time of the walk.

I hope this helps. Let me know if you have any questions.

Reverteo McHaney
Sr. Service Consultant
Power Delivery Solutions
Underground Residential Distribution
South Houston Service Center,

Building 1, Room 333

4700 South Shaver.

Houston, TX 77034

Office: (713) 945- 4151

reverteo.mchaney@centerpointenergy.com



Link to Latest Service Standards:

<http://www.centerpointenergy.com/en-us/Documents/Service-Standards.pdf>

December 17, 2015

James Ross, PE
Vice President
LJA Engineering
2929 Briarpark Drive
Houston TX 77042

RE: Province Village Tract A – Need for Front-Lot Utility Easements

Dear James:

Front-lot utility easements are needed for this plat in order to comply with Centerpoint Energy requirements.

Due to the floodplain elevation in the vicinity of this plat, the rear portion of the lots falls slightly below the 100-year base floodplain elevation. Centerpoint Energy will not install their underground facilities in locations that fall below the floodplain elevation. The building pads and the front of the lots are above the base floodplain elevation. Therefore, the utility easement needs to be in the front-lot (behind the City's WSE) in order to comply with this Centerpoint Energy requirement.

Please let me know if I can provide additional clarification.

Sincerely,

Alan R. Mueller

Alan R. Mueller
Gromax Development



Aerial Map

Final Plat Province Village Residential Tract A

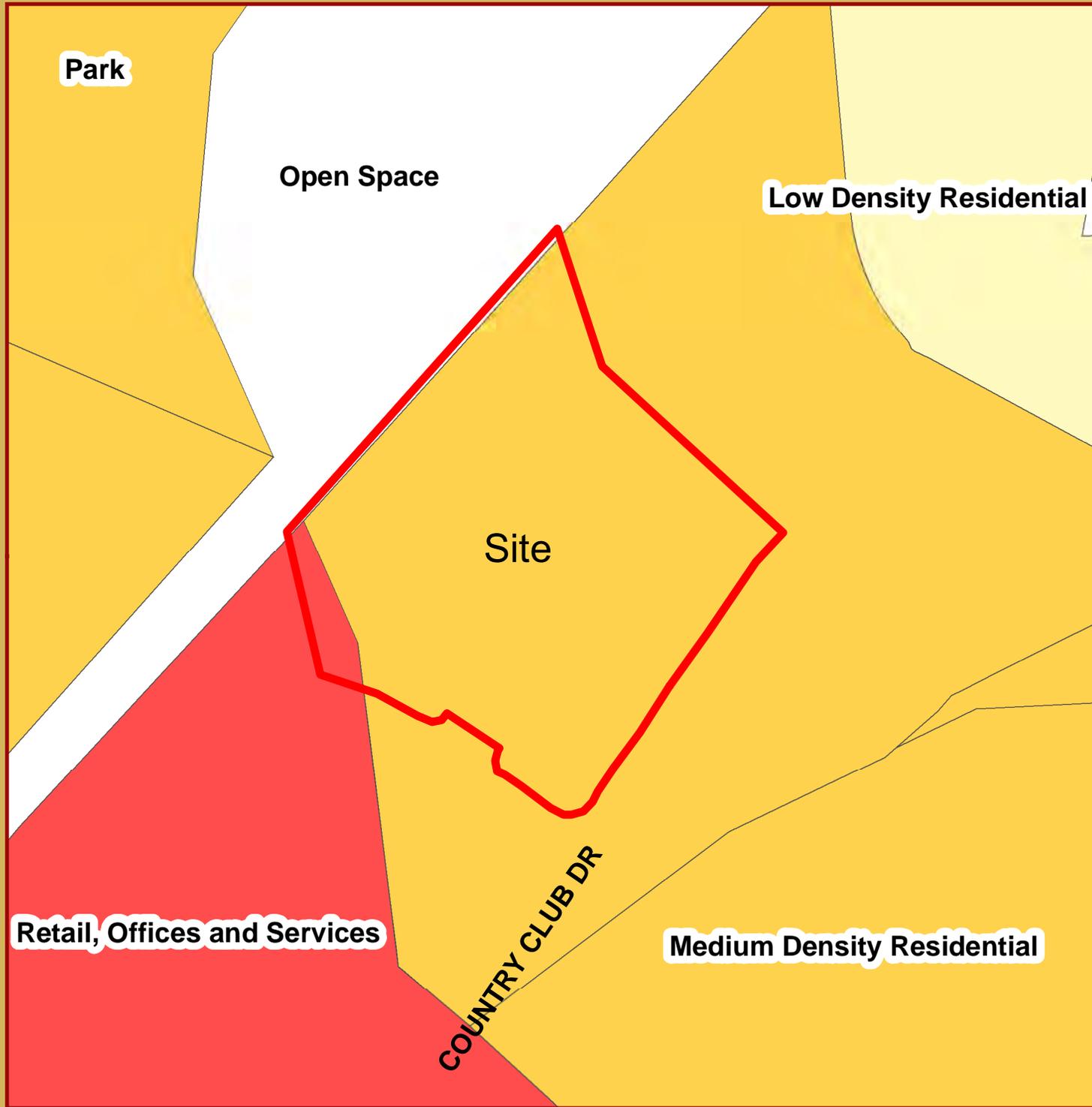


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use Plan
2015**

**Final Plat
Province Village
Residential
Tract A**

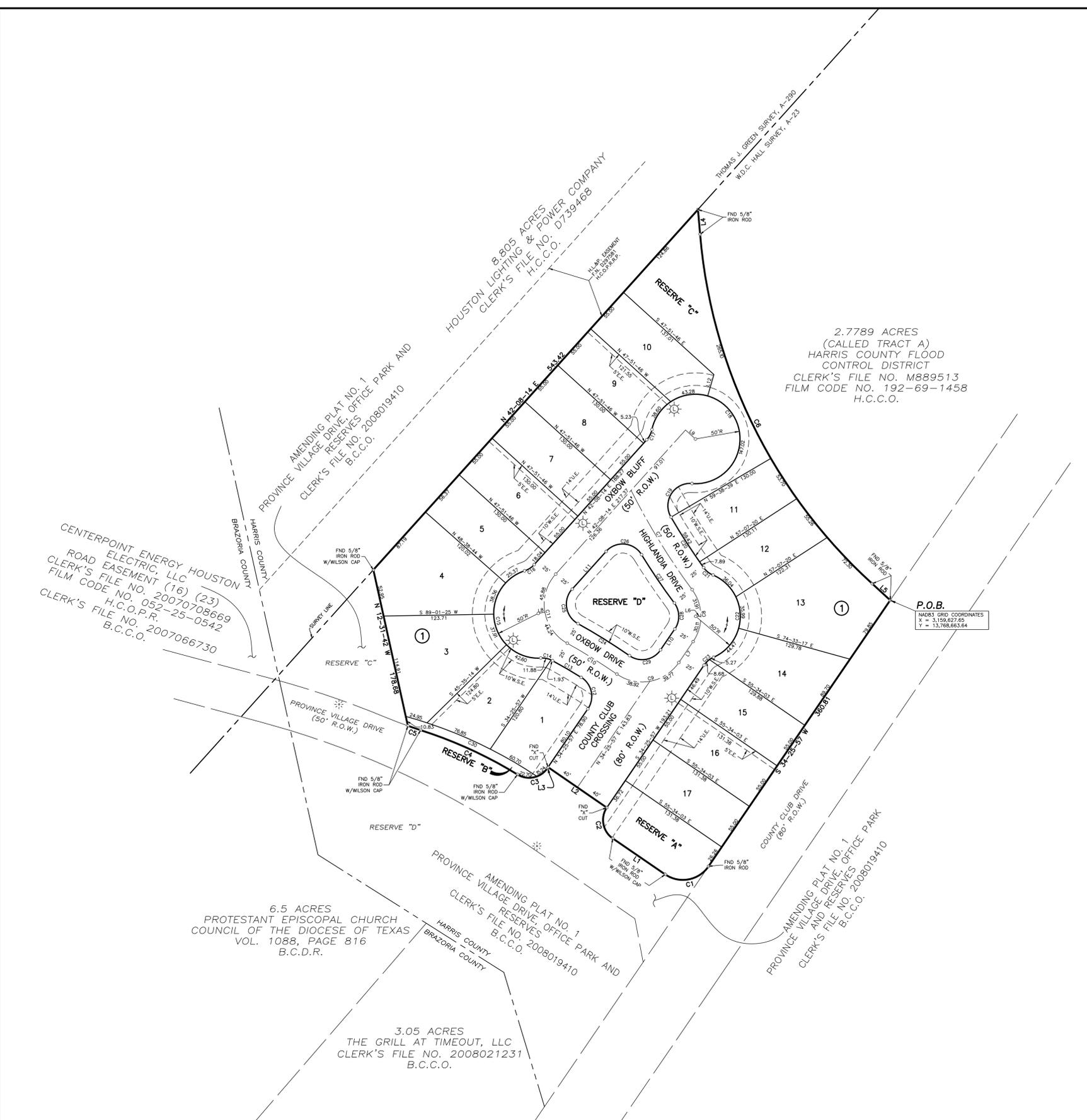


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT





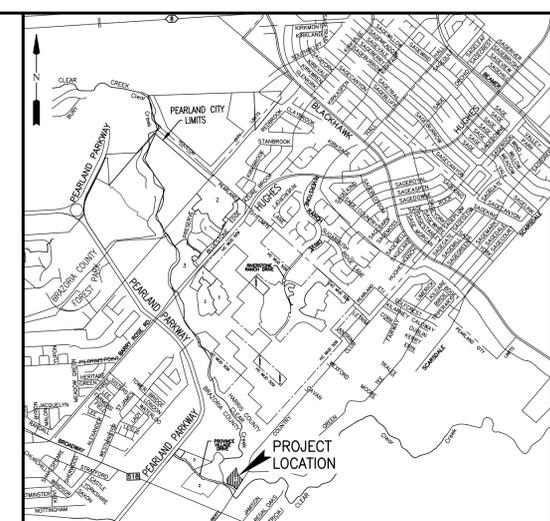
LINE	BEARING	DISTANCE
L1	N 55-37-59 W	71.39
L2	N 55-34-03 W	80.00
L3	S 34-25-57 W	1.20
L4	S 04-51-10 E	27.77
L5	S 47-33-07 E	27.39
L6	N 89-55-52 E	5.86
L7	S 34-25-57 W	28.38
L8	N 79-33-50 E	7.59
L9	S 47-51-46 E	15.00
L10	S 34-25-57 W	28.38
L11	N 42-08-14 E	56.78
L12	S 16-02-32 W	25.00

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	35.00	88-56-04	54.94	34.96	49.47	S 79-23-59 W
C2	25.00	89-12-22	38.92	24.66	35.11	N 11-01-47 W
C3	25.00	86-57-44	37.94	23.71	34.41	S 77-54-49 W
C4	500.00	13-44-08	119.87	60.22	119.58	N 65-28-23 W
C5	500.00	1-43-41	15.08	7.54	15.08	N 71-28-36 W
C6	595.00	42-58-56	446.36	234.27	435.96	S 26-19-09 E
C7	750.00	9-59-03	130.69	65.51	130.53	S 31-38-35 E
C8	50.00	71-04-03	62.02	35.71	58.12	N 01-06-04 W
C9	50.00	90-10-38	78.69	50.15	70.82	N 79-31-16 E
C10	655.00	5-44-12	65.58	32.82	65.55	N 58-15-31 W
C11	50.00	103-15-51	90.12	63.16	78.40	S 09-29-42 E
C12	25.00	92-38-09	40.42	26.18	36.16	N 11-53-07 W
C13	630.00	3-22-10	37.05	18.53	37.04	N 59-53-17 W
C14	25.00	31-39-12	13.81	7.09	13.64	N 77-23-57 W
C15	50.00	165-17-22	144.24	387.35	99.18	N 10-34-52 W
C16	25.00	29-55-35	13.06	6.68	12.91	N 57-06-02 E
C17	25.00	29-55-35	13.06	6.68	12.91	N 27-10-26 E
C18	50.00	262-17-59	228.90	57.22	75.30	S 36-38-21 E
C19	25.00	124-52-00	54.48	47.89	44.32	S 32-04-38 W
C20	725.00	5-19-09	67.31	33.68	67.28	S 33-00-56 E
C21	25.00	31-25-26	13.71	7.03	13.54	S 51-23-13 E
C22	50.00	133-30-11	116.50	116.39	91.88	S 00-20-51 E
C23	25.00	31-58-17	13.95	7.16	13.77	S 50-25-06 W
C24	680.00	5-44-12	68.08	34.07	68.06	N 58-15-31 W
C25	25.00	103-15-51	45.06	31.58	39.20	N 09-29-42 W
C26	25.00	106-03-49	46.28	33.21	39.95	S 84-49-52 E
C27	775.00	4-50-09	65.41	32.72	65.39	S 34-13-02 E
C28	25.00	71-04-03	31.01	17.85	29.06	S 01-06-04 E
C29	25.00	90-10-38	39.35	25.08	35.41	S 79-31-16 W
C30	510.00	18-15-24	162.50	81.95	161.82	S 65-31-08 E

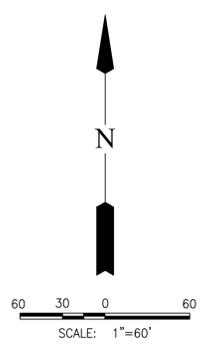
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.176	7,656	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.035	1,522	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.316	13,745	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.237	10,334	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.764	33,257	

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.C.O. INDICATES HARRIS COUNTY CLERK'S OFFICE
 - ☼ INDICATES PROPOSED STREET LIGHT
 - ☼ INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	7,655	65.00
LOT 2	7,246	52.98
LOT 3	10,739	37.00
LOT 4	11,043	37.42
LOT 5	7,011	55.63
LOT 6	7,150	55.00
LOT 7	7,150	55.00
LOT 8	7,150	55.00
LOT 9	6,824	55.65
LOT 10	7,456	41.94
LOT 11	7,353	59.40
LOT 12	6,871	56.50
LOT 13	13,703	35.22
LOT 14	8,408	48.01
LOT 15	7,222	54.94
LOT 16	7,226	55.00
LOT 17	7,226	55.00



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP No. 615Q&R



**FINAL PLAT OF
PROVINCE VILLAGE
RESIDENTIAL TRACT A**

A SUBDIVISION OF 5.125 ACRES OF LAND SITUATED IN THE
W.D.C. HALL SURVEY, ABSTRACT 23
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
17 LOTS 4 RESERVES (0.764 ACRES) 1 BLOCK
NOVEMBER 10, 2015 JOB NO. 1002-2310C-310

OWNERS:
GEHAN HOMES, LTD.
DONALD FORSLUND
2929 BRIARPARK DRIVE, SUITE 215, HOUSTON, TEXAS 77042
PHONE: (713) 953-

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, GEHAN HOMES, LTD. ACTING BY AND THROUGH, DONALD FORSLUND, HOUSTON OPERATIONS MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A, 5.125 ACRES OF LAND LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, GEHAN HOMES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY GEHAN HOMES, BY DONALD FORSLUND, HOUSTON OPERATIONS MANAGER, THIS _____ DAY OF _____, 2015.

GEHAN HOMES, LTD.

BY: GEHAN HOMES, LTD.

By: _____
DONALD FORSLUND, HOUSTON OPERATIONS MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD FORSLUND, HOUSTON OPERATIONS 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 WITH PLASTIC CAP MARKED "LIA ENG" THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 5).

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PROVINCE VILLAGE RESIDENTIAL TRACT A AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

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

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

DARRIN COCKER
CITY ATTORNEY

SUSAN POLKA, P.E.
CITY ENGINEER

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1420186481, DATED SEPTEMBER 17, 2015.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986866.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND, AND HARRIS COUNTY FLOOD CONTROL DISTRICT.
5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LIA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: TSARP MONUMENT 010130: FLOODPLAIN REFERENCE MARK NUMBER 010130 IS AN HCFCO ALUMINUM DISK STAMPED A 100 BM 08 ON THE EAST SIDE OF A BRIDGE AT COUNTRY CLUB DRIVE AND CLEAR CREEK LOCATED ON THE DOWNSTREAM SIDE, AT STREAM CENTERLINE.
ELEVATION = 37.22 NAVD88 2001 ADJ.
7. T.B.M.—INDICATES TEMPORARY BENCHMARK: BASE_2: TOP OF A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA CONTROL". THE POINT IS LOCATED IN THE MEDIAN OF THE SECOND PROPOSED SIDE STREET ON THE SOUTH SIDE OF PROVINCE VILLAGE DRIVE +/- 1300 FEET WEST OF COUNTRY CLUB DRIVE.
ELEVATION = 41.72 NAVD88 2001 ADJ.
8. THIS TRACT IS CURRENTLY NOT INCLUDED ON THE FIRM FLOOD INSURANCE RATE MAP NO. 48039C0045J. CONTACT THE CITY OF PEARLAND FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
11. 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.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. 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.
16. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
17. THERE ARE 4 PROPOSED STREET LIGHTS ON THIS PLAT.

BEING 5.125 ACRES OF LAND LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 5.732 ACRE TRACT (DESCRIBED AS PROVINCE VILLAGE TRACT 3) CONVEYED TO TEMPROJ2008, L.L.C. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 20070659409 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF SAID HARRIS COUNTY, TEXAS (H.C.O.P.R.R.P.), SAID 5.125 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE COMMON WESTERLY CORNER OF SAID 5.732 ACRE TRACT AND RESERVE "C" OF THE AMENDING PLAT NO.1 PROVINCE VILLAGE DRIVE OFFICE PARK AND RESERVES A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2008019410 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, (B.C.O.P.R.), SAME BEING IN THE SOUTHEASTERLY LINE OF THAT CERTAIN CALLED 8.805 ACRE TRACT CONVEYED TO HOUSTON LIGHTING AND POWER COMPANY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER D739468 OF THE DEED RECORDS OF SAID HARRIS COUNTY, (H.C.D.R.), ALSO SAME BEING ON THE COMMON SURVEY LINE OF SAID W.D.C. HALL SURVEY AND THE THOMAS J. GREEN SURVEY, ABSTRACT 290;

THENCE, NORTH 42° 08' 14" EAST, ALONG THE COMMON LINE OF SAID 5.732 ACRE TRACT AND SAID 8.805 ACRE TRACT, AND THE SAID COMMON SURVEY LINE, 543.42 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHERLY CORNER OF SAID 5.732 ACRE TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN CALLED 2.7789 ACRE TRACT (DESCRIBED AS TRACT A) CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER M889513 AND FILM CODE NUMBER 192-69-1458 H.C.D.R.;

THENCE SOUTH 04° 51' 10" EAST, DEPARTING THE COMMON LINE OF SAID 5.732 ACRE TRACT AND SAID 8.805 ACRE TRACT, AND SAID COMMON SURVEY LINE, ALONG THE COMMON LINE OF SAID 5.732 ACRE TRACT AND SAID 2.7789 ACRE TRACT, 27.77 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE;

THENCE, ALONG SAID COMMON LINE, 446.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 42° 58' 54", AND A CHORD WHICH BEARS SOUTH 26° 19' 09" EAST, 435.96 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE END OF A CURVE;

THENCE, SOUTH 47° 33' 07" EAST, CONTINUING ALONG SAID COMMON LINE, 27.39 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF SAID 5.732 ACRE TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN CALLED 2.7789 ACRE TRACT, SAME BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE (80 FEET WIDE) AS SHOWN IN VOLUME 170, PAGE 28, MAP RECORDS OF SAID HARRIS COUNTY, (H.C.M.R.);

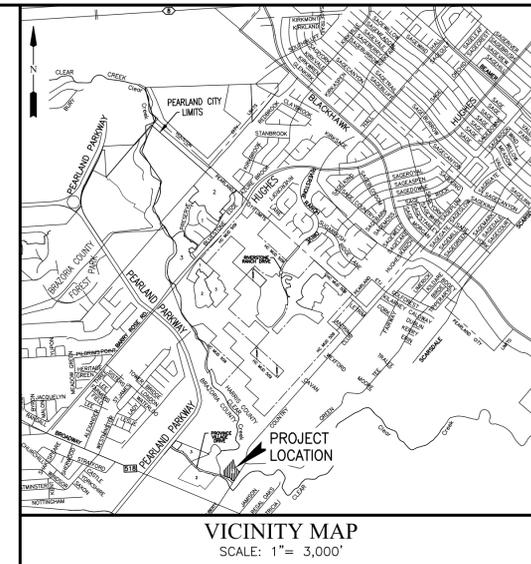
THENCE, SOUTH 34° 25' 57" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 5.732 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY CLUB DRIVE, 360.81 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE;

THENCE, 54.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 56' 04", AND A CHORD WHICH BEARS SOUTH 79° 23' 59" WEST, 49.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE MOST SOUTHERLY CORNER OF SAID 5.732 ACRE TRACT AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PROVINCE VILLAGE DRIVE AS SHOWN IN SAID AMENDING PLAT NO.1 PROVINCE VILLAGE DRIVE OFFICE PARK AND RESERVES;

THENCE, ALONG THE COMMON LINE OF SAID PROVINCE VILLAGE DRIVE AND SAID 5.732 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 55° 37' 59" WEST, 71.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
2. 38.92 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 12' 22", AND A CHORD WHICH BEARS NORTH 11° 01' 47" WEST, 35.11 FEET TO AN "X" CUT IN CONCRETE FOUND MARKING AN ANGLE POINT;
3. NORTH 55° 34' 03" WEST, 80.00 FEET TO AN "X" CUT IN CONCRETE FOUND MARKING AN ANGLE POINT;
4. SOUTH 34° 25' 57" WEST, 1.20 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
5. 37.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 57' 44", AND A CHORD WHICH BEARS SOUTH 77° 54' 49" WEST, 34.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE BEGINNING OF A REVERSE CURVE;
6. 119.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 13° 44' 08", AND A CHORD WHICH BEARS NORTH 65° 28' 23" WEST, 119.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE BEGINNING OF A REVERSE CURVE;
7. 15.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01° 43' 41", AND A CHORD WHICH BEARS NORTH 71° 28' 36" WEST, 15.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING A COMMON SOUTHERLY CORNER OF SAID 5.732 ACRE TRACT AND RESERVE "C" BLOCK 4 OF SAID AMENDING PLAT NO.1 PROVINCE VILLAGE DRIVE OFFICE PARK AND RESERVES;

THENCE, NORTH 12° 31' 42" WEST, 178.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.125 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 3,000'

KEY MAP No. 615Q&R

FINAL PLAT OF
PROVINCE VILLAGE
RESIDENTIAL TRACT A

A SUBDIVISION OF 5.125 ACRES OF LAND SITUATED IN THE
W.D.C. HALL SURVEY, ABSTRACT 23
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

17 LOTS 4 RESERVES (0.764 ACRES) 1 BLOCK

NOVEMBER 10, 2015 JOB NO. 1002-2310C-310

OWNERS:
GEHAN HOMES, LTD.
DONALD FORSLUND
2929 BRIARPARK DRIVE, SUITE 215, HOUSTON, TEXAS 77042
PHONE: (713) 953-

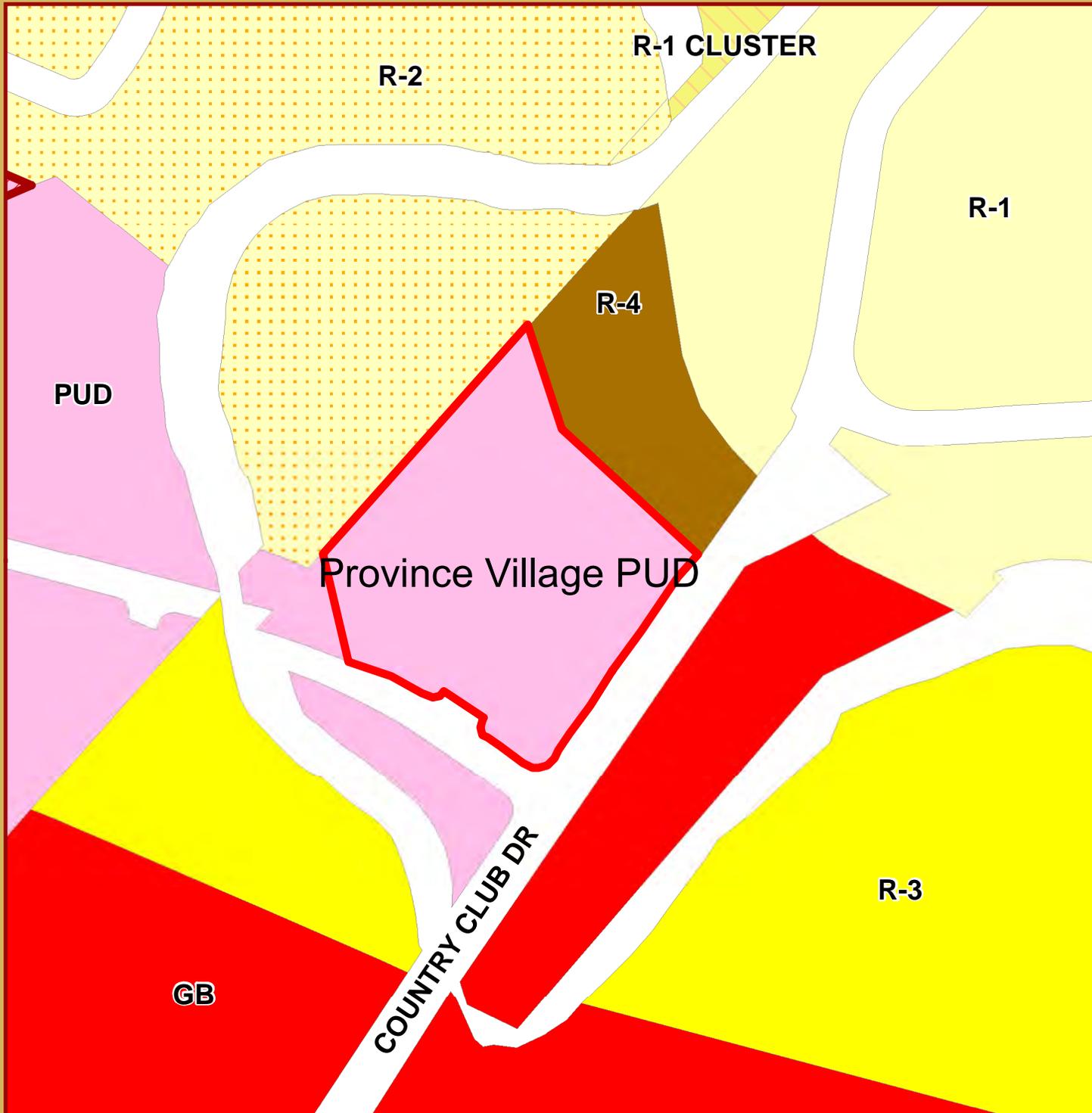
ENGINEER:

LJA Engineering, Inc. 
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

CONTACT: RENE RODRIGUEZ T.B.P.I.S. Firm No. 10110501

SHEET 2 OF 2

Path Name : C:\Users\jvarice\Desktop\Province Village Tract A_FP.dwg
Date/Time : 05 Nov 2015 2:09PM
MTLAR CHECK: COORD. DIR.



Zoning Map

**Final Plat
Province Village
Residential Tract A**

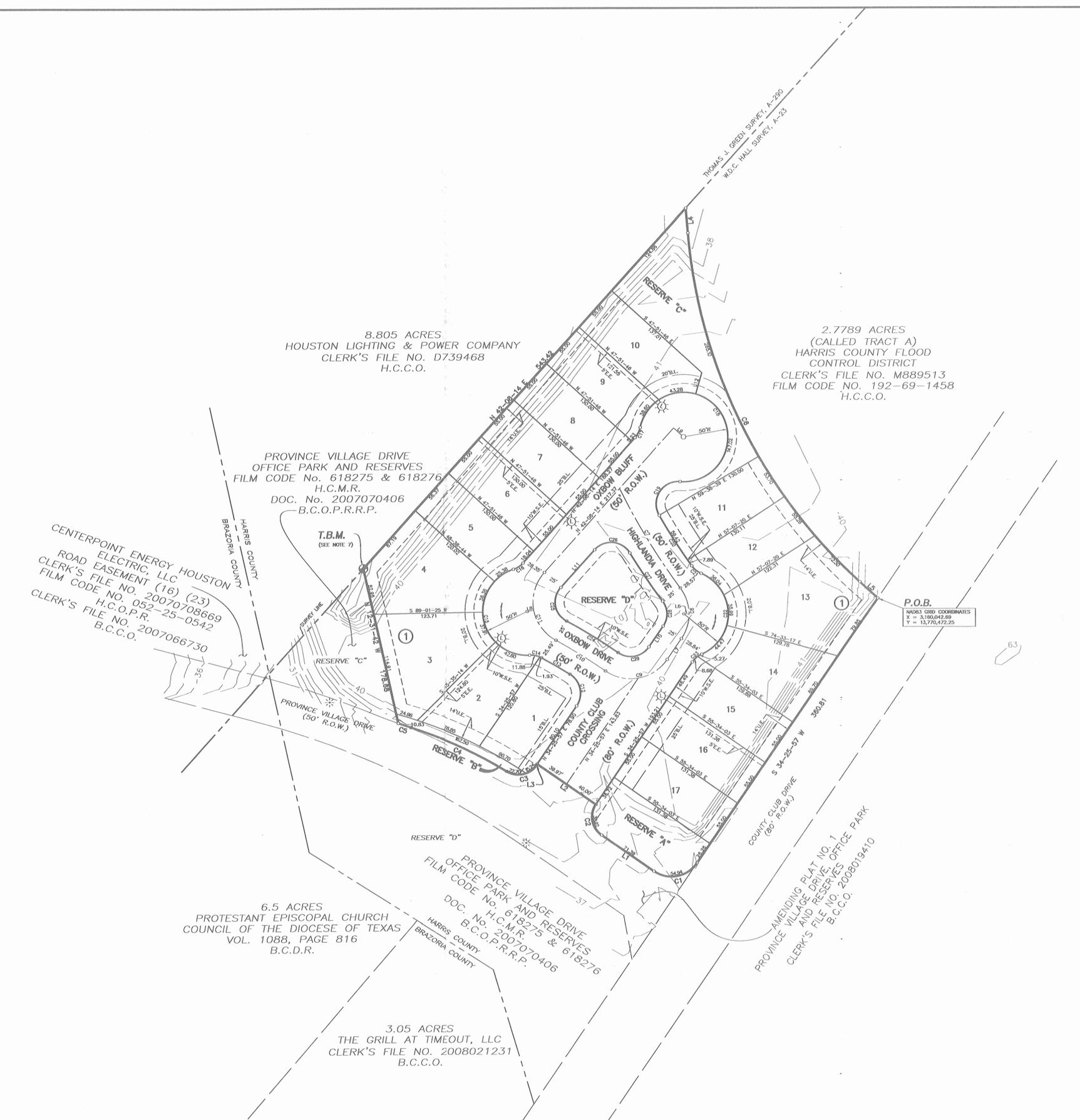


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55-37-59 W	71.39
L2	N 55-34-03 W	80.00
L3	S 34-25-57 W	1.20
L4	S 04-51-10 E	27.77
L5	S 47-33-07 E	27.39
L6	N 89-55-52 E	5.86
L7	S 34-25-57 W	28.38
L8	N 79-33-50 E	7.59
L9	S 47-51-46 E	15.00
L10	S 34-25-57 W	28.38
L11	N 42-08-14 E	56.78
L12	S 16-02-32 W	25.00

CURVE TABLE

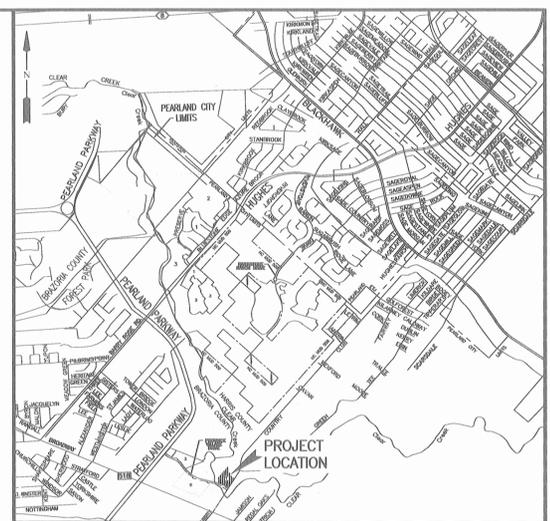
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	35.00	89-56-04	54.94	34.96	49.47	S 79-23-59 W
C2	25.00	89-12-22	38.92	24.66	35.11	N 11-01-47 W
C3	25.00	86-57-44	37.94	23.71	34.41	S 77-54-49 W
C4	500.00	13-44-08	119.87	60.22	119.58	N 65-28-23 W
C5	500.00	1-43-41	15.08	7.54	15.08	N 71-28-36 W
C6	595.00	42-58-56	446.36	234.27	435.96	S 26-19-09 E
C7	750.00	9-59-03	130.69	65.51	130.53	S 31-38-35 E
C8	50.00	71-04-03	62.02	35.71	58.12	N 01-06-04 W
C9	50.00	90-10-38	78.69	50.15	70.82	N 79-31-16 E
C10	655.00	5-44-12	65.58	32.82	65.55	N 58-15-31 W
C11	50.00	103-15-51	90.12	63.16	78.40	S 09-29-42 E
C12	25.00	92-38-09	40.42	26.18	36.16	N 11-53-07 W
C13	630.00	3-22-10	37.05	18.53	37.04	N 59-53-17 W
C14	25.00	31-39-12	13.81	7.09	13.64	N 77-23-57 W
C15	50.00	165-17-22	144.24	387.35	99.18	N 10-34-52 W
C16	25.00	29-55-35	13.06	6.68	12.91	N 57-06-02 E
C17	25.00	29-55-35	13.06	6.68	12.91	N 27-10-26 E
C18	50.00	262-17-59	228.90	57.22	75.30	S 36-38-21 E
C19	25.00	124-52-00	54.48	47.89	44.32	S 32-04-38 W
C20	725.00	5-19-09	67.31	33.68	67.28	S 33-00-56 E
C21	25.00	31-25-26	13.71	7.03	13.54	S 51-23-13 E
C22	50.00	133-30-11	116.50	116.39	91.88	S 00-20-51 E
C23	25.00	31-58-17	13.95	7.16	13.77	S 50-25-06 W
C24	680.00	5-44-12	68.08	34.07	68.06	N 58-15-31 W
C25	25.00	103-15-51	45.06	31.58	39.20	N 09-29-42 W
C26	25.00	106-03-49	46.28	33.21	39.95	S 84-49-52 E
C27	775.00	4-50-09	65.41	32.72	65.39	S 34-13-02 E
C28	25.00	71-04-03	31.01	17.85	29.06	S 01-06-04 E
C29	25.00	90-10-38	39.35	25.08	35.41	S 79-31-16 W

RESERVE TABLE

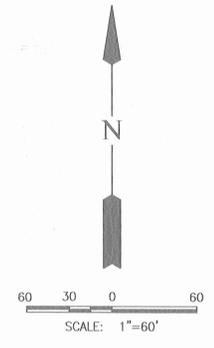
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.176	7,656	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.035	1,522	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.516	13,745	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.237	10,334	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.764	33,257	

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S 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

LOT	SQ. FT.	LOT FRONTAGE
BLOCK 1		
LOT 1	7,655	65.00
LOT 2	7,246	52.98
LOT 3	10,739	37.00
LOT 4	11,043	37.42
LOT 5	7,011	55.63
LOT 6	7,150	55.00
LOT 7	7,150	55.00
LOT 8	7,150	55.00
LOT 9	6,824	55.65
LOT 10	7,456	41.94
LOT 11	7,353	59.40
LOT 12	6,871	56.50
LOT 13	13,703	35.22
LOT 14	8,408	48.01
LOT 15	7,222	54.94
LOT 16	7,226	55.00
LOT 17	7,226	55.00



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP No. 615Q&R



**PRELIMINARY PLAT OF
PROVINCE VILLAGE
RESIDENTIAL TRACT A**

A SUBDIVISION OF 5.125 ACRES OF LAND SITUATED IN THE
W.D.C. HALL SURVEY, ABSTRACT 23
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.
17 LOTS 4 RESERVES (0.764 ACRES) 1 BLOCK
SEPTEMBER 26, 2014 JOB NO. 1002-2330C

OWNERS:
GEHAN HOMES
CHRIS LYNCH
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS HIGHWAY
SUITE 275, AUSTIN, TEXAS 78704

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

STATE OF TEXAS
COUNTY OF HARRIS

WE, GEHAN HOMES ACTING BY AND THROUGH, CHRIS LYNCH, DIRECTOR OF LAND DEVELOPMENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A, 5.125 ACRES OF LAND LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, CITY OF PEARLAND, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, GEHAN HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GEHAN HOMES, BY CHRIS LYNCH, DIRECTOR OF LAND DEVELOPMENT, THIS _____ DAY OF _____, 2014.

GEHAN HOMES

BY: GEHAN HOMES

By _____
CHRIS LYNCH, DIRECTOR

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LYNCH, DIRECTOR OF LAND DEVELOPMENT, 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 _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PROVINCE VILLAGE RESIDENTIAL TRACT A AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2014.

DARRIN COKER
CITY ATTORNEY

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

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1420186481, DATED AUGUST 27, 2014.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986942341.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND, AND HARRIS COUNTY FLOOD CONTROL DISTRICT.
5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHERLY INTERSECTION OF BROADWAY ROAD (FM 518) AND LIBERTY DRIVE. THE MONUMENT IS 4.0 FEET SOUTHWESTERLY FROM THE WEST SIDE OF BROADWAY BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM METAL POLE.
X= 3158802.368 Y=13767483.585
ELEV.= 42.48 NVDG 29 1987 ADJUSTMENT
SUBTRACT 0.48 FEET FOR NAVD 88, 2011 ADJUSTMENT
7. T.B.M.-INDICATES TEMPORARY BENCHMARK: FOUND 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG."
8. 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. 48039C 0020H. CONTACT THE HARRIS COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
10. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
11. 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.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 28.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. 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.
16. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
17. A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT, AND ALONG PROVINCE VILLAGE DRIVE.
18. THERE ARE 4 PROPOSED STREET LIGHTS ON THIS PLAT.

BEING 5.125 ACRES OF LAND LOCATED IN THE W.D.C. HALL SURVEY, ABSTRACT 23, HARRIS COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 5.732 ACRE TRACT (DESCRIBED AS PROVINCE VILLAGE TRACT 3) CONVEYED TO TEXPROJ2008, L.L.C. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 20070659409 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF SAID HARRIS COUNTY, TEXAS (H.C.O.P.R.R.P.), SAID 5.125 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 2001 ADJUSTMENT):

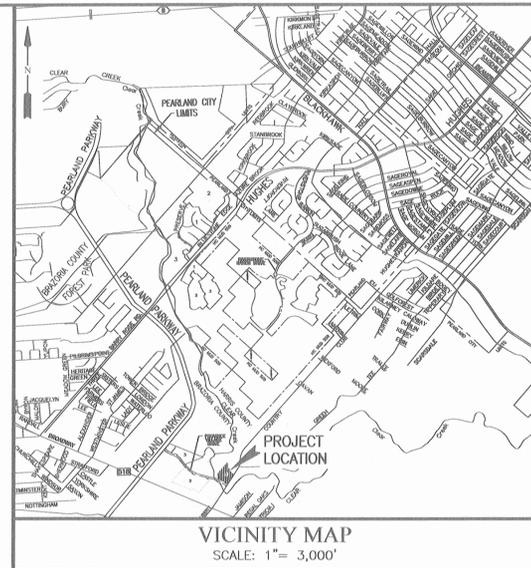
BEGINNING AT A 5/8-INCH IRON ROD FOUND MARKING THE MOST EASTERLY CORNER OF THE AFOREMENTIONED 5.732 ACRE TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 2.7789 ACRE TRACT (DESCRIBED AS TRACT A) CONVEYED TO HARRIS COUNTY FLOOD CONTROL DISTRICT BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER MB89513 AND FILM CODE NUMBER 192-69-1458 OF THE DEED RECORDS OF SAID HARRIS COUNTY, (H.C.D.R.), SAME BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE (80 FEET WIDE);

THENCE, SOUTH 34° 25' 57" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 5.732 ACRE TRACT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTRY CLUB DRIVE, 360.81 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE;

THENCE, 54.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 56' 08", AND A CHORD WHICH BEARS SOUTH 79° 23' 58" WEST, 49.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE MOST SOUTHERLY CORNER OF SAID 5.732 ACRE TRACT AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PROVINCE VILLAGE DRIVE AS SHOWN IN THE AMENDING PLAT NO.1 PROVINCE VILLAGE DRIVE OFFICE PARK AND RESERVES A SUBDIVISION OF RECORD IN FILE NUMBER 2008019410 OF THE MAP RECORDS OF BRAZORIA COUNTY, (B.C.M.R.);

THENCE, ALONG THE COMMON LINE OF SAID PROVINCE VILLAGE DRIVE AND SAID 5.732 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 55° 37' 59" WEST, 71.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE BEGINNING OF A CURVE;
 2. 38.92 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 12' 22", AND A CHORD WHICH BEARS NORTH 11° 01' 47" WEST, 35.11 FEET TO AN "X" CUT IN CONCRETE FOUND MARKING AN ANGLE POINT;
 3. NORTH 55° 34' 03" WEST, 80.00 FEET TO AN "X" CUT IN CONCRETE FOUND MARKING AN ANGLE POINT;
 4. SOUTH 34° 25' 57" WEST, 1.20 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
 5. 37.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 57' 44", AND A CHORD WHICH BEARS SOUTH 77° 54' 48" WEST, 34.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE BEGINNING OF A REVERSE CURVE;
 6. 119.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 13° 44' 08", AND A CHORD WHICH BEARS NORTH 65° 28' 23" WEST, 119.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING AN ANGLE POINT;
 7. NORTH 71° 28' 36" WEST, 15.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING A COMMON SOUTHERLY CORNER OF SAID 5.732 ACRE TRACT AND RESERVE "C" BLOCK 4 OF SAID AMENDING PLAT NO.1 PROVINCE VILLAGE DRIVE OFFICE PARK AND RESERVES;
- THENCE, NORTH 12° 31' 42" WEST, ALONG SAID COMMON LINE, 178.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON" FOUND MARKING THE COMMON WESTERLY CORNER OF SAID 5.732 ACRE TRACT AND SAID RESERVE "C", SAME BEING IN THE SOUTHEASTERLY LINE OF THAT CERTAIN 8.805 ACRE TRACT CONVEYED TO HOUSTON LIGHTING AND POWER COMPANY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 0739468 H.C.D.R., ALSO SAME BEING ON THE COMMON SURVEY LINE OF SAID W.D.C. HALL SURVEY AND THE THOMAS J. GREEN SURVEY, ABSTRACT 290;
- THENCE, NORTH 42° 08' 14" EAST, ALONG THE COMMON LINE OF SAID 5.732 ACRE TRACT AND SAID 8.805 ACRE TRACT, AND THE SAID COMMON SURVEY LINE, 543.42 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHERLY CORNER OF SAID 5.732 ACRE TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF SAID 2.7789 ACRE TRACT;
- THENCE, SOUTH 04° 51' 10" EAST, DEPARTING THE COMMON LINE OF SAID 5.732 ACRE TRACT AND SAID 8.805 ACRE TRACT, AND SAID COMMON SURVEY LINE, ALONG THE COMMON LINE OF SAID 5.732 ACRE TRACT AND SAID 2.7789 ACRE TRACT, 27.77 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE;
- THENCE, ALONG SAID COMMON LINE, 446.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 42° 58' 56", AND A CHORD WHICH BEARS SOUTH 26° 19' 09" EAST, 435.96 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE END OF A CURVE;
- THENCE, SOUTH 47° 33' 07" EAST, CONTINUING ALONG SAID COMMON LINE, 27.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.125 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 3,000'
KEY MAP No. 615Q&R

PRELIMINARY PLAT OF
**PROVINCE VILLAGE
RESIDENTIAL TRACT A**

A SUBDIVISION OF 5.125 ACRES OF LAND SITUATED IN THE
W.D.C. HALL SURVEY, ABSTRACT 23
CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

17 LOTS 4 RESERVES (0.764 ACRES) 1 BLOCK
SEPTEMBER 26, 2014 JOB NO. 1002-2330C

OWNERS:
GEHAN HOMES
CHRIS LYNCH
BARTON CREEK PLAZA III
3815 SOUTH CAPITOL OF TEXAS HIGHWAY
SUITE 275, AUSTIN, TEXAS 78704

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386

CONTACT: RENE RODRIGUEZ

T.B.P.L.S. Firm No. 10110501

SHEET 2 OF 2



FEMA Map

**Final Plat
Province Village
Residential tract A**



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 = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT



D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 1

A request of Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development, Ltd.; for approval of the Final Plat of Stewart Heights Section 1, to create 50 single family lots and 2 reserves on approximately 11.496 acres of land, to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Date: February 1, 2016

Re: Final Plat of Stewart Heights Section 1

A request of Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development, Ltd.; for approval of the Final Plat of Stewart Heights Section 1, to create 50 single family lots and 2 reserves on approximately 11.496 acres of land, to wit:

Legal Description: A subdivision of 11.496 acres of land situated in the A.C.H. & B. survey, Abstract 403, City of Pearland, Brazoria County, Texas.

General Location: The west side of Savannah Parkway about 350 feet north of the Savannah Parkway and County Road 58 intersection.

Summary of Request

This final plat will create 50 single family lots and 2 reserves on 11.496 acres of land within the Savannah Development located in the City of Pearland Extra-Territorial Jurisdiction (ETJ).

Site History

The Preliminary Plat of Stewart Heights Section 1 was approved at the November 2, 2015 Planning and Zoning Commission meeting.

Staff Recommendation

Staff recommends approval of the Final Plat of Stewart Heights Section 1 as proposed by the applicant for the following reasons:

1. The final plat is in conformance with the preliminary plat.
2. The request is in conformance with the Savannah Development Agreement.

Conformance to Comprehensive Plan

The subject property is shown as Low Density Residential on the Future Land Use Plan 2015. However, the property in question is covered by the Savannah Lakes Development Agreement.

Savannah Development Agreement

The development agreement shows this area as single family residential. The open space areas are shown primarily as green ways linking sections of the Savannah Development. The lots are generally 50 feet wide and 120 feet deep.

Conformance with Unified Development Code

The Unified development Code (UDC) does not apply to the subject development as the property is located within the City of Pearland Extra-Territorial Jurisdiction (ETJ)

	ZONING	LAND USE
NORTH	ETJ	Undeveloped
SOUTH	ETJ	Undeveloped
EAST	ETJ	Developing Single Family Residential
WEST	ETJ	Developing Single Family Residential

Conformance with Thoroughfare Plan

The subject property will be served by Savannah Parkway, with 100 feet of Right-of-Way. The subdivision will be accessed primarily from the future Deerland Park Lane (60 feet of R-O-W) that will connect to Savannah Parkway.

Traffic and Transportation

A Traffic Impact Analysis is not required.

Availability of Utilities

This plat is located wholly within Municipal Utility District No. 22.

Parks, Open Space and Trees

Park fees are not required within the Savannah Lakes Development.

Additional Comments

This request has been reviewed by the Development Review Committee and there were no additional comments.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Final Plat of Stewart Heights Section 1



Aerial Map

Final Plat Stewart Heights Section One



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 = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat Stewart Heights Section One

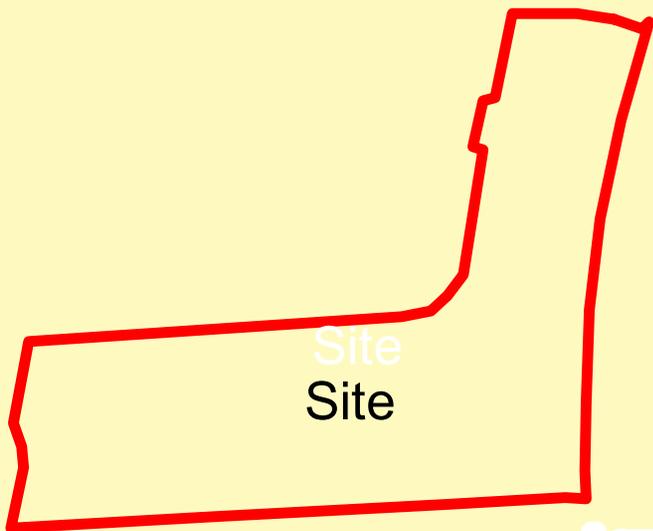


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014
PLANNING DEPARTMENT





Site
Site

Low Density Residential

POST RD

Future Land Use Plan 2015

Final Plat Stewart Heights 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.

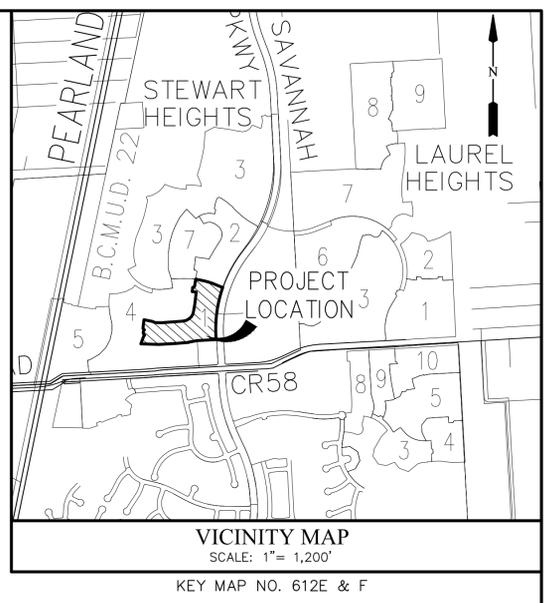
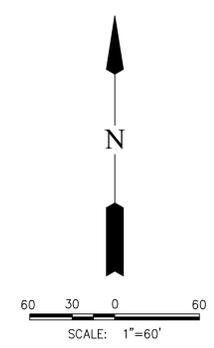
1 inch = 355 feet

OCTOBER 2014
PLANNING DEPARTMENT



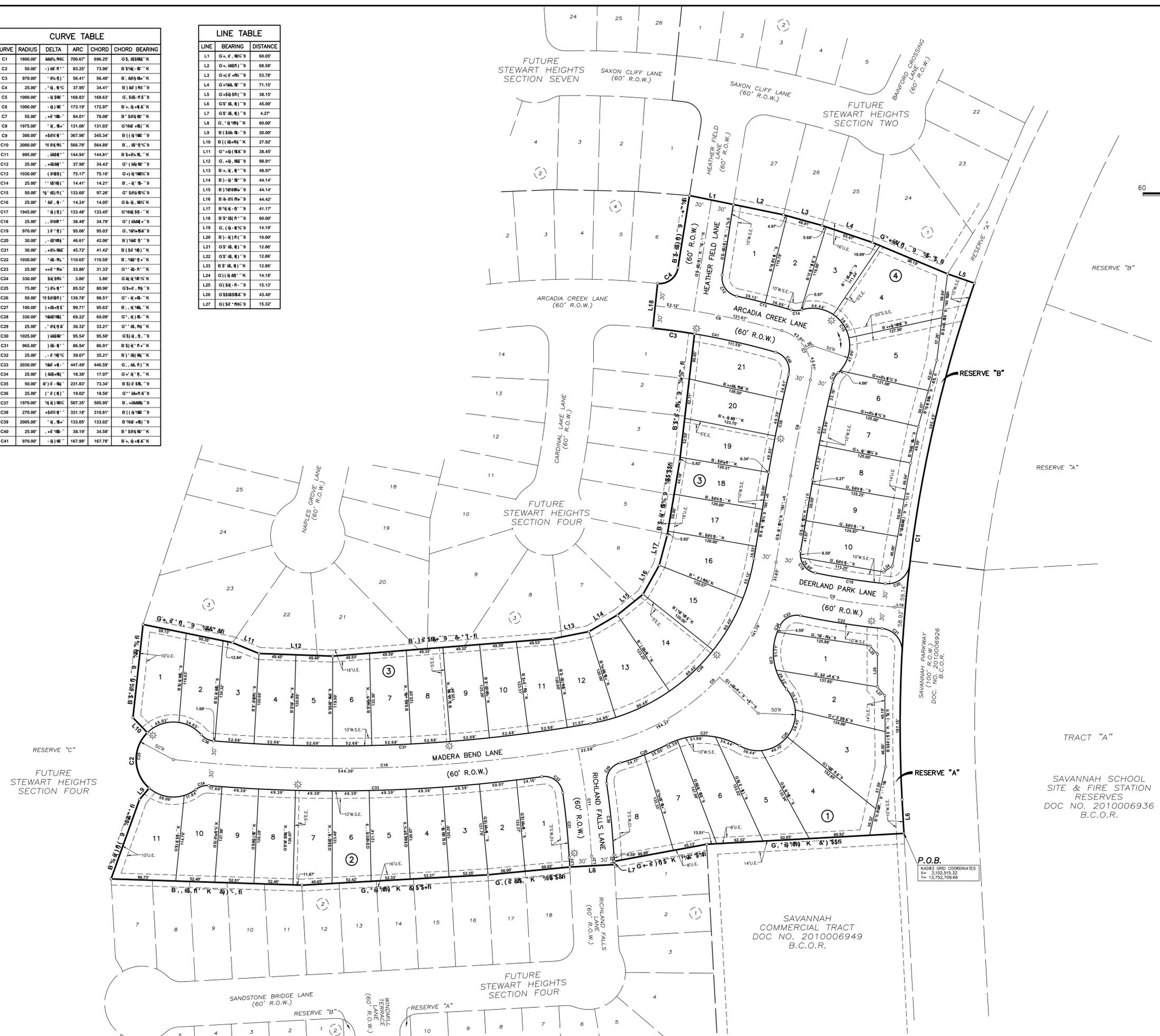
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1800.00'	88.67°	700.67'	696.25'	G 5.85585° K
C2	50.00'	1.56°	83.25'	73.90'	B 5.946° K
C3	970.00'	1.84°	56.41'	56.40'	B 5.809° K
C4	25.00'	1.41°	37.95'	34.41'	B 5.819° K
C5	1000.00'	1.41°	168.83'	168.63'	G 5.855° K
C6	1000.00'	1.41°	173.19'	172.97'	B 5.846° K
C7	55.00'	1.42°	84.01'	76.08'	B 5.819° K
C8	1975.00'	1.41°	131.00'	131.03'	G 5.855° K
C9	300.00'	1.41°	367.98'	345.34'	B 5.819° K
C10	2000.00'	1.41°	566.78'	564.89'	B 5.819° K
C11	995.00'	1.41°	144.94'	144.81'	B 5.819° K
C12	25.00'	1.41°	37.98'	34.43'	G 5.819° K
C13	1030.00'	1.41°	75.17'	75.16'	G 5.855° K
C14	25.00'	1.41°	14.41'	14.21'	B 5.819° K
C15	50.00'	1.41°	133.60'	97.26'	G 5.855° K
C16	25.00'	1.41°	14.24'	14.05'	G 5.819° K
C17	1945.00'	1.41°	133.48'	133.45'	G 5.855° K
C18	25.00'	1.41°	38.48'	34.79'	G 5.855° K
C19	970.00'	1.41°	95.06'	95.03'	G 5.855° K
C20	30.00'	1.41°	46.51'	42.08'	B 5.819° K
C21	30.00'	1.41°	45.72'	41.42'	B 5.819° K
C22	1030.00'	1.41°	110.65'	110.59'	B 5.855° K
C23	25.00'	1.41°	33.86'	31.33'	G 5.819° K
C24	330.00'	1.41°	3.86'	3.86'	G 5.819° K
C25	75.00'	1.41°	85.52'	80.90'	G 5.819° K
C26	50.00'	1.41°	139.78'	98.51'	G 5.819° K
C27	100.00'	1.41°	99.71'	95.63'	B 5.819° K
C28	330.00'	1.41°	69.22'	69.09'	G 5.819° K
C29	25.00'	1.41°	36.32'	33.21'	G 5.819° K
C30	1025.00'	1.41°	95.54'	95.50'	G 5.819° K
C31	965.00'	1.41°	86.94'	86.91'	B 5.819° K
C32	25.00'	1.41°	39.07'	35.21'	B 5.819° K
C33	2030.00'	1.41°	447.49'	446.59'	G 5.819° K
C34	25.00'	1.41°	18.38'	17.97'	G 5.819° K
C35	50.00'	1.41°	231.83'	73.34'	B 5.819° K
C36	25.00'	1.41°	19.02'	18.56'	G 5.819° K
C37	1970.00'	1.41°	507.35'	505.95'	B 5.855° K
C38	270.00'	1.41°	331.18'	310.81'	B 5.819° K
C39	2005.00'	1.41°	133.05'	133.02'	B 5.855° K
C40	25.00'	1.41°	38.19'	34.58'	B 5.819° K
C41	970.00'	1.41°	167.78'	167.78'	B 5.819° K

LINE TABLE			
LINE	BEARING	CHORD	DISTANCE
L1	G 5.855° K	60.05'	60.05'
L2	G 5.855° K	68.58'	68.58'
L3	G 5.819° K	53.78'	53.78'
L4	G 5.819° K	71.15'	71.15'
L5	G 5.819° K	38.15'	38.15'
L6	G 5.819° K	45.00'	45.00'
L7	G 5.819° K	4.27'	4.27'
L8	G 5.819° K	60.00'	60.00'
L9	B 5.819° K	20.00'	20.00'
L10	B 5.819° K	27.92'	27.92'
L11	G 5.819° K	38.45'	38.45'
L12	G 5.819° K	98.91'	98.91'
L13	B 5.819° K	48.97'	48.97'
L14	B 5.819° K	44.14'	44.14'
L15	B 5.819° K	44.14'	44.14'
L16	B 5.819° K	44.42'	44.42'
L17	B 5.819° K	41.17'	41.17'
L18	B 5.819° K	60.00'	60.00'
L19	G 5.819° K	14.19'	14.19'
L20	B 5.819° K	10.00'	10.00'
L21	G 5.819° K	12.86'	12.86'
L22	G 5.819° K	12.86'	12.86'
L23	B 5.819° K	12.86'	12.86'
L24	G 5.819° K	14.18'	14.18'
L25	G 5.819° K	15.13'	15.13'
L26	G 5.819° K	43.40'	43.40'
L27	G 5.819° K	15.32'	15.32'



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.249	10,829	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.253	11,015	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.502	21,844	

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - ☼ INDICATES PROPOSED STREET LIGHT
 - ☼ INDICATES EXISTING STREET LIGHT
 - ☼ INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - T.B.M. INDICATES TEMPORARY BENCHMARK
 - R.O.W. INDICATES RIGHT-OF-WAY



TRACT "A"

SAVANNAH SCHOOL SITE & FIRE STATION RESERVES
 DOC NO. 2010006936
 B.C.O.R.

**FINAL PLAT OF
 STEWART HEIGHTS
 SECTION ONE**

A SUBDIVISION OF 11.496 ACRES OF LAND SITUATED IN THE
 A. C. H. & B. SURVEY, ABSTRACT 403,
 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

50 LOTS 2 RESERVES (0.502 ACRES) 4 BLOCKS
 JANUARY 5, 2016 JOB NO. 0388-1512-304

OWNERS:
SAVANNAH DEVELOPMENT, LTD.
 BY: LENNAR TEXAS HOLDING COMPANY
 ITS GENERAL PARTNER
 JOHN W. HAMMOND, VICE PRESIDENT
 681 GREENS PARKWAY, SUITE 220, HOUSTON, TEXAS 77067
 PH. (281) 875-1000

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

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF STEWART HEIGHTS SECTION ONE, 11.496 ACRES OUT OF THE A. C. H. & B. SURVEY, ABSTRACT 403, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS _____ DAY OF _____, 2016.

SAVANNAH DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP

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

BY: _____
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4 DATE _____

DISTRICT ENGINEER DATE _____

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STEWART HEIGHTS SECTION ONE 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 _____, 2016.

CHAIRPERSON
CITY PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2016.

DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

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

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

HEATHER L. SIDES, R.P.L.S., CFeS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

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. 1503940827, DATED DECEMBER 22, 2015.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99896942341.
- 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.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: CITY OF PEARLAND C.P. 10 BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 OPS MONU, 1995". THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288. APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 8.
ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)
- T.B.M. "LJA-1": BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF POST ROAD (C.R. 58)
ELEV.= 65.88 (NGVD 29, 1978 ADJUSTMENT)
- 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. 48039C. 0020H CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- 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.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.
- 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 DRIVEWAY SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
- A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
- MAINTENANCE OF ALL DISTRICT DRAINAGE FACILITIES IS THE OBLIGATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AND NOT BRAZORIA COUNTY.

BEING 11.496 ACRES OF LAND LOCATED IN THE A. C. H. & B. SURVEY, ABSTRACT 403, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 299.508 ACRE TRACT (DESCRIBED AS TRACT 3) CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 00-037033 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.) AND FILE NUMBER 200080225 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 11.496 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00):

BEGINNING AT THE NORTHEAST CORNER OF SAVANNAH COMMERCIAL TRACT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2010006949, B.C.O.R., SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF SAVANNAH PARKWAY (100 FEET WIDE);

THENCE, SOUTH 86° 51' 15" WEST, ALONG THE NORTH LINE OF SAID SAVANNAH COMMERCIAL TRACT, 285.00 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID SAVANNAH COMMERCIAL TRACT;

THENCE, SOUTH 79° 35' 50" WEST, 126.01 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 03° 08' 45" EAST, 4.27 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 86° 51' 15" WEST, 60.00 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 84° 32' 08" WEST, 110.02 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 86° 51' 15" WEST, 250.07 FEET TO A POINT FOR CORNER;
THENCE, NORTH 88° 08' 33" WEST, 255.98 FEET TO A POINT FOR CORNER;
THENCE, NORTH 19° 45' 54" EAST, 112.63 FEET TO A POINT FOR CORNER;
THENCE, NORTH 40° 29' 09" EAST, 20.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 83.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 95° 23' 36", AND A CHORD WHICH BEARS NORTH 01° 49' 03" WEST, 73.96 FEET TO A POINT FOR CORNER;

THENCE, NORTH 44° 07' 15" WEST, 27.92 FEET TO A POINT FOR CORNER;
THENCE, NORTH 06° 13' 58" EAST, 125.18 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 78° 33' 58" EAST, 122.32 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 67° 54' 02" EAST, 38.45 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 87° 58' 20" EAST, 98.91 FEET TO A POINT FOR CORNER;
THENCE, NORTH 85° 30' 27" EAST, 296.49 FEET TO A POINT FOR CORNER;
THENCE, NORTH 78° 48' 46" EAST, 48.97 FEET TO A POINT FOR CORNER;
THENCE, NORTH 59° 53' 06" EAST, 44.14 FEET TO A POINT FOR CORNER;
THENCE, NORTH 51° 11' 17" EAST, 44.14 FEET TO A POINT FOR CORNER;
THENCE, NORTH 29° 13' 17" EAST, 44.42 FEET TO A POINT FOR CORNER;
THENCE, NORTH 14° 49' 53" EAST, 41.17 FEET TO A POINT FOR CORNER;
THENCE, NORTH 09° 43' 01" EAST, 100.00 FEET TO A POINT FOR CORNER;
THENCE, NORTH 06° 39' 18" EAST, 171.68 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 56.41 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 03° 19' 55", AND A CHORD WHICH BEARS NORTH 82° 15' 27" WEST, 56.40 FEET TO A POINT FOR CORNER;

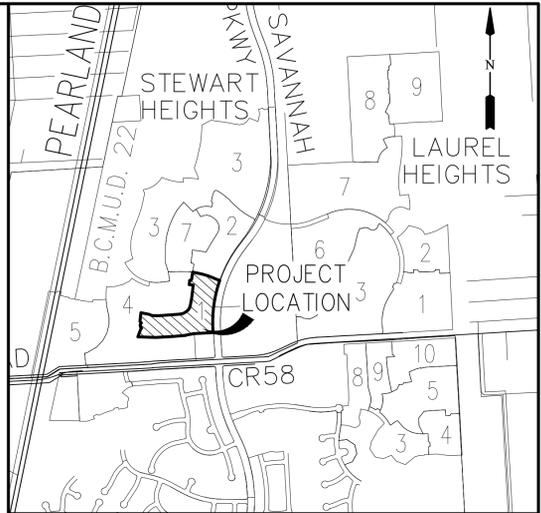
THENCE, NORTH 06° 04' 36" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86° 58' 41", AND A CHORD WHICH BEARS NORTH 52° 35' 16" EAST, 34.41 FEET TO A POINT FOR CORNER;

THENCE, NORTH 09° 05' 55" EAST, 97.61 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 78° 38' 21" EAST, 60.05 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 78° 20' 35" EAST, 68.58 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 74° 37' 13" EAST, 53.78 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 71° 28' 03" EAST, 71.15 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 67° 24' 58" EAST, 109.08 FEET TO A POINT FOR CORNER;
THENCE, SOUTH 70° 50' 34" EAST, 38.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 700.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 22° 16' 11", AND A CHORD WHICH BEARS SOUTH 08° 00' 20" WEST, 696.25 FEET TO A POINT FOR CORNER, SAME BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED SAVANNAH PARKWAY;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID SAVANNAH PARKWAY, SOUTH 03° 08' 45" EAST, 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.496 ACRES OF LAND.



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 612E & F

FINAL PLAT OF STEWART HEIGHTS SECTION ONE

A SUBDIVISION OF 11.496 ACRES OF LAND SITUATED IN THE
A. C. H. & B. SURVEY, ABSTRACT 403,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

50 LOTS 2 RESERVES (0.502 ACRES) 4 BLOCKS

JANUARY 5, 2016 JOB NO. 0388-1512-304

OWNERS:

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

JOHN W. HAMMOND, VICE PRESIDENT
681 GREENS PARKWAY, SUITE 220, HOUSTON, TEXAS 77067
PH. (281) 875-1000

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 101110501



FILED: MVLAR CHECK: COORD DIR XX

Date/Time: Tue, 05 Jun 2016 10:52am
Path Name: I:\Project\612E\Drawings\INPLT\Stewart Heights 1_LF.dwg

**E.CONSIDERATION AND POSSIBLE ACTION –
REPLAT OF ALVIN COMMUNITY COLLEGE
PEARLAND CAMPUS UNRESTRICTED RESERVE “A”**

**A request of Chad Gormly, Gormly Surveying, Inc.,
applicant, on behalf of Alvin Community College,
owner; for approval of a Replat Alvin Community
College Pearland Campus Unrestricted Reserve “A” to
wit:**



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Date: February 1, 2016

Re: Replat Alvin Community College Pearland
Campus Unrestricted Reserve "A"

A request of Chad Gormly, Gormly Surveying, Inc., applicant, on behalf of Alvin Community College, owner; for approval of a Replat Alvin Community College Pearland Campus Unrestricted Reserve "A", to wit:

A plat of 3.84 acres of land, being all of Block 10, Pearland Townsite, Brazoria County, Texas, City of Pearland, Texas.

General Location: The east side of Grand Boulevard from Broadway Street to Jasmine Street.

Summary of Request

This application will combine all of the lots located in Block 10 of the original Pearland Townsite to allow redevelopment of the property as one unified lot.

Site History

The property under review was included in the original survey of Pearland. However the lots created do not conform to the current subdivision regulations or the contemporary need to develop the property as one parcel.

Staff Recommendation

Staff recommends approval of the Replat Alvin Community College Pearland Campus Unrestricted reserve "A": as proposed by the applicant for the following reasons:

1. The replat will create one 3.84 acre parcel to allow redevelopment of property located in the original Pearland Townsite.
2. The plat will also allow the abandonment of alleys that no longer serve a contemporary use required for the redevelopment of the property.

Conformance to Comprehensive Plan

The Future Land Use Plan 2015 shows the property designated as “Village District.”

Conformance with Unified Development Code

The portion of the property fronting Broadway Street is zoned Old Town – General Business (OT-GB) while the remainder of the land is zoned Old Town – Mixed Use (OT-MU).

	ZONING	LAND USE
NORTH	OT - MU	Offices and Services
SOUTH	OT-GB	Retail, Office and Services
EAST	OT - MU	Offices and Services
WEST	OT - MU	Offices and Services

Conformance with Thoroughfare Plan

Broadway Street is shown as a Major Thoroughfare to be Widened. Grand Boulevard is shown as a Minor Collector Street of Sufficient Width.

Drainage

The property is located within Brazoria County Drainage District No. 4

Availability of Utilities

Water and Sewer is available for the site.

Impact on Existing and Future Development

The replat will allow the redevelopment of property in the Pearland Old Town area.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Replat Alvin Community College Pearland Campus Unrestricted Reserve “A”



Aerial Map

Replat Alvin Community College Pearland Campus Reserve "A"

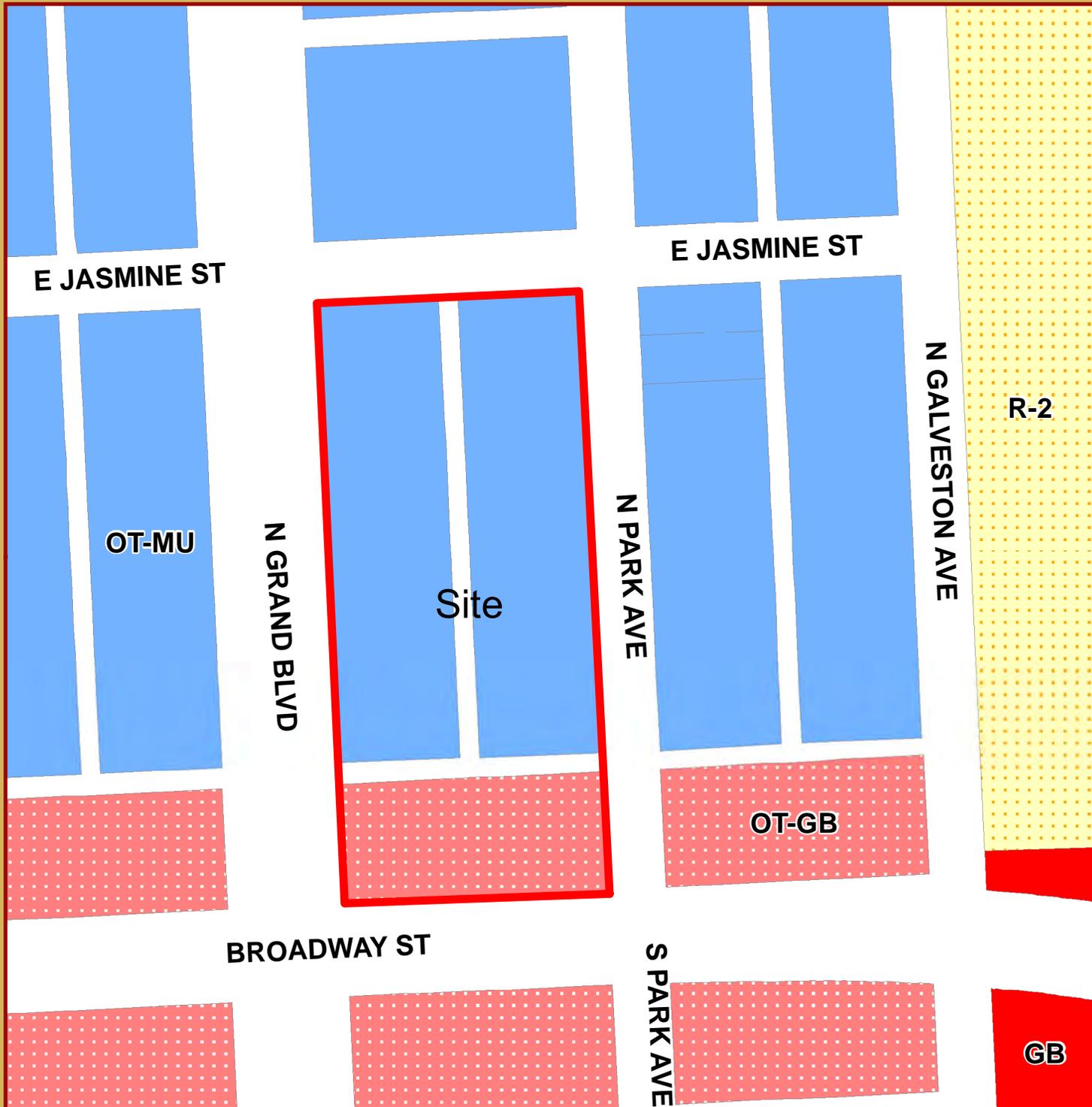


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 148 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Replat
 Alvin Community
 College Pearland
 Campus
 Reserve "A"



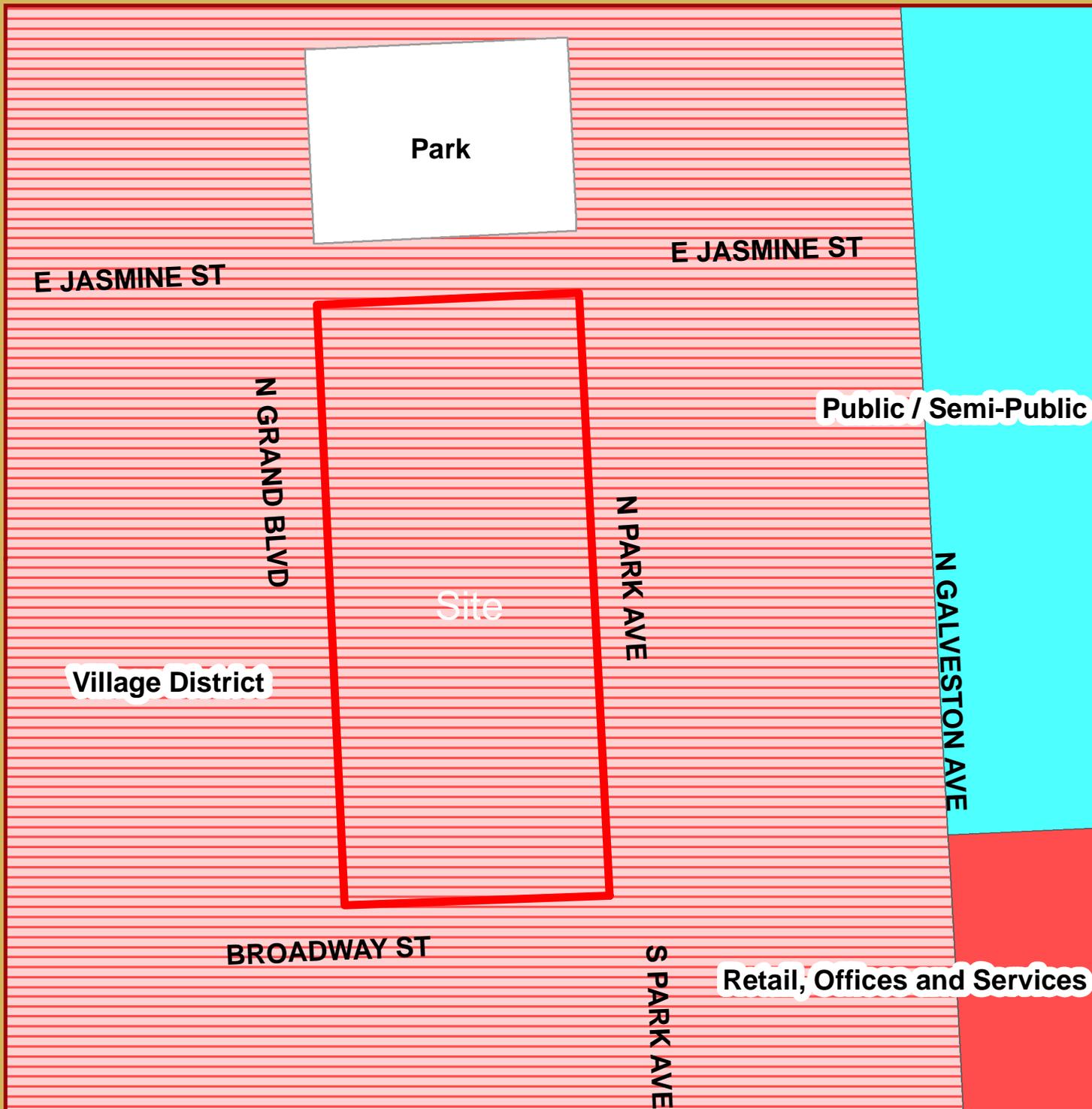
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 148 feet

OCTOBER 2014
 PLANNING DEPARTMENT



GB



**Future Land Use Plan
2015**

**Replat
Alvin Community
College Pearland
Campus
Reserve "A"**



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 = 148 feet

OCTOBER 2014
PLANNING DEPARTMENT



PEARLAND TOWNSITE

VOL. 29, PG. 41-42, DRBCT

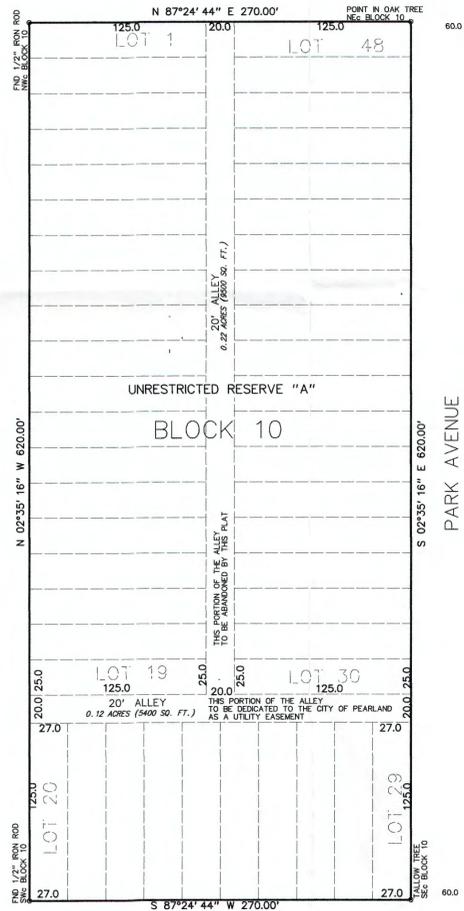
BLOCK 6

BLOCK 7

BLOCK 8

JASMINE STREET
(NOT OPEN)

N 87°24'44" E 270.00'



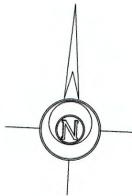
GRAND BOULEVARD

PARK AVENUE

BLOCK 10

BLOCK 9

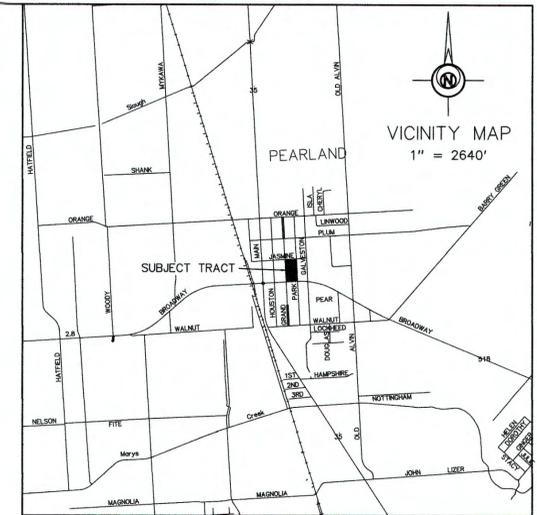
BROADWAY STREET (CALLED FARM TO MARKET ROAD 518)



1 inch = 60 feet



GRAPHIC SCALE



VICINITY MAP
1" = 2640'

METES AND BOUNDS

3.84 acres of land, being all of Block 10 of Pearlland Townsite, according to the plat as recorded in Volume 29, Page 41-42, Plat Records, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Block 10 and the intersection of the south line of Jasmine Street (unopened) with the east line of Grand Boulevard;

THENCE North 87 deg. 24 min 44 sec. East, along and with the north line of said Block 10 and the south line of said Jasmine Street (unopened), a distance of 270.00 feet to a point in the base of a large Oak Tree for the northeast corner of said Block 10, at the intersection of the south line of said Jasmine Street (unopened) with the west line of Park Avenue;

THENCE South 02 deg. 35 min. 16 sec. East, along and with the west line of said Park Avenue and the east line of said Block 10, a distance of 620.00 feet to a tall tree for the southeast corner of said Block 10, at the intersection of the west line of Park Avenue with the north line of Broadway Street;

THENCE North 87 deg. 24 min 44 sec. West, along and with the south line of said Block 10 and the north line of said Broadway Street, a distance of 270.00 feet to a 1/2 inch iron rod found for the southeast corner of said Block 10, at the intersection of the north line of Broadway Street with the east line of Grand Boulevard;

THENCE North 02 deg. 35 min. 16 sec. West, along and with the west line of said Block 10 and the east line of said Grand Boulevard, a distance of 620.00 feet to the PLACE OF BEGINNING and containing 3.84 acres of land.

This is to Certify that the Planning and Zoning Commission of the City of Pearlland Texas has approved this plat and subdivision of AIRPARK ESTATES, SECTION 1, and is in conformance with the Laws of the State of Texas and ordinances of the City of Pearlland as shown hereon and authorized recording this plat this _____ day of _____, 2016.

FRANKIE LEGAUX, CITY PLANNER

Approved for the City of Pearlland, Texas this _____ day of _____, 2016.

DARRIN COKER
CITY ATTORNEY

SUSAN POLKA, PE
CITY ENGINEER

OWNER(S): ALVIN COMMUNITY COLLEGE
ADDRESS: 2319 N. GRAND BLVD.
PEARLAND, TX 77581

STATE OF TEXAS
COUNTY OF BRAZORIA

We, ALVIN COMMUNITY COLLEGE, acting by and through its agent, DR. CRISTAL M. ALBRECHT, PRESIDENT, Owner(s) of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners 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 us the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS our hand in _____ County, Texas, this _____ day of _____, 2016.

DR. CRISTAL M. ALBRECHT, PRESIDENT
ALVIN COMMUNITY COLLEGE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared DR. CRISTAL M. ALBRECHT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for _____ County, Texas

NOTES:

- SOURCE OF BEARING BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(SOUTH CENTRAL ZONE), AS COMPUTER FROM RTK OBSERVATIONS.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel Number 4803000351, with an effective dated of September 22, 1999, the above subdivision appears to be located in Zone "X".
Warning: This statement is based on scaling the location of said survey on the above reflected map. This information is to be used to determine flood insurance rates only, and is not intended to identify specific flooding conditions. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
- Chad A. Gormly has not performed an abstract of title on the above surveyed 3.84 acres of land.
- No Street Lights are proposed on this plat.
- This plat has been prepared to meet the requirements of the State of Texas, Brazoria County, and the City of Pearlland.
- 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 Pearlland or Brazoria County.
- The minimum slab elevation of 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 Pearlland and/or Brazoria County Drainage District Number 4.

STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, County Clerk of Brazoria County, Texas, do hereby certify that the written instrument with its authentication was filed for registration in my office on _____, 2016, at _____ o'clock _____ M. in Document Number _____.

Witness my hand and seal of office, at Angleton, Brazoria County, Texas, the day and date last written above.

Deputy _____ County Clerk of Brazoria County, Texas.

I, Chad A. Gormly, Registered Professional Land Surveyor No. 5796, 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 fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 3/4" iron pipes or as shown on this plat.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
GORMLY SURVEYING, INC. FIRM# 10095700
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0853



ALVIN COMMUNITY COLLEGE
PEARLAND CAMPUS
UNRESTRICTED RESERVE "A"

A PLAT OF 3.84 ACRES OF LAND, BEING ALL OF
BLOCK 10, PEARLAND TOWNSITE,
BRAZORIA COUNTY, TEXAS
CITY OF PEARLAND, TEXAS

JANUARY 5, 2016
1 UNRESTRICTED RESERVE

OWNER(S):
ALVIN COMMUNITY COLLEGE
3110 MUSTANG ROAD
ALVIN, TX 77511
CONTACT: DR. CRISTAL ALBRECHT
281.331.0853

SURVEYOR:
GORMLY SURVEYING, INC.
FIRM# 10095700
P.O. Box 862
ALVIN, TX 77512
281.331.0853
CONTACT: CHAD A. GORMLY, RPLS

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:
January 25, 2016 – City Council approved 2015-13 CUP for winery in GB zoning district at 2635 Miller Ranch Road,
3. Next P&Z Meeting, February 15, 2016 – Joint Public Hearing and Regular P&Z meeting
4. Articles from November/December 2014 and January/February 2015 issues of “Urban Land.” (sent by e-mail)

V. ADJOURNMENT