

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

April 4, 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, APRIL 4, 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 March 21, 2016 P&Z Regular Meeting, held at 6:30 p.m.

**B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF MIDTOWN AT MAGNOLIA**

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

General Location: Southeast corner of Magnolia Street and Manvel Road.

**C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MIDTOWN AT MAGNOLIA**

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.

**Decision  
Date**  
4.08.2016

**Decision  
Date**  
4.08.16



General Location: Southeast corner of Magnolia Street and Manvel Road.

#### **D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 1B**

**Decision  
Date**  
4.22.16

A request of Rene Rodriguez, LJA Engineering, applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1B, creating 48 single family lots and 3 reserves on 10.410 acres of land on the north side of Hampshire Street east of Galveston Avenue.

Legal Description: A subdivision of 10.492 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.

### **III. MATTERS REMOVED FROM CONSENT AGENDA**

### **IV. NEW BUSINESS**

#### **A. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update:  
Zone Changes approved on March 28, 2016:  
Changes to the Land Use Matrix.
3. Next P&Z Meeting, April 18, 2016 – JPH meeting and Regular P&Z meeting.

### **V. ADJOURNMENT**

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

I, 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 3<sup>rd</sup> day of March 2016, A.D., at 5:30 p.m.



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Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of April \_\_\_\_, 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**

1. Approve the Minutes of the March 21, 2016 P&Z Regular Meeting, held at 6:30 p.m.

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, MARCH 21, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 8:30 p.m.

In attendance were:

P&Z Chairperson Daniel Tunstall  
P&Z Vice-Chairperson Thomas Duncan  
P&Z Commissioner Derrell Isenberg  
P&Z Commissioner Ginger McFadden  
P&Z Commissioner Troy Pradia  
P&Z Commissioner David Selsky  
P&Z Commissioner Mary Starr

Also present were Deputy City Attorney Lawrence Provins, President, PEDC Matt Buchanan, Director of Community Development Lata Krishnarao, City Planner Frankie Legaux, Associate Planner Vince Hustead and Office Assistant Alma Gonzales.

**CONSENT AGENDA**

P&Z Chairperson Daniel Tunstall read the items on the consent agenda. P&Z Commissioner David Selsky made the motion to approve Items from the consent agenda and P&Z Commissioner Mary Starr seconded the motion. Item B was removed from the Consent Agenda.

P&Z Vice-Chairperson Thomas Duncan made the motion to remove Item B from the Consent Agenda, P&Z Commissioner David Selsky seconded the motion.

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

1. Approved the Minutes of the March 7, 2016 P&Z Regular Meeting, held at 6:30 p.m.

**C. CONSIDERATION AND POSSIBLE ACTION – PRELEMINARY PLAT OF RIVERSTONE RANCH SECTION 6**

A request of Jennifer Curtis of BGE / Kerry R. Gilbert & Associates, on behalf of Shannon Wiespape of Meritage Homes, owner: to approve the Preliminary of Riverstone Ranch Section 6 creating 111 single family lots and 7 reserves, described to wit:

**Legal Description:** Being 45.4146 acres of land out of the T.J. Green Survey, A-290 City of Pearland, Harris County, Texas, also being a replat of all of Lots 68, 69, 80, 81, 83, 84, 85, 97, 98, 100, 115, 116, 117, & 118 of the Allison Richey Gulf Coast Home Company, part of Suburban Gardens, Section "G", as recorded in Volume 4, Page 48, H.C.M.R. and all of tract two, drainage easement, and part of tract one, drainage easement, and tract three drainage easement, of Green Tee Terrace Section Seven, as recorded in film code No. 352061, H.C.M.R.

**General Location:** South of Hughes Ranch Road and north of Clear Creek.

The Consent Agenda Items A and C were approved by a vote of 7 to 0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Derrell Isenberg, Ginger McFadden, Troy Pradia, David Selsky and Mary Starr voted to approve.

## **MATTERS REMOVED FROM CONSENT AGENDA**

### **B. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF MASSEY LAKES**

A request of C.L. Davis, of C.L. Davis & Co. the applicant; on behalf of Shannon Wiesepape, Meritage Homes., owner; for approval of the Final Plat of Massey Lakes Estates creating 82 single family lots and 20 Reserves, on 40.2850 acres of land.

**Legal Description:** 40.2850 acres being all of Lots 1 and 2, Section 18 Kanawha – Texas Company Subdivision of Parts of Sections 18 and 22 H.T.&B. R.R. Co.,. G.C. Smith Survey Abstract 547, City of Pearland, Brazoria County, Texas,

**General Location:** approximately a half a mile north of Bailey Road from Manvel Road to County Road 107-F

P&Z Chairperson Daniel Tunstall item of concern was the subdivision improvement agreement, Associate Planner Vince Husted notified that the subdivision improvement agreement was in place.

The Consent Agenda Item B for the Final Plat of Massey Lakes was approved by vote of 7 to 0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Derrell Isenberg, Ginger McFadden, Troy Pradia, David Selsky and Mary Starr voted to approve.

## **NEW BUSINESS**

### **A. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-01**

A request of James Elmore, applicant; on behalf of A & A Business, owner; for approval of a Conditional Use Permit (CUP) to allow for gasoline station and convenience store in the General Business (GB) zoning district; on approximately 0.8767 acre portion of land that is part of a 3.3825 acre tract, Pearland, TX

**Legal Description:** A tract or parcel containing 0.8767 acre portion of a 3.8325 acre tract of land situated in the Thomas J. Green Survey, Abstract 198, in the City of Pearland, Brazoria County, Texas.

**General Location:** NE Corner of Broadway St. and Alexander Ln., Pearland, TX

P&Z Commissioner Ginger McFadden made the motion to approve Conditional Use Application No. 2016-01, P&Z Commissioner Mary Starr seconded the motion.

A discussion ensued by P&Z Vice-Chairperson Thomas Duncan and Staff regarding the traffic flow, height requirements of fences and the buffer and easements of the sidewalks. P&Z Commissioner David Selsky expressed his concerns between the trees and the existing power lines. Community Development Director Lata Krishnarao addressed the concerns of the Commission and explained the requirements for the Corridor Overlay District and informed that an approval with conditions could be presented. City Planner Frankie Legaux added the site and landscaping plans would tie into the Conditional Use Permit. P&Z Chairperson Daniel Tunstall commented that the sidewalk and driveways needed to be in conformance. P&Z Vice-Chairperson Thomas Duncan stated he wanted to see the sidewalks be useable. Applicant Mr. James Elmore presented to the Commission that all requirements would be accommodated as best as possible.

P&Z Vice -Chairperson Thomas Duncan made a motion to amend the original motion for Conditional Use Application No. 2016-01, P&Z Commissioner Darrell Isenberg seconded the motion.

The amended motion for Conditional Use Application No. 2016-01 was approved with conditions by vote of 7 to 0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, and P&Z Commissioners Derrell Isenberg, Ginger McFadden, Troy Pradia, David Selsky and Mary Starr voted to approve.

## **B. CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE APPLICATION NO. 2016-04**

A request of Alfred Rucker, applicant; on behalf of Pogie USA LLC, owner; for approval of a Conditional Use Permit (CUP) to allow for bail bonds in the General Business (GB) zoning district; on approximately 3.1092 acres of land.

**Legal Description:** Being a 3.1092 acre tract of land out of Lot 46 of the Allison Richey

Gulf Coast Home Company's Subdivision of Section 8, H.T&B.R.R. Co. Survey also called the F.B. Drake Survey, Abstract 504, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 24, of the plat records of Brazoria County, Texas.

**General Location:** 6601 Broadway Street, Pearland, TX.

P&Z Vice-Chairperson Thomas Duncan made the motion to approve Conditional Use Application No. 2016-04, P&Z Commissioner Troy Pradia seconded the motion.

P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioners Derrell Isenberg, Ginger McFadden and David Selsky expressed their opposition to the requested and agreed that the proposed bail bonds office was not suitable at this location. P&Z Commissioner Troy Pradia commented that it would be a disservice to the applicant since previous businesses of the same type had been approved in the past. Mr. Pradia was in favor.

The motion for Conditional Use Application No. 2016-04 failed to pass by a vote of 1-6. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Derrell Isenberg, Ginger McFadden, David Selsky and Mary Starr voted to oppose. P&Z Commissioner Troy Pradia voted in favor of the motion.

### **C. CONSIDERATION AND POSSIBLE ACTION – ZONING CHANGE APPLICATION NO. 2016-03Z**

A city initiated request for approval of a zone change in the recently annexed Area 2 (south of Bailey Road between FM 1128/ and Veterans Road) from Suburban Development (SD) zoning district to General Business (GB) zoning district; on approximately 35.450 acres of land.

**Legal Description:** Being four tracts of land, approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & BRR tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT2 549 H T & B, Acres 10.000.

**General Location:** Near the southeast corner of FM 1128/Manvel Rd. and Bailey Rd., Pearland, TX.

And, Legal Description: Being five tracts of land, approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

**General Location:** Southwest corner of Bailey Road and Veterans Road.

P&Z Vice-Chairperson Thomas Duncan made the motion to approve Zone Change Application No. 2016-03Z, P&Z Commissioner David Selsky seconded the motion.

P&Z Vice-Chairperson Thomas Duncan asked for clarification on the re-zoning of the two properties on Manvel Road and Bailey Road, Community Development Director Lata Krishnarao and City Planner Frankie Legaux explained the corner dilemmas, retail nodes for the corner and abutter notification letters on the properties and discussed the four factors the zoning map had been based on.

The motion for Zone Change Application No. 2016-03Z was approved 7-0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Derrell Isenberg, Ginger McFadden, Troy Pradia, David Selsky and Mary Starr voted to approve.

#### **D. CONSIDERATION AND POSSIBLE ACTION – ZONING CHANGE APPLICATION NO. 2016-04Z**

A request of the City of Pearland, for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); to wit:

Area 1: 213 acres more or less out of Kanawha-Texas Company subdivision, parts of sections 18 and 22, George C. Smith survey, abstract 547 and abstract 548 Brazoria County, Texas.

**General Location:** North of Bailey Road, south of Arnold Drive, east of Kennedy Drive, and west of Manvel Road, in Pearland, Brazoria County, Texas.  
And,

Area 2: 230 acres more or less out of lots 1, 2, 11, 21, 31, 41 and 51, Section 24, George C. Smith survey abstract 549 and lots 1, 11, 21, 31, 41 and 51, section 25 H.T. & B. R.R. company survey, abstract 245 and lots 1, 11 and 21, Section 26 George C. Smith survey, abstract 550, Brazoria County, Texas.

**General Location:** South of Bailey Road, east of Manvel Road, and west of Veterans Road, in Pearland, Brazoria County, Texas, also known as Area 2.

The following 9 lots are excluded from Area 2:  
SAVE AND EXCEPT 37.3004 acres of land, to wit:

Four lots, consisting of approximately 27.581 acres in Annexation Area 2, identified as AO 549 H T & B R R, Tract 11A, Acres 7.635; LT 1B 549 H T & B, Acres 4.946; G.C. Smith LT 1 549 H T & B, Acres 5.000; and G.C. Smith LT 2 549 H T & B, Acres 10.000.

**General Location:** Near the southeast corner of FM 1128/Manvel Road and Bailey Road,

Pearland, TX.  
And,

Five lots, consisting of approximately 7.869 acres in Annexation Area 2, identified as A0549 H T & B R R Tract 21 B called Tract 1, Acres 2.200; LT 21B1 (called Tract 4) 550 H T & B, Acres 2.5; A0550 H T & B R R, Tract 21D, Acres 2.5; A0550 H T & B R R Tract 21, Acres 0.789; A0550 H T & B R R Tract 21E, Acres 2.25.

**General Location:** Southwest corner of Bailey Road and Veterans Road

P&Z Vice-Chairperson made the motion to approve Zone Change Application No. 2016-04Z, P&Z Commissioner Derrell Isenberg seconded the motion.

P&Z Chairperson Daniel Tunstall and P&Z Commissioner Derrell Isenberg asked about existing businesses re-zoning and if spot zoning would be allowed, City Planner Frankie Legaux explained existing businesses could continue as they are zoned unless the business expanded. Deputy City Attorney Lawrence explained the legal aspects of the spot zoning. Community Development Director Lata Krishnarao informed the Commission reasons for retail nodes within GB & SR15 zones. P&Z Commissioner Ginger McFadden requested to see a map of existing subject properties to help determine the zoning classifications. President, PEDC Matt Buchanan presented a zoning map to the Commission. P&Z Chairperson Daniel Tunstall commented he would like to see a different plan in place for the future Land Use Plan.

The motion to recommend approval for Zone Change Application No.2016-04Z was approved 6-1. P&Z Chairperson Daniel Tunstall opposed to the motion to approve. P&Z Vice-Chairperson Thomas Duncan and P&Z Commissioners Troy Pradia, Derrell Isenberg, Mary Starr, Ginger McFadden and David Selsky voted to approve.

## **DISCUSSION ITEMS**

1. Commissioners Activity Report – P&Z Chairperson Daniel Tunstall attended the HEB festival and interested in future discussion of food truck permitting.
2. Zoning Update: City Planner Frankie Legaux informed the Commission of the following:  
At the March 14, 2016 City Council meeting, the City Council did not approve CUP 2016-02 for gasoline station and convenience store on NW corner of Mykawa and Orange Streets by a vote of 0-5. A Super Majority Vote was required because the P&Z Commission had recommended denial of the zoning amendment.
3. Next P&Z Meeting, March 28, 2016 – JPH and Regular P&Z meeting

## **ADJOURNMENT**

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 9:47 p.m.

These minutes were respectfully submitted by:

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Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 7<sup>th</sup> day of March 2016, A.D.

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Daniel Tunstall, P & Z Chairperson

## **B. CONSIDERATION AND POSSIBLE ACTION – MASTER PLAT OF MIDTOWN AT MAGNOLIA**

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road.



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: April 4, 2016

Re: A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

Legal Description: A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road,

## **SUMMARY**

On behalf of Marilyn Louise Bullard, owner, Randy Peacock, of the Miller Survey Group, has submitted a request for approval of the Master Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the Southeast corner of Magnolia Street and Manvel Road.

## **SITE HISTORY**

The property is located in the Midtown at Magnolia Planned Development approved at the January 4, 2016 Joint Public Hearing.

## **STAFF RECOMMENDATION**

Staff recommends approval of the Master Plat of Midtown at Magnolia for the following reasons:

1. The Master Plat conforms to the approved Midtown at Magnolia Planned development.
2. The Master Plat concentrates the commercial uses in the northern area as shown in the approved planned development which in turn concentrates the commercial development inside the area shown as a Major Node on the Future Land Use Plan 2015.

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

	<u>Zoning</u>	<u>Land Use</u>
North	NS – Neighborhood Services	Undeveloped
South	SR-15 (Suburban Residential)	Large Lot Single Family
East	R-1 Single Family	Undeveloped
West	GB – General Business	Undeveloped

### **CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

Lots 1 and 2 are designated as commercial lots with the base zoning of Office Professional while Lot 3 has a base zoning of TH – Townhome for future town house development. The Office and Professional Lot will have a combine total of 4.316 acres and the Town Home lot will have 7.433 acres.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The applicant's property is located in an area shown as a Major Node located at the intersection of Magnolia Street and Manvel Road. As a result the neighboring properties to the west and north are located in the Major Node. The land to the east is designated as Detention for the large detention basin located east of the property under review. To the south a strip of Open Space is shown for Mary's Creek with the remaining neighboring properties to the south shown as Low Density Residential.

### **CONFORMANCE WITH THE THOROUGHFARE PLAN**

Magnolia Street is shown as a Secondary Thoroughfare of Sufficient width while Manvel Road is shown as a Major Thoroughfare to be Widened. A Traffic Impact Analysis has been submitted to the City for review.

## **UTILITIES AND INFRASTRUCTURE**

Water and Sewer lines are located along Magnolia Street. A water line is located along Manvel Road while a sewer line is not shown. The property is not shown as located in a Municipal Utility District. A Subdivision Improvement Agreement will need to be approved and executed prior to application for a final plat.

## **DRAINAGE**

The Master Plat shows a 100 foot drainage easement along Mary's Creek and a 25 foot pedestrian access. Brazoria Drainage District No. 4 will require the applicant to obtain an Encroachment Agreement prior to final plat approval.

## **PARKS, OPEN SPACE, AND TREES**

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

## **IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

According to the Planned Development, the applicant's proposal will anchor development at a recently constructed intersection in a previously undeveloped area of the city.

## **ADDITIONAL COMMENTS**

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

## **SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Master Plat of Midtown at Magnolia



## Aerial Map

## Master Plat of Midtown at Magnolia

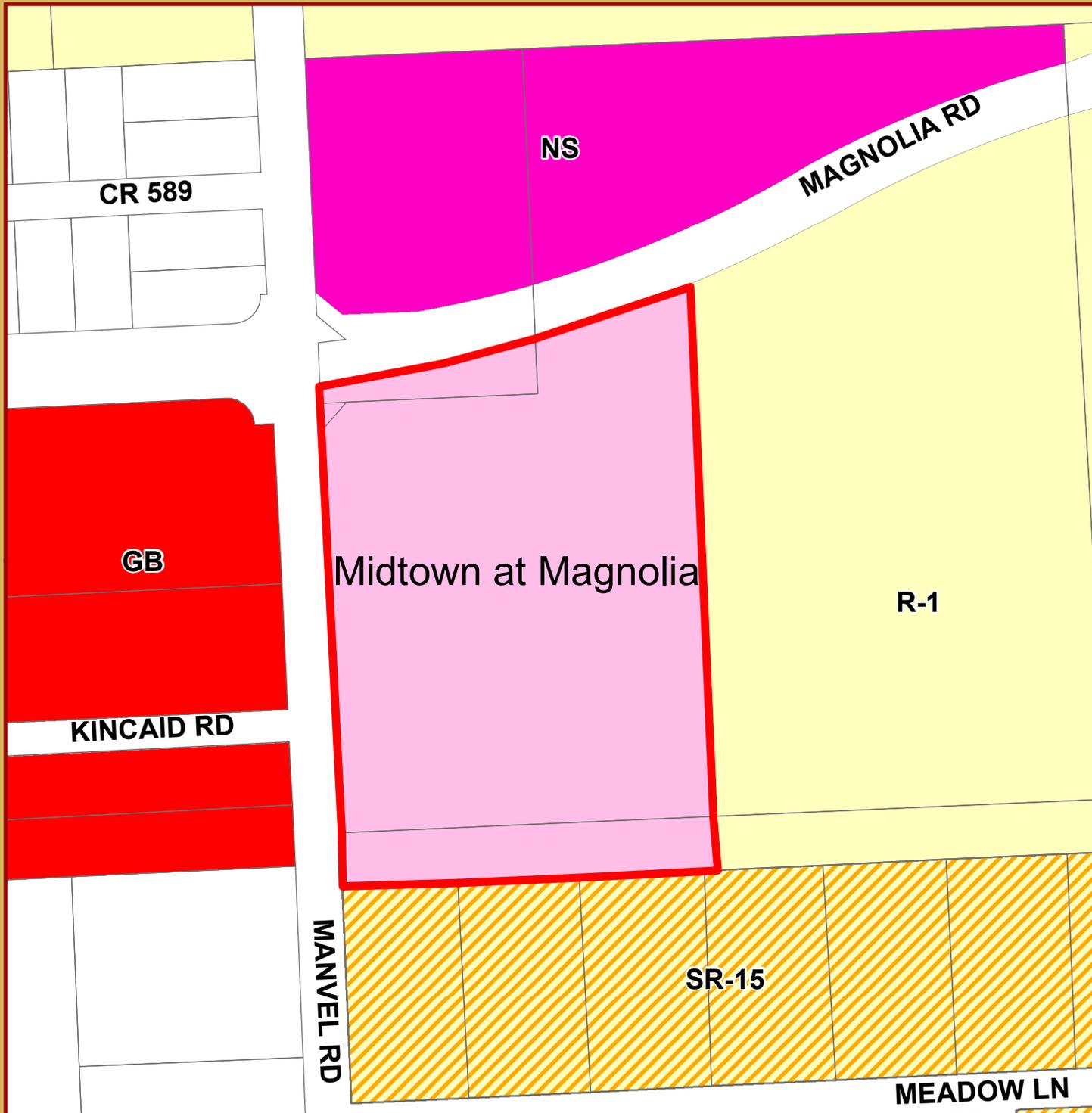


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Master Plat of Midtown at Magnolia

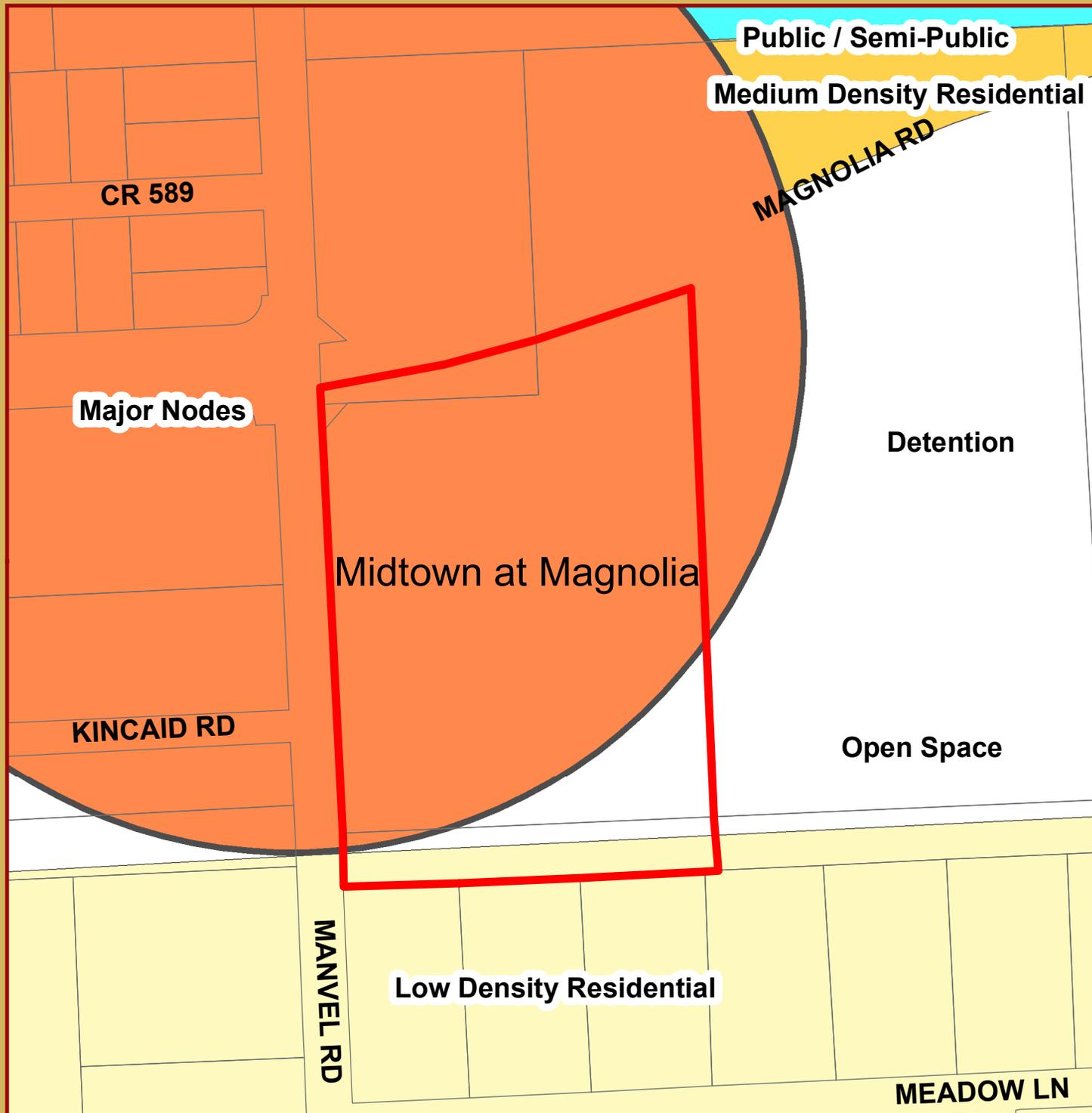


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OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use Plan  
2015**

**Master Plat of  
Midtown at  
Magnolia**



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1 inch = 237 feet

OCTOBER 2014  
PLANNING DEPARTMENT



ACREAGE TABLE

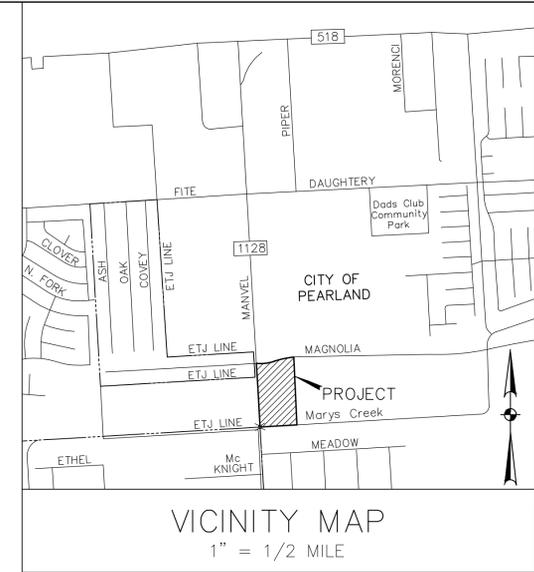
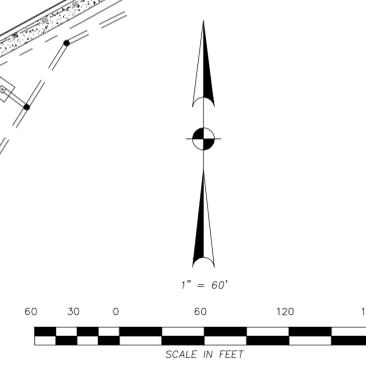
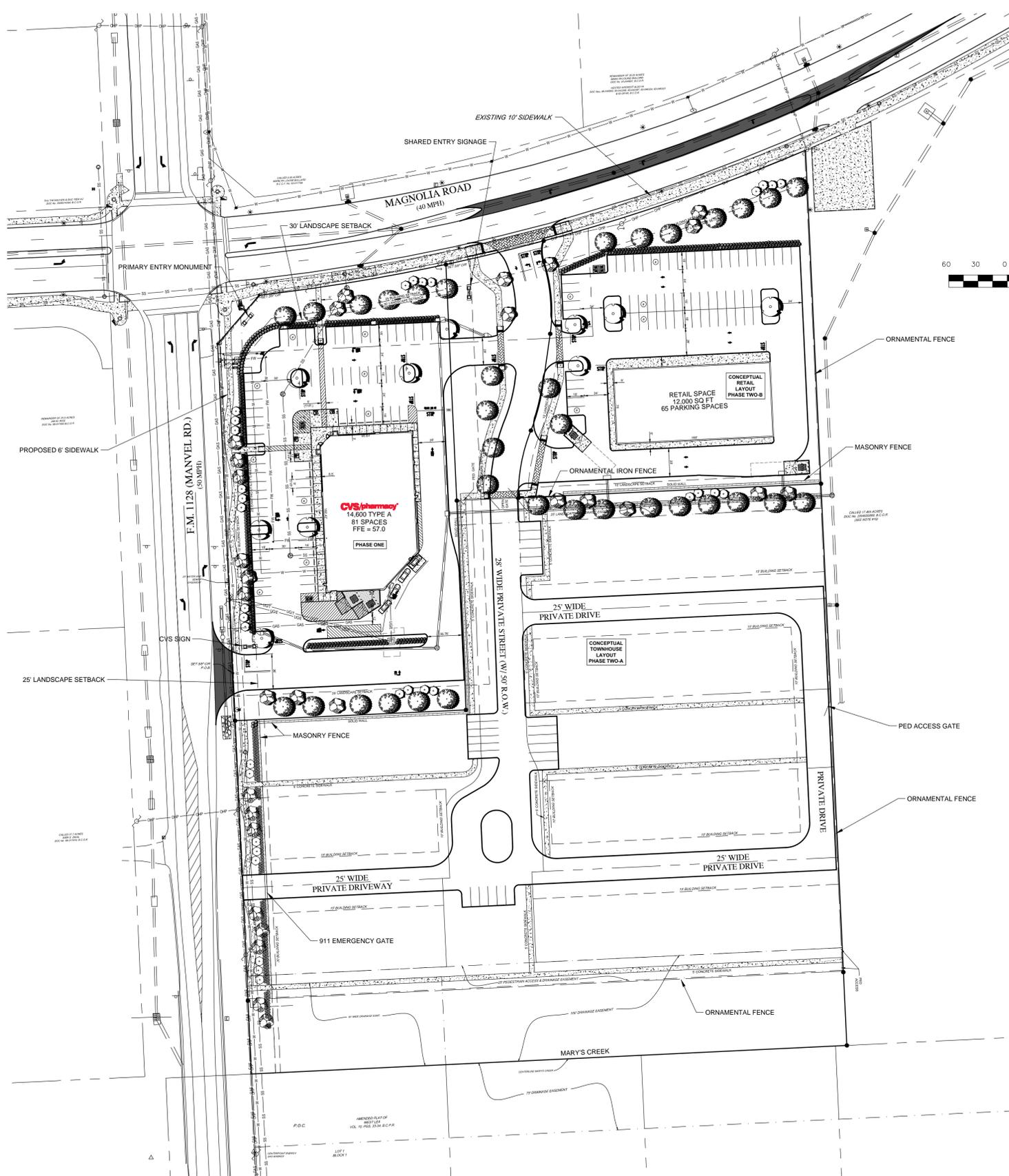
LOT 1, BLOCK 1	2.386 ACRES (103,935 SQ. FT.)
LOT 2, BLOCK 1	1.930 ACRE (84,069 SQ. FT.)
LOT 3, BLOCK 1	7.443 ACRES (324,238 SQ. FT.)
<b>TOTAL</b>	<b>11.759 ACRES (512,242 SQ. FT.)</b>

LEGEND

I.R.	= IRON ROD
AC.	= ACRES
B.C.C.R.	= BRAZORIA COUNTY COURT RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
CIR	= CAPPED IRON ROD
E.E.	= ELECTRIC EASEMENT
F.H.E.	= FIRE HYDRANT EASEMENT
DOC.	= DOCUMENT
Nos.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FEET
T.B.M.	= TEMPORARY BENCHMARK
VOL.	= VOLUME
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
W.S.E.	= WATER AND SEWER EASEMENT
B.L.	= BUILDING SETBACK LINE
◆	= TEMPORARY BENCHMARK LOCATION
MSG	= MILLER SURVEY GROUP
○	= PROPOSED STREET LIGHT
●	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
●	= FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE No. 4204, (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987161608.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48039C0040 I, WITH THE REVISED DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- BENCHMARK INFORMATION:  
PROJECT BENCHMARK: CITY OF PEARLAND G.P.S. MONUMENT #7  
ELEVATION = 50.33 FEET, NGVD 1929 (1987 ADJUSTMENT)  
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)  
T.B.M. #1: BEING AN 80-D NAIL IN A 6" WOOD POST AT THE NORTH END OF A GUARDRAIL ON THE EAST SIDE OF F.M. 1128, +/- 260-FEET NORTH OF MARY'S CREEK, (PLOTTED HEREON)  
ELEVATION = 56.79 FEET, NGVD 1929 (1987 ADJUSTMENT)  
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)  
X: 3135204.65  
Y: 13762891.64  
ALL CONTOURS SHOWN HEREON ARE BASED ON THE NGVD 1929 (1987 ADJUSTMENT)  
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)
- 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 A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF No. 1044001332, EFFECTIVE DATE: FEBRUARY 26, 2016, ISSUED DATE: MARCH 4, 2016.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- 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 THE OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- THIS PLAT HAS A PEARLAND PLANNED DEVELOPMENT NUMBER OF 788-1.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- FINAL PARK LAYOUTS AND FEES WILL NEED TO BE CONFIRMED ONCE THE TOWNHOME INDIVIDUAL TRACTS ARE PLATTED.
- THE OVERALL DEVELOPMENT WILL BE REQUIRED TO INCLUDE OVERLAY COMMITMENTS PER TABLE 6 PER THE APPROVED PLANNED DEVELOPMENT.
- THE OVERALL DEVELOPMENT WILL BE REQUIRED TO INCLUDE DESIGN ENHANCEMENTS, AMENITIES, AND RECREATIONAL FACILITIES PER TABLE 7 6 PER THE APPROVED PLANNED DEVELOPMENT.
- DETENTION FOR THE OVERALL DEVELOPMENT WILL BE PROVIDED WITHIN THE CITY OWNED REGIONAL DETENTION POND DIRECTLY EAST OF THE DEVELOPMENT AND AN AGREEMENT WILL BE FINALIZED WITH THE CITY FOR SECURING DETENTION RIGHTS PRIOR TO PERMITS BEING RELEASED.



METES AND BOUNDS DESCRIPTION:

FIELD NOTES FOR 11.759 ACRES

Being a tract of land containing 11,759 acres (512,242 square feet), located within the H.T. & B. R.R. Co. Survey, Abstract (Number) No. 546, in Brazoria County, Texas; Said 11.759 acre tract being a portion of a called 5,000 acre tract (Tract 3) recorded in the name of Marilyn Louise Bullard in Brazoria County Clerk's File Number (B.C.C.F. No.) 02-017799 and a portion of a called 35.93 acre tract recorded in the name of Marilyn Louise Bullard in B.C.C.F. No. 97-044957 (with interests vested in B.C.C.F. Nos. 92-28746, 93-046323, 93-046324, 94-045257, 95-042287, 95-042288 and 96-045863); Said 11.759 acre tract being more particularly described by metes and bounds as follows (Bearings are based on the Texas Coordinate System of 1983, South Central Zone, per GPS observations):

Commencing at a 3/4-inch iron rod found at the intersection of the south line of a 75 feet wide Drainage Easement (Mary's Creek) as depicted on the map of West Lea, a subdivision of record in Volume (Vol.) 10, Page (Pg.) 33-34, of the Brazoria County Plat Records, and the east Right-Of-Way (R.O.W.) line of FM 1128 (Manvel Road) with varies per Volume 276, Page 395 of the Brazoria County Deed Records (B.C.D.R.) and Volume R, Page 194 of the Brazoria County Court Records;

Thence, with the east R.O.W. line of said FM 1128, the following two (2) courses:

- North 02 degrees 12 minutes 12 seconds West, a distance of 74.85 feet (called 75 feet) to a point (unable to set corner) on the centerline of Mary's Creek (width varies per B.C.C.F. No. 83041786 (Vol. 1747, Pg. 630, B.C.D.R.) and said plot of West Lea), for the southwest corner and Point of Beginning of the herein described tract;
- North 02 degrees 39 minutes 12 seconds West, at a distance of 75.00 feet pass a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northwest corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 747.40 feet to a 5/8-inch iron rod found at the southwest end of a R.O.W. transition line from the east R.O.W. line of said FM 1128 to the southerly R.O.W. line of Magnolia Road (width varies at this point per B.C.C.F. No. 2006032564, 2006032562 and 100 feet wide per B.C.C.F. No. 2004050869) for the westerly northwest corner of the herein described tract;

Thence, with said R.O.W. transition line and the southerly R.O.W. line of said Magnolia Road, the following two (2) courses:

- North 40 degrees 41 minutes 49 seconds East, a distance of 65.45 feet to a 5/8-inch iron rod with a MSG cap set at the northeast end of said R.O.W. transition line, for the northerly northwest corner of the herein described tract, at the beginning of a non-tangent curve to the left;
- 582.66 feet along the arc of said curve to the left, having a radius of 2,035.00 feet, a central angle of 16 degrees 24 minutes 17 seconds and a chord that bears North 75 degrees 12 minutes 41 seconds East, a distance of 580.87 feet to a 5/8-inch iron rod with a MSG cap set on the east line of said 35.93 acre tract, same being on the west line of a called 17.465 acre tract, recorded in the name of the City of Pearland, in B.C.C.F. No. 2004050869, for the northeast corner of the herein described tract;

Thence, with the line common to said 35.93 acre tract and said 17.465 acre tract, South 02 degrees 38 minutes 52 seconds East, at a distance of 841.21 feet pass a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northeast corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 916.21 feet to a point (unable to set corner) on the centerline of said Mary's Creek, same being the north line of Block 1 of said plat of West Lea, for the southwest corner of said 17.465 acre tract, same being the southeast corner of the herein described tract;

Thence, with the north line of said Block 1 and the centerline of said Mary's Creek, South 87 degrees 18 minutes 00 seconds West, a distance of 612.53 feet to the Point of Beginning and containing 11,759 acres (512,242 square feet) of land.

MASTER PLAT OF MIDTOWN AT MAGNOLIA

A SUBDIVISION OF 11.759 ACRES LOCATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT No. 546 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

OWNER: MARILYN LOUISE BULLARD  
2411 WALKER COURT  
PEARLAND, TEXAS 77581  
TEL. 281-485-2597  
3 LOTS 1 BLOCK

SCALE: 1"=60' MARCH, 2016



1760 WEST SAM HOUSTON PARKWAY NORTH \* HOUSTON, TEXAS 77043  
PHONE 713-413-1900 \* FAX 713-413-1944  
TEXAS FIRM REGISTRATION No. 10047100  
SURVEY MANAGER: BRIAN E. WILSON, R.P.L.S.

## **C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF MIDTOWN AT MAGNOLIA**

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road



# Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: April 4, 2016

Re: A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

Legal Description: A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road.

## **SUMMARY**

On behalf of Marilyn Louise Bullard, owner, Randy Peacock, of the Miller Survey Group, has submitted a request for approval of the Preliminary Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the Southeast corner of Magnolia Street and Manvel Road.

## **SITE HISTORY**

The property is located in the Midtown at Magnolia Planned Development approved at the January 4, 2016 Joint Public Hearing.

## **STAFF RECOMMENDATION**

Staff recommends approval of the Preliminary Plat of Midtown at Magnolia for the following reasons:

1. The Preliminary Plat of Midtown at Magnolia conforms to the Master Plat of Midtown at Magnolia.
2. The Preliminary Plat of Midtown of Magnolia conforms to the approved Midtown at Magnolia Planned Development.

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

	<u>Zoning</u>	<u>Land Use</u>
North	NS – Neighborhood Services	Undeveloped
South	SR-15 (Suburban Residential)	Large Lot Single Family
East	R-1 Single Family	Undeveloped
West	GB – General Business	Undeveloped

### **CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)**

Lots 1 and 2 are designated as commercial lots with the base zoning of Office Professional while Lot 3 has a base zoning of TH – Townhome for future town house development. The Office and Professional Lot will have a combine total of 4.316 acres and the Town Home lot will have 7.433 acres.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The applicant's property is located in an area shown as a Major Node located at the intersection of Magnolia Street and Manvel Road. As a result the neighboring properties to the west and north are located in the Major Node. The land to the east is designated as Detention for the large detention basin located east of the property under review. To the south a strip of Open Space is shown for Mary's Creek with the remaining neighboring properties to the south shown as Low Density Residential.

### **CONFORMANCE WITH THE THOROUGHFARE PLAN**

Magnolia Street is shown as a Secondary Thoroughfare of Sufficient width while Manvel Road is shown as a Major Thoroughfare to be Widened. A Traffic Impact Analysis has been submitted to the City for review.

### **UTILITES AND INFRASTRUCTURE**

Water and Sewer lines are located along Magnolia Street. A water line is located along Manvel Road while a sewer line is not shown. The property is not shown as located in a Municipal Utility District. A Subdivision Improvement Agreement will need to be approved and executed prior to application for a final plat.

**DRAINAGE**

The Master Plat shows a 100 foot drainage easement along Mary's Creek and a 25 foot pedestrian access. Brazoria Drainage District No. 4 will require the applicant to obtain an Encroachment Agreement prior to final plat approval.

**PARKS, OPEN SPACE, AND TREES**

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

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT**

According to the Planned Development, the applicant's proposal will anchor development at a recently constructed intersection in a previously undeveloped area of the city.

**ADDITIONAL COMMENTS**

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

**SUPPORTING DOCUMENTS**

- Aerial Map
- Zoning Map
- Land Use Plan 2015
- Preliminary Plat of Midtown at Magnolia



## Aerial Map

## Preliminary Plat of Midtown at Magnolia

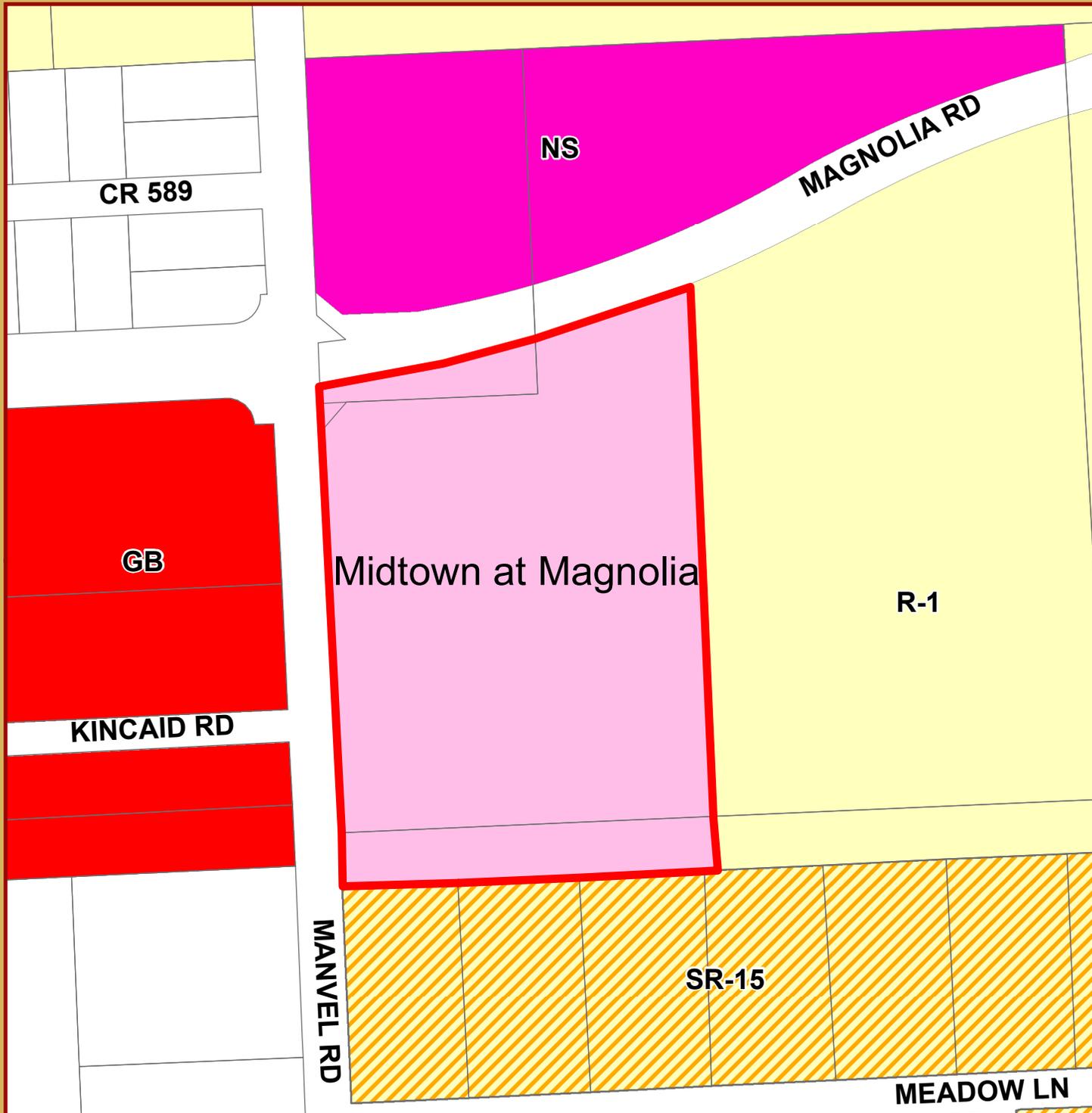


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014  
PLANNING DEPARTMENT





**Zoning Map**

**Preliminary Plat of  
Midtown at  
Magnolia**

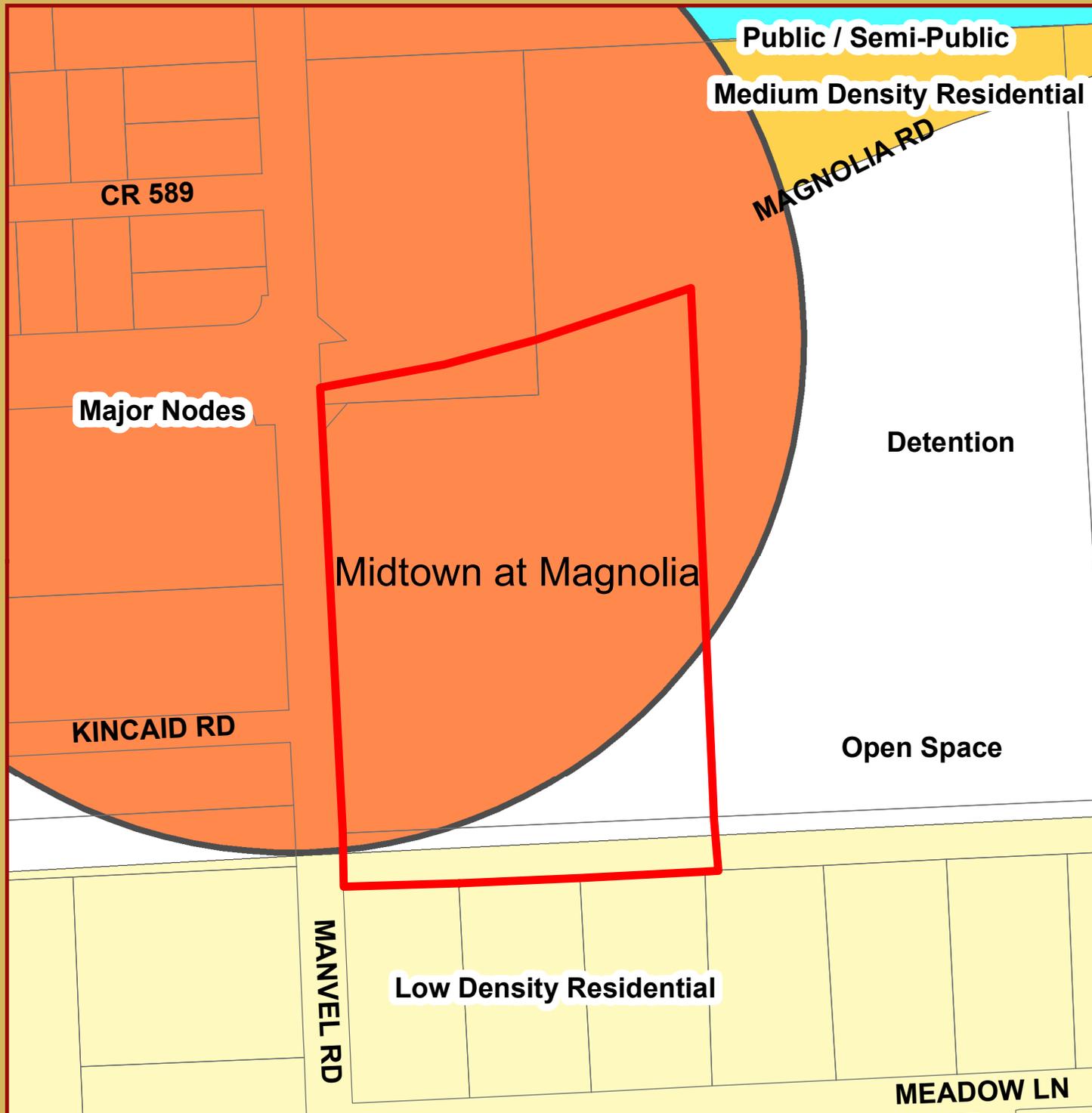


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OCTOBER 2014  
PLANNING DEPARTMENT





**Future Land Use Plan  
2015**

**Preliminary Plat of  
Midtown at  
Magnolia**



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1 inch = 237 feet

OCTOBER 2014  
PLANNING DEPARTMENT



STATE OF TEXAS  
COUNTY OF BRAZORIA

MARILYN LOUISE BULLARD OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MIDTOWN AT MAGNOLIA, BEING 11.759 ACRES OUT OF THE H.T. & B. R. CO. SURVEY, ABSTRACT NO. 546, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS [EXCEPT THOSE STREETS DEDICATED AS PRIVATE STREETS LABELED AS PUBLIC UTILITY EASEMENTS/PRIVATE ACCESS EASEMENTS (P.U.E./P.A.E.)], 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 EIGHTEEN FEET (18'0") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARILYN LOUISE BULLARD, OWNER, THEREUNTO AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
MARILYN LOUISE BULLARD/OWNER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME \_\_\_\_\_

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

I, BRIAN E. WILSON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5745, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 03/28/2016

BRIAN E. WILSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 5745

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

By: \_\_\_\_\_  
CHARRPSON  
PLANNING AND 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, PE  
CITY OF PEARLAND, CITY ENGINEER

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE GRID COORDINATES, BASED ON THE TEXAS SOUTH CENTRAL ZONE No. 4204, (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998761608.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48039C040 1 WITH THE REVISED DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- BENCHMARK INFORMATION:  
PROJECT BENCHMARK: CITY OF PEARLAND C.P.S. MONUMENT #7  
ELEVATION = 50.33 FEET, NGVD 1929 (1987 ADJUSTMENT)  
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)  
T.B.M. #1: BEING AN 80-D NAIL IN A 6" WOOD POST AT THE NORTH END OF A GUARDRAIL ON THE EAST SIDE OF F.M. 1128, +/- 260- FEET NORTH OF MARY'S CREEK. (PLOTTED HEREON)  
ELEVATION = 56.79 FEET, NGVD 1929 (1987 ADJUSTMENT)  
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)  
X: 3135004.66  
Y: 13762891.64  
ALL CONTOURS SHOWN HEREON ARE BASED ON THE NGVD 1929 (1987 ADJUSTMENT)  
(TO OBTAIN THE 1978 ADJUSTMENT ADD 0.78 FEET)
- 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 A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF No. 1044001332, EFFECTIVE DATE: FEBRUARY 26, 2016, ISSUED DATE: MARCH 4, 2016.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- 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 THE OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- THIS PLAT HAS A PEARLAND PLANNED DEVELOPMENT NUMBER OF 788-1.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- FINAL PARK LAYOUTS AND FEES WILL NEED TO BE CONFIRMED ONCE THE TOWNHOME INDIVIDUAL TRACTS ARE PLATTED.

ACREAGE TABLE

LOT 1, BLOCK 1	2.386 ACRES (103,935 SQ. FT.)
LOT 2, BLOCK 1	1.930 ACRE (84,069 SQ. FT.)
LOT 3, BLOCK 1	7.443 ACRES (324,238 SQ. FT.)
<b>TOTAL</b>	<b>11.759 ACRES (512,242 SQ. FT.)</b>

REMAINDER OF CALLED 25.794 ACRES THU THI NGUYEN & DUC TEN XU B.C.C.F. No. 2006014394

REMAINDER OF CALLED 5.00 ACRES MARILYN LOUISE BULLARD B.C.C.F. No. 02-017799

MAGNOLIA ROAD (100' WIDE R.O.W.) B.C.C.F. No. 2005069815

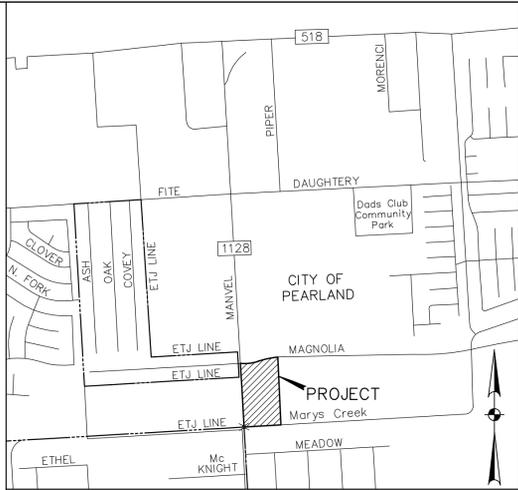
REMAINDER OF 25.9 ACRES JAN M. RICE B.C.C.F. No. 98-017683

REMAINDER OF CALLED 35.93 ACRES MARILYN LOUISE BULLARD B.C.C.F. No. 97-044957

MAGNOLIA ROAD (100' WIDE PUBLIC R.O.W.) B.C.C.F. NUMBERS 2004050869, 2006032562 & 2006032564

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	70.40	177.00	22°47'25"	N10°34'26"E	69.94
C2	48.22	200.00	13°48'52"	N14°56'02"E	48.10
C3	75.00	164.00	26°12'08"	N05°00'56"W	74.35
C4	21.28	35.00	34°50'20"	N00°41'57"W	20.96
C5	194.46	2035.00	05°28'30"	N80°40'35"E	194.39
C6	103.30	2035.00	02°54'31"	N76°29'04"E	103.29
C7	284.89	2035.00	08°01'16"	N71°01'11"E	284.66



VICINITY MAP  
1" = 1/2 MILE

METES AND BOUNDS DESCRIPTION:

FIELD NOTES FOR 11.759 ACRES

Being a tract of land containing 11,759 acres (512,242 square feet), located within the H.T. & B. R.R. Co. Survey, Abstract (Number) No. 546, in Brazoria County, Texas; Said 11,759 acre tract being a portion of a called 5,000 acre tract (Tract 3) recorded in the name of Marilyn Louise Bullard in Brazoria County Clerk's File Number (B.C.C.F. No.) 02-017799 and a portion of a called 35.93 acre tract recorded in the name of Marilyn Louise Bullard in B.C.C.F. No. 97-044957 (with interests vested in B.C.C.F. Nos. 92-28746, 93-046323, 93-046324, 94-045257, 95-042287, 95-042288 and 96-045863); Said 11,759 acre tract being more particularly described by metes and bounds as follows: (Bearings are based on the Texas Coordinate System of 1983, South Central Zone, per GPS observations);

Commencing at a 3/4-inch iron rod found at the intersection of the south line of a 75 feet wide Drainage Easement (Mary's Creek) as depicted on the map of West Lea, a subdivision of record in Volume (Vol.) 10, Page (Pg.) 33-34, of the Brazoria County Plat Records, and the east Right-of-Way (R.O.W.) line of FM 1128 (Manvel Road) with width varies per Volume 276, Page 309 of the Brazoria County Deed Records (B.C.D.R.) and Volume R, Page 194 of the Brazoria County Court Records;

Thence, with the east R.O.W. line of said FM 1128, the following two (2) courses:

- North 02 degrees 39 minutes 12 seconds West, a distance of 74.85 feet (called 75 feet) to a point (unable to set corner) on the centerline of Mary's Creek (width varies per B.C.F. No. 83041786 (Vol. 1747, Pg. 630, B.C.D.R.) and said plat of West Lea), for the southwest corner and Point of Beginning of the herein described tract;
- North 02 degrees 39 minutes 12 seconds West, at a distance of 75.00 feet pass a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northwest corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 747.40 feet to a 5/8-inch iron rod found at the southwest end of a R.O.W. transition line from the east R.O.W. line of said FM 1128 to the southerly R.O.W. line of Magnolia Road (width varies at this point per B.C.C.F. No. 2006032564, 2006032562 and 100 feet wide per B.C.C.F. No. 2004050869) for the westerly northwest corner of the herein described tract;

Thence, with said R.O.W. transition line and the southerly R.O.W. line of said Magnolia Road, the following two (2) courses:

- North 40 degrees 41 minutes 49 seconds East, a distance of 65.45 feet to a 5/8-inch iron rod with a MSG cap set at the northeast end of said R.O.W. transition line, for the northerly northwest corner of the herein described tract, at the beginning of a non-tangent curve to the left;
- 582.66 feet along the arc of said curve to the left, having a radius of 2,035.00 feet, a central angle of 16 degrees 24 minutes 17 seconds and a chord that bears North 75 degrees 12 minutes 41 seconds East, a distance of 580.87 feet to a 5/8-inch iron rod with a MSG cap set on the east line of said 35.93 acre tract, same being on the west line of a called 17,465 acre tract, recorded in the name of the City of Pearland in B.C.C.F. No. 2004050869, for the northeast corner of the herein described tract;

Thence, with the line common to said 35.93 acre tract and said 17,465 acre tract, South 02 degrees 38 minutes 52 seconds East, at a distance of 841.21 feet pass a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set for reference at the northeast corner of a proposed 75 foot Drainage Easement, continuing for a total distance of 916.21 feet to a point (unable to set corner) on the centerline of said Mary's Creek, same being the north line of Block 1 of said plat of West Lea, for the southwest corner of said 17,465 acre tract, same being the southeast corner of the herein described tract;

Thence, with the north line of said Block 1 and the centerline of said Mary's Creek, South 87 degrees 18 minutes 00 seconds West, a distance of 612.53 feet to the Point of Beginning and containing 11,759 acres (512,242 square feet) of land.

PRELIMINARY PLAT OF  
MIDTOWN AT MAGNOLIA

A SUBDIVISION OF 11.759 ACRES  
LOCATED IN THE  
H.T. & B. R.R. CO. SURVEY,  
ABSTRACT No. 546  
IN THE CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

OWNER: MARILYN LOUISE BULLARD  
2411 WALKER COURT  
PEARLAND, TEXAS 77581  
TEL. 281-485-2597  
3 LOTS 1 BLOCK

SCALE: 1"=60' MARCH, 2016

LEGEND

I.R.	= IRON ROD
AC.	= ACRES
B.C.C.R.	= BRAZORIA COUNTY COURT RECORDS
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	= BRAZORIA COUNTY PLAT RECORDS
CIR	= CAPPED IRON ROD
E.E.	= ELECTRIC EASEMENT
F.H.E.	= FIRE HYDRANT EASEMENT
DOC.	= DOCUMENT
No.	= NUMBER
Nos.	= NUMBERS
PG.	= PAGE
R.O.W.	= RIGHT-OF-WAY
SQ. FT.	= SQUARE FEET
T.B.M.	= TEMPORARY BENCHMARK
VOL.	= VOLUME
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
W.S.E.	= WATER AND SEWER EASEMENT
B.L.	= BUILDING SETBACK LINE
VL.	= TEMPORARY BENCHMARK LOCATION
MSG	= MILLER SURVEY GROUP
⊙	= PROPOSED STREET LIGHT
●	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

H.L.A. JOB FOLDER: 2013-CVS MAGNOLIA AT FM 1128/DWG: 2013-PL PRELIMINARY SHEET 1 OF 2/DWG: 3/28/16 Buy Nap

## **D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF BAKERS LANDING SECTION 1B**

A request of Rene Rodriguez, LJA Engineering, applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1B, creating 48 single family lots and 3 reserves on 10.410 acres of land on the north side of Hampshire Street east of Galveston Avenue.



## Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Date: April 4, 2016

Re: Final Plat of Bakers Landing Section 1B

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Final Plat of Bakers Landing Section 1B, creating 48 single family lots and 3 reserves on 10.410 acres of land.

Legal Description: A subdivision of 10.410 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.

### **Summary of Request**

The request will result in the creation of 48 single family residential lots and 3 reserves in conformance to the Preliminary Plat of Bakers Landing Section 1B, Master Plat of Bakers Landing and the approved Bakers Landing Planned Development. The lots will be about 55 feet wide and 125 feet deep.

### **Site History**

The plat is located in the area covered by the Bakers Landing Planned Development approved by the City Council on September 28, 2015. This plat is located in the area covered by the Bakers Landing Master Plat approved on January 4, 2016. The Preliminary Plat of Bakers Landing Section 1B was approved at the February 15, 2016 Planning and Zoning Commission Meeting.

**Staff Recommendation**

Staff recommends approval of the Final Plat of Bakers Landing Section 1B, as proposed by the applicant, for the following reasons:

1. A copy of the Executed Subdivision Improvement Agreement was submitted covering \$1,302,250 for water distribution, sanitary sewer, drainage, paving, storm water prevention plan compliance and stabilized construction exit.
2. Parkland dedication fees of \$36,000 have been paid to the city.
3. The Final Plat of Bakers Landing Section 1B conforms to the Preliminary Plat of Bakers Landing Section 1B.
4. The Final Plat of Bakers Landing Section 1B conforms to the Master Plat of Bakers landing.
5. The Final Plat of Bakers landing Section 1B conforms to the approved Bakers Landing Planned Development.

**Conformance to Comprehensive Plan**

The Future Land Use Plan 2015 shows the area under review designated as Village District. All of the surrounding property including the non-residential property to the north is shown as Village District.

**Conformance with Unified Development Code**

The applicant's property is located in the recently approved Bakers Landing Planned Development district. The non-residential property to the north along Beechcraft Street is zoned GC- General Commercial.

	<b>ZONING</b>	<b>LAND USE</b>
NORTH	General Commercial (GC)	Commercial
SOUTH	The Bakers Landing PD	Undeveloped
EAST	The Bakers Landing PD	Undeveloped
WEST	The Bakers Landing PD	Undeveloped

**Conformance with Thoroughfare Plan**

Hampshire Street is shown as a Minor Collector Street of Sufficient Width. The future Merlin Lane and Kaman Lane will be local streets with 50 feet of right-of-way.

**Utilities and Infrastructure**

Water and sewer lines are located along Main Street, Hampshire Street, Galveston Avenue and Old Alvin Road. Water and sewer lines will need to be extended to the lots located in Bakers Landing Section 1B.

**Drainage**

A Detention Improvement Agreement has been approved by the City.

**Parks, Open Space, and Trees**

Parkland dedication fees of \$36,000 have been paid to the city.

**Additional Comments**

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

**Exhibits**

1. Aerial Map
2. Zoning Map
3. Land Use Plan 2015
4. Final Plat of Bakers Landing Section 1B



Bakers Landing Section 1B

**Aerial Map**

**Final Plat of  
Bakers Landing  
Section 1B**



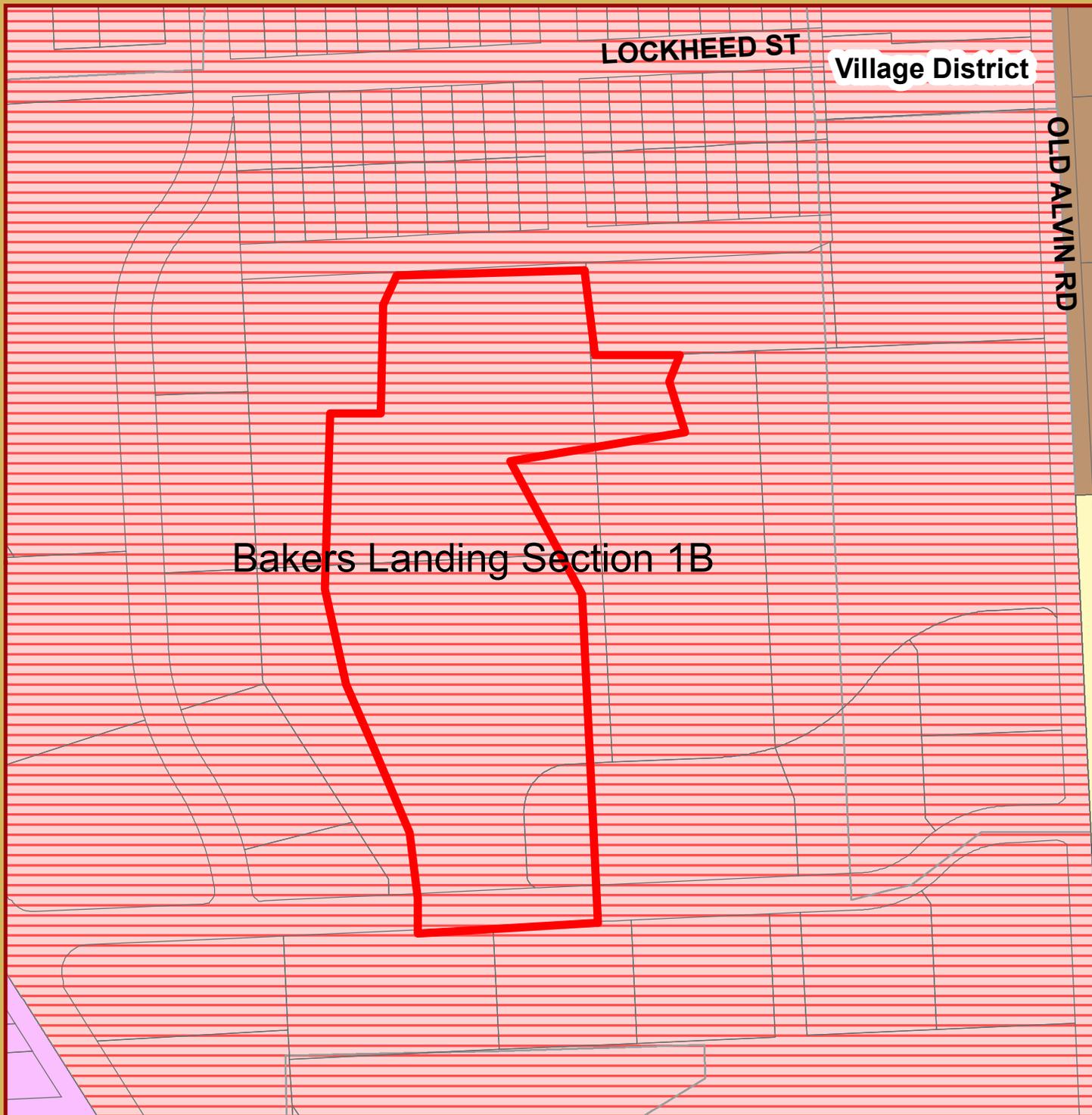
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 237 feet

OCTOBER 2014  
PLANNING DEPARTMENT







## Future Land Use Plan 2015

### Final Plat of Bakers Landing Section 1B

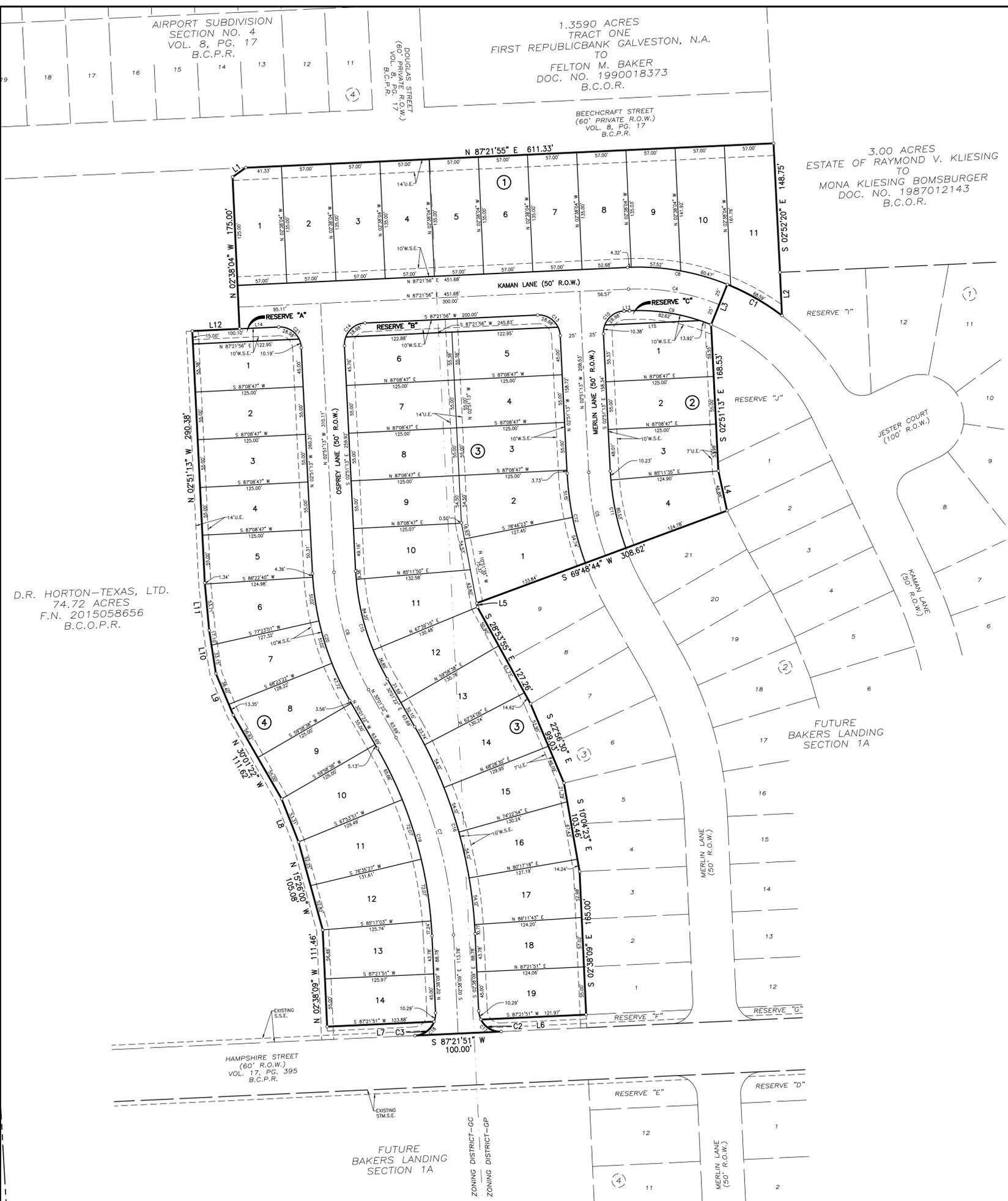


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1 inch = 237 feet

OCTOBER 2014  
PLANNING DEPARTMENT

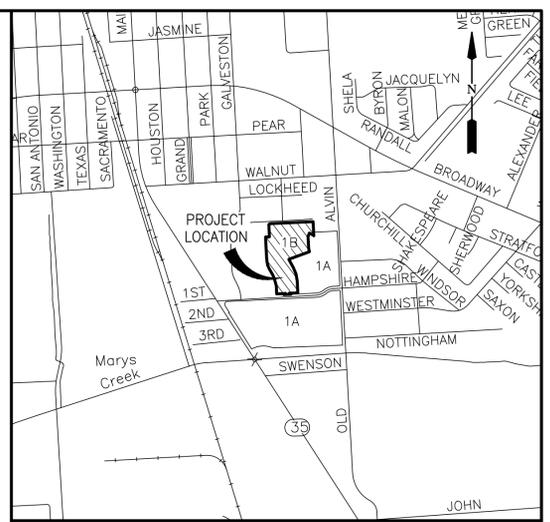
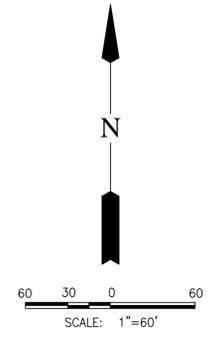




D.R. HORTON-TEXAS, LTD.  
74.72 ACRES  
F.N. 2015058656  
B.C.O.P.R.

1.3590 ACRES  
TRACT ONE  
FIRST REPUBLICBANK GALVESTON, N.A.  
TO  
FELTON M. BAKER  
DOC. NO. 1990018373  
B.C.O.R.

3.00 ACRES  
ESTATE OF RAYMOND V. KLIESING  
TO  
MONA KLIESING BOMBSBURGER  
DOC. NO. 1987012143  
B.C.O.R.



VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 615P

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	275.00'	15°11'30"	72.91'	72.70'	N 60°27'15" W
C2	25.00'	66°25'19"	28.98'	27.39'	S 59°25'30" E
C3	25.00'	66°25'19"	28.98'	27.39'	N 54°09'11" E
C4	250.00'	24°35'05"	107.27'	106.45'	N 80°20'32" W
C5	325.00'	17°20'03"	98.33'	97.95'	S 11°31'15" E
C6	300.00'	27°10'09"	142.26'	140.93'	S 16°26'18" E
C7	500.00'	27°23'13"	239.00'	236.73'	N 16°19'46" W
C8	275.00'	24°35'05"	118.00'	117.09'	S 80°20'32" E
C9	225.00'	24°35'05"	96.54'	95.80'	N 80°20'32" W
C10	25.00'	90°13'09"	39.37'	35.42'	S 42°15'21" W
C11	300.00'	17°20'03"	90.76'	90.42'	S 11°31'15" E
C12	350.00'	17°20'03"	105.89'	105.49'	N 11°31'15" W
C13	25.00'	89°46'51"	39.17'	35.29'	N 47°44'39" W
C14	25.00'	90°13'09"	39.37'	35.42'	S 42°15'21" E
C15	275.00'	27°10'09"	130.40'	129.18'	S 16°26'18" E
C16	525.00'	27°23'13"	250.95'	248.56'	S 16°19'46" W
C17	25.00'	90°00'00"	39.27'	35.36'	S 47°38'09" E
C18	25.00'	90°00'00"	39.27'	35.36'	N 42°21'51" E
C19	475.00'	27°23'13"	227.05'	224.89'	N 16°19'46" W
C20	325.00'	27°10'09"	154.11'	152.67'	N 16°26'18" W
C21	25.00'	89°46'51"	39.17'	35.29'	N 47°44'39" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°49'11" E	18.58'
L2	S 02°38'05" E	49.90'
L3	S 21°57'00" W	50.00'
L4	S 12°21'00" E	46.88'
L5	S 10°51'35" E	4.54'
L6	S 87°21'51" W	121.97'
L7	S 87°21'51" W	123.88'
L8	N 21°37'27" W	53.31'
L9	N 22°54'26" W	51.75'
L10	N 08°50'02" W	50.25'
L11	N 09°24'03" W	55.05'
L12	N 87°21'56" E	54.80'
L13	S 87°21'56" W	6.37'
L14	S 87°21'56" W	45.30'
L15	N 87°21'56" E	110.07'

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.040	1,749	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.080	3,495	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.027	1,157	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.147	6,401	

- 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
  - 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.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - B.C.C.R. INDICATES BRAZORIA COUNTY CLERK'S RECORDS
  - ☉ 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

**FINAL PLAT OF  
BAKERS LANDING  
SECTION 1B**

A SUBDIVISION OF 10.410 ACRES OF LAND SITUATED IN THE  
A. C. H. & B. SURVEY, ABSTRACT 147, 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.

48 LOTS    3 RESERVES (0.147 ACRES)    4 BLOCKS

MARCH 8, 2016    JOB NO. 1931-1920C-310

OWNERS:

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

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

ENGINEER:

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

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HEREINAFTER REFERRED TO AS OWNERS OF THE 10.41 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BAKERS LANDING SECTION 1B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BAKERS LANDING SECTION 1B WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

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

STATE OF TEXAS  
COUNTY OF HARRIS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, HEATHER L. SIDES, 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 4).

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



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BAKERS LANDING SECTION 1B 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.

DANIEL TUNSTALL, CHAIRPERSON  
CITY PLANNING AND 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

A 10.41 ACRE TRACT OF LAND LOCATED IN THE A.C.H. & B. SURVEY, A-147, BRAZORIA COUNTY, TEXAS, AND OUT OF TRACTS 1-B, 2, 3, 4, AND 7 DESCRIBED IN THE 74.72 ACRE DEED FROM FELTON M. BAKER AND MARY C. BAKER REVOCABLE TRUST TO D.R. HORTON-TEXAS, LTD., RECORDED UNDER FILE NUMBER 2015058656 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 10.41 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT).

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2, IN THE SOUTH RIGHT-OF-WAY LINE OF BEECHCRAFT DRIVE (60' WIDE-PRIVATE), RECORDED IN VOLUME 8, PAGE 17, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN THE WEST LINE OF THE 3.00 ACRE TRACT CONVEYED TO MONA KLIESING BOMBSBURGER AS RECORDED IN DOCUMENT NUMBER 1987012143, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 52' 20" EAST, 148.75 FEET, ALONG THE EAST LINE OF SAID TRACT 2, COMMON TO THE WEST LINE OF SAID 3.00 ACRE TRACT, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 2, COMMON TO THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, AND TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF AFORESAID TRACT 4;

THENCE, SOUTH 02° 38' 05" EAST, 49.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, 72.91 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 15° 11' 30", AND A CHORD WHICH BEARS NORTH 60° 27' 15" WEST 72.70 FEET TO THE END OF CURVE;

THENCE, SOUTH 21° 57' 00" WEST, 50.00 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 51' 13" EAST, 168.54 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 12° 21' 00" EAST, 46.88 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 69° 48' 44" WEST, 308.62 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10° 51' 35" EAST, 4.54 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 28° 53' 55" EAST, 127.26 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 22° 56' 30" EAST, 99.03 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10° 04' 23" EAST, 103.46 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 38' 09" EAST, 165.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 21' 51" WEST, 121.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, 28.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66° 25' 19", AND A CHORD WHICH BEARS SOUTH 59° 25' 30" EAST 27.39 FEET TO THE END OF CURVE, IN THE SOUTH LINE OF AFORESAID TRACT 1-B, COMMON TO THE NORTH RIGHT OF WAY LINE OF HAMPSHIRE STREET (60' WIDE), RECORDED UNDER VOLUME 17, PAGE 387, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 87° 21' 51" WEST, 100.00 FEET, ALONG SAID COMMON LINE, TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, 28.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66° 25' 19", AND A CHORD WHICH BEARS NORTH 54° 09' 11" EAST 27.39 FEET TO THE END OF CURVE;

THENCE, SOUTH 87° 21' 51" WEST, 123.88 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 38' 09" WEST, 111.46 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 15° 26' 00" WEST, 105.08 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21° 37' 27" WEST, 53.31 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 30° 01' 22" WEST, 111.62 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22° 54' 26" WEST, 51.75 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08° 50' 02" WEST, 50.25 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 05° 24' 03" WEST, 55.05 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 51' 13" WEST, 290.38 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 21' 56" EAST, 54.80 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 38' 04" WEST, 175.00 FEET, ALONG A WEST LINE OF THE AFORESAID 74.73 ACRE TRACT, TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 54° 49' 11" EAST, 18.58 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH LINE OF AFORESAID TRACT 7, COMMON TO THE SOUTH RIGHT-OF-WAY OF AFORESAID BEECHCRAFT DRIVE;

THENCE, NORTH 87° 21' 55" EAST, 611.33 FEET, ALONG SAID COMMON LINE, (AT 213.11 FEET PASSING A 5/8 INCH ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 7, COMMON TO THE NORTHWEST CORNER OF AFORESAID TRACT 2), TO THE POINT OF BEGINNING AND CONTAINING 10.41 ACRES OF LAND.

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. 1650012TR, DATED JANUARY 29, 2016.
- ALL BEARINGS ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- FIVE-EIGHTS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: CITY OF PEARLAND MONUMENT GPS-1: BRASS CAP SET FLUSH IN CONCRETE IN FRONT OF CITY HALL 3519 LIBERTY DRIVE PEARLAND TX, 77581. POINT IS LOCATED +/- 46 FEET NORTHWEST OF THE NORTHERLY CORNER OF THE CONCRETE CITY HALL SIGN AND +/- 15 FEET SOUTHEAST OF THE SOUTHEASTERLY EDGE OF PAVEMENT OF LIBERTY DRIVE.  
ELEVATION = 45.19 FEET NGVD29 1987 ADJ.

- TBM INDICATES TEMPORARY BENCHMARK: TBM "A": TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH MAIN STREET AND HAMPSHIRE STREET. THE POINT IS LOCATED +/- 5 FEET SOUTH OF THE SOUTHERN EDGE OF PAVEMENT OF HAMPSHIRE STREET AND +/- 39 FEET EAST OF THE PROJECTED EASTERLY EDGE OF PAVEMENT LINE OF SOUTH MAIN STREET.  
ELEVATION = 48.00 FEET NGVD29 1987 ADJ.

- THIS TRACT LIES IN ZONE "AE" AND "X" OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C 0110H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

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

- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.

- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.

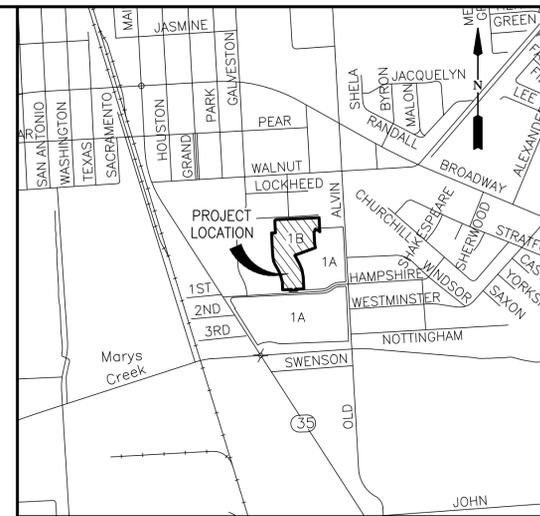
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

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

- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.

- ALL FENCING ALONG CORRIDOR OVERLAY DISTRICTS AND ABUTTING NON-RESIDENTIAL IS TO BE SHOWN ON THE BAKERS LANDING MASTER PLAT.

- STREET NAMES WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS OR UTILITIES, INFRASTRUCTURE AND AMENITIES.



VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 615P

## FINAL PLAT OF BAKERS LANDING SECTION 1B

A SUBDIVISION OF 10.41 ACRES OF LAND SITUATED IN THE A. C. H. & B. SURVEY, ABSTRACT 147, 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.

48 LOTS 3 RESERVES (0.147 ACRES) 4 BLOCKS

MARCH 8, 2016

JOB NO. 1931-1920C-310

OWNERS:

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

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

ENGINEER:

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



### **III. MATTERS REMOVED FROM CONSENT AGENDA**

# **IV. NEW BUSINESS**

# DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update:  
Zone Changes approved on March 28, 2016:  
Changes to the Land Use Matrix.
3. Next P&Z Meeting, April 18, 2016 – JPH meeting and Regular P&Z meeting.

# **V. Adjournment**