

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 7, 2008, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF THE WORKSHOP:**
 - A. COMMISSIONER INPUT AND DISCUSSION: REGARDING PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)- PLATTING FOR SINGLE FAMILY RESIDENTIAL LOTS.**
Ms. Lata Krishnarao, Planning Director.
- III. 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, Judy Krajca, Planning Secretary 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 3rd day of July 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of July 2008.

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: July 7, 2008	ITEM NO.: Workshop No. 1
DATE SUBMITTED: June 27, 2008	DEPARTMENT OF ORIGIN: Planning
PREPARED BY: Lata Krishnarao	PRESENTOR: Lata Krishnarao
REVIEWED BY: Nick Finan	REVIEW DATE: 6-30-08
SUBJECT: Proposed amendments to the Unified Development Code (UDC) – platting for single family residential lots	
EXHIBITS: None	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

Staff is proposing the following amendment to the Unified Development Code to be discussed at a joint workshop on July 7, 2008. Depending on the outcome of this workshop, this item may be included with the changes to be presented at the Joint Public Hearing on July 21, 2008.

Platting for Single Family Lots with Existing Buildings

The UDC currently requires that before any permit is issued, a subdivision or a development plat needs to be approved by the City of Pearland and filed for record with the following exceptions:

- a. *Permits for repair or remodeling of an existing structure or for site*

improvements (parking areas, driveways, etc.) which involves no increase in square footage; or

b. Demolition permits, or permits for removal of a structure from a parcel or tract.

c. A building permit may be issued for a Public Educational Facility prior to platting, but no certificate of occupancy shall be issued until after approval and recordation of the final plat.

It appears that platting has been an issue for owners of existing homes who are proposing to add on to their homes.

Since April 2008, planning staff has reviewed 86 single-family permits, and six were denied because there was no recorded plat and one because an amending plat was required to combine two lots. It appears that most of the unplatted lots are on Stone Road, Brookside Road, Roy Road, and similar areas.

Rough calculations indicate that approximately 30% of the total residential areas in the city are not located within platted subdivisions approved by the City of Pearland. However, there are individual plats for many homes in such unplatted subdivisions. Additionally, some subdivisions that have plats approved by Commissioners Court or similar are not considered to be platted by the city.

Typically, all these additions to single-family homes have a survey. However, for a survey to be converted into a subdivision plat the following additional information needs to be added. It is not clear why surveyors are charging high fees (between \$3000 – \$5000, including surveys, as claimed by the owners) for addition of this information, some of which seems to be fairly simple.

- 1.) Add owner's certification with notary statement and seal.
- 2.) Add lien holder's certification with notary statement and seal.
- 3.) Add description of reference City of Pearland benchmark.
- 4.) Add description and plot location of temporary benchmark on the plat.
- 5.) Add metes and bounds description – sometimes attached with the survey and found in the county clerk's office.
- 6.) Add vicinity map.
- 7.) Add title block with name of plat, name and address of the owner, and number of lots platted.
- 8.) Add signature panel for City of Pearland Planning Director approval.
- 9.) Add signature panel for approval by City of Pearland City Attorney and City Engineer.
- 10.) Draw on 24" by 36" wide reproducible sheet.
- 11.) Remove all existing physical information except property corners, benchmarks, and streetlights.
- 12.) Add streetlights (existing or proposed) at 200' intervals on adjoining street if required.
- 13.) Pay platting fee.
- 14.) Pay park fee (\$750) for each residential platted lot. This fee is waived if an existing house is already on a lot.

- 15.) Utility company approval letters – since new easements are typically not required for existing homes, this may not be required.
- 16.) Add names of adjoining landowners.
- 17.) Add a note that a sidewalk (4' or 6' wide) will provided along the adjoining street at the time of development – if applicable.
- 18.) Add “hold harmless” statement if the platted lot lies within 100 feet of any pipelines.
- 19.) Dedicate additional right-of-way for adjoining street if required by thoroughfare plan.

Required by County:

- 20.) Tax certificates required to record the plat at the county courthouse.
- 21.) Provide current title report.

It is staff's opinion that for existing single family homes in residential zones, and whose configuration has not changed since the adoption of the Unified Development Code (UDC), this list can be modified, as follows, to exclude items resulting is less expense for the applicant.

- 1.) Add owner's certification with notary statement and seal.
- 2.) Add description of reference City of Pearland benchmark.
- 3.) Add description and plot location of temporary benchmark on the plat.
- 4.) Add metes and bounds description – sometimes attached with the survey and found in the county clerk's office.
- 5.) Add vicinity map or provide address.
- 6.) Add title block with name of plat, name and address of the owner, and number of lots platted.
- 7.) Add signature panel for City of Pearland Planning Director approval.
- 8.) Add signature panel for approval by City of Pearland City Attorney and City Engineer.
- 9.) Draw on 24" by 36" wide or smaller reproducible sheet with a scale that is legible.
- 10.) Remove all existing physical information except property corners, benchmarks, and streetlights.
- 11.) Pay platting fee.
- 12.) Add names of adjoining landowners.
- 13.) Add a note that a sidewalk (4' or 6' wide) will provided along the adjoining street at the time of development – if applicable.
- 14.) Add “hold harmless” statement if the platted lot lies within 100 feet of any pipelines.
- 15.) Dedicate additional right-of-way for adjoining street if required by thoroughfare plan.

With the approval of new platting fees, to be adopted soon, the platting fee has been reduced to \$450 to \$150 for one –lot residential subdivision.

Staff considered other options such as exempting a property from platting under certain circumstances. However, that was not feasible, since the city charter (as

well as state law) requires platting. It is staff's opinion that by allowing a survey with minimum additions, to be platted will be beneficial to the applicants.

RECOMMENDED ACTION

Conduct the workshop.

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 7, 2008, AT 6:30 P.M., IN THE 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF THE WORKSHOP:**
 - A. PUBLIC MEETING PROCEDURES: REGARDING THE PLANNING AND ZONING COMMISSIONS ROLE, *Presented by Deputy City Attorney Nghiem Doan.***
- III. ADJOURNMENT**

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I, Judy Krajca, Planning Secretary 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 3rd day of July 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of July 2008.



Steps in Making a Main Motion

(Refer to page 2 of Using Parliamentary Procedure by Cheek, et al.)

Every motion should follow the following 6 steps:

STEP 1. A member is recognized by the Chair and makes a motion; must use words "I MOVE"

Common Mistakes: Members do not wait to be recognized or begin to discuss their motion before making a motion! In formal settings, members often forget to stand up.

STEP 2. Another member seconds the motion; must use the words "I second the motion" or simply "Second"

Common Mistakes: Do not wait to be recognized by the Chair before saying "Second", when making a second you need not stand.

STEP 3. Without rewording, the Chair restates the motion to the assembly; "it has been moved and seconded that we..."

Common Mistake: Motion is restated differently from the wording of the maker!

STEP 4. The Chair asks for discussion and the members debate the motion; discuss in favor and against the motion

Common Mistakes: Debate gets out of control in temper, in duration, in relevance!

STEP 5. Chair asks for the affirmative votes & then the negative votes;

Common Mistakes: The Chair states 'All in favor' and fails to tell the members what to do (for example, 'say aye', 'stand up', 'raise your hand', etc.), or the negative vote is never requested or counted, Chair uses voice vote and says all in favor say "aye" all opposed like sign.

STEP 6. The Chair announces the result of the voting.

Common Mistake: Presiding officer fails to pronounce the result of the voting! Remember, if a voice vote is used and you feel the group could not determine the outcome (i.e., yeas and nays are similar in quantity) you can call for hand count by saying "Division of the Assembly" or "Divide"





How to Amend a Motion

(Refer to page 5 of "Using Parliamentary Procedure" by Cheek, et al.)

The Purpose of an amendment is to change the words or meaning of the original motion. You must vote to pass the amendment.

Amendments can be made in 5 ways:

➤ Adding Words

I move to amend the motion by adding the date "May 15th" after cookout.

➤ Striking Words

I move to amend the motion by striking the word "new" in front of tractor.

➤ Striking and Inserting Words

I move to amend the motion by striking the number "5" and inserting the number "10".

➤ Substituting or Replacing

This is to substitute by paragraph.

➤ Dividing the Motion into Two or more Separate Motions

I move to amend the motion by dividing the motion into "we hold a fundraiser" and we "landscape the park as a service project".

Common Mistakes: Don't forget to vote on the amendment to the motion, and if it passes then vote on the motion as amended.

The motion can be amended as many times as the group desires, however, only two amendments can be on the floor at a given time and they must be related.





Pan-American Model United Nations

Robert's Rules of Order

Parliamentary Procedure

Parliamentary procedure-based in the time honored and currently respected [Robert's Rules of Order](#) is essential and valuable, and for the following reasons:

- Business must be handled and group decisions made efficiently and logically.
- Majority rule, properly sought, governs our society.
- The rights of the minority, in the processes of making and implementing decisions, must be protected, and the minority must be allowed to "have its say."

This brief report will make no attempt to completely define and set forth in great detail the extensive provisions and procedures of parliamentary procedure. Rather, here included are certain key points, definitions and explanations which will enable the chapter leaders to develop a basic appreciation of the necessity for operating within this framework. A further aim of this section is to provide him with the major details and understanding which will permit him to stride purposefully into the field of group leadership through experience and further study, if necessary.

Procedures at a Glance:

Here are some motions you might make, how to make them, and what to expect of the rules.

TO DO THIS	YOU SAY THIS	May you interrupt the speaker?	Do you need a second?	Is it debatable?	Can it be amended?	What vote is needed?	Can it be reconsidered?
Adjourn	"I move that we adjourn."	NO	YES	NO	NO	MAJORITY	NO
Call an intermission	"I move that we recess for"	NO	YES	NO	YES	MAJORITY	NO
Complain about heat or noise	"I rise to a question of privilege"	YES	NO	NO	NO	NO VOTE	NO

Temporarily Suspend Consideration of an issue	"I move to table the motion"	NO	YES	NO	NO	MAJORITY	NO
End debate and amendments	"I move the previous question"	NO	YES	NO	NO	2/3	NO(1)
Postpone discussion for a certain time	"I move to postpone the discussion until"	NO	YES	YES	YES	MAJORITY	YES
Give closer study of something	"I move to refer the matter to committee"	NO	YES	YES	YES	MAJORITY	YES(2)
Amend a motion	"I move to amend the motion by"	NO	YES	YES(3)	YES	MAJORITY	YES
Introduce Business	"I move that"	NO	YES	YES	YES	MAJORITY	YES

The motions listed above are in order of precedence...Below there is no order...

TO DO THIS	YOU SAY THIS	May you interrupt the speaker?	Do you need a second?	Is it debatable?	Can it be amended?	What vote is needed?	Can it be reconsidered?
Adopt a Motion	"I move that the report be adopted..."	NO	YES	YES	YES	MAJORITY	YES
Ballot Vote	"I move that a committee be appointed to..."	NO	YES	NO	YES	MAJORITY	YES
Protest breach of rules or conduct	"I rise to a point of order"	YES	NO	NO	NO	NO VOTE (4)	NO
Vote on a ruling of the chair	"I appeal from the chair's decision"	YES	YES	YES	NO	MAJORITY (5)	YES
Suspend rules temporarily	"I move to suspend the rules so that"	NO	YES	NO	NO	2/3	NO
Rescind, Repeal or Annul	"I move that the motion to ... be rescinded."	NO	YES	YES	YES	2/3 without malice	N/A

Avoid considering an improper matter	"I object to consideration of this motion"	YES	NO	NO	NO	2/3 (6)	(7)
Verify a voice vote by having members stand	"I call for a division" or "Division"	YES	NO	NO	NO	NO VOTE	NO
Request information	"Point of information"	YES	NO	NO	NO	NO VOTE	NO
Take up a matter previously tabled	"I move to take from the table"	NO	YES	NO	NO	MAJORITY	NO
Reconsider a hasty action	"I move to reconsider the vote on"	YES	YES	(8)	NO	MAJORITY	NO
Notes:							
(1) Unless vote on question is not yet taken	(2) Unless the committee has already taken up subject	(3) Only if the motion to be amended is debatable	(4) Except in doubtful cases	(5) A majority vote in negative needed to reverse ruling of chair	(6) A 2/3 vote in negative needed to prevent consideration of main motion	(7) Only if the main question or motion was not, in fact, considered	(8) Only if motion to be reconsidered is debatable

Definitions:

ACCEPTING A COMMITTEE REPORT-A motion is made as follows: "I move we accept the committee's report." By this motion, the chapter supports the action of the committee. Most committee reports need not be accepted because they require no action; they should be received, not accepted (See RECEIVE A REPORT). Sometimes "adopt" is used instead of "accept."

ACCLAMATION-A voice vote made by stating "Aye" or "No."

ADOPT-To pass or carry a motion: to approve a committee report.

APPEAL FROM THE DECISION OF THE CHAIR-An incidental motion (See MOTIONS below). Any member disagreeing with the chairman's decision may thus petition the matter to a vote of the chapter. It is in order even when another member has the floor, and often arises out of a point of order. The member arises, saying, "I appeal from the decision of the Chair." If it is seconded, the chairman states his decision and allows limited debate. He then says, "All those in favor of the chair's decision, say Aye," etc. A tie vote sustains the chair.

ARE YOU READY FOR THE QUESTION?-"Are you ready to vote on the motion?"

CARRY A MOTION-To pass, approve or adopt a motion.

CONVENE-To call the meeting to order.

DEBATE AND DISCUSSION-Debating or talking about a motion or question.

DIVISION-Count the vote again. It may be requested by any member, without recognition or rising, after the chairman has announced the outcome of a vote when the count is not definite, generally after a voice vote.

FILIBUSTERING-The act of speaking for the purpose of keeping the floor and preventing the opposition from getting a chance to speak, through consumption of the allotted time for a motion to be considered.

HAS THE FLOOR-When a member has been recognized by the chair, he has the floor. He should only in rare instances be interrupted; he may yield the floor (See below) to another if he so desires.

MAJORITY-More than half the votes cast.

METHOD OF VOTING-An incidental motion (See MOTIONS below). It provides for the type of vote desired on a motion, such as a vote by rising, show of hands, acclamation, secret ballot, roll call vote, or secret roll call vote (members sign names.)

MOTIONS-Proposals looking to action; a formal proposal made in a deliberative assembly; a request that something be done or that something is the opinion or wish of the group.

INCIDENTAL MOTION-Must be disposed of before action is taken on the motion out of which it arises. Example: Motion to close nominations, point of order, method of voting.

MAIN MOTION-introduces an action to the group for its consideration. Only one main motion should be placed before the group at one time. It is always debatable and amendable, and it ranks below all other motions.

PENDING MOTION-On the floor, but not as yet disposed of. Several motions may be on the floor at one time, provided they were made in order of ascending rank. When several motions are pending, the one made last is always disposed of first.

PRIVILEGED MOTION-Refers to the action of the group as a whole (Recess, adjourn, question of privilege, fix time of next meeting), outranks all other motions.

RENEWAL MOTION-Brings back to the floor a motion once considered, but which the group wishes to consider again (To reconsider, take from table, discharge a committee, etc.)

SUBSIDIARY MOTION-Applied to other motions, usually the main motion, to alter, postpone, or temporarily dispose of them; ranks right below privileged motions, and above the main motion. (An AMENDMENT is a subsidiary motion.)

OBJECTION TO CONSIDERATION OF A MOTION-An incidental motion, the purpose of which is to avoid consideration of a motion that is undesirable or impractical. It is usually applied to a main motion and must be made immediately after the main motion is opened for discussion, and before any amendments are made to it. It can be made when another has the floor, does not require a second; no debate, no amendments. The chairman says, "An objection has been made to the motion, shall we consider the motion?" The vote must be two-thirds in the negative to dismiss the main motion and sustain the objection.

ON THE FLOOR-A motion is on the floor when it is being considered by the group.

OUT OF ORDER-Discussions, motions or Interjectioiu which are contrary to parliamentary procedure, fact, recognition, administrative procedure, or good taste.

PLURALITY-More votes than any other candidate.

POINT OF ORDER-A member may rise to a point of order without waiting to be recognized, to call the attention of the chair to a breach of parliamentary procedure. The chairman will then reply that the member's point is (or is not) well taken, and continue accordingly.

PREVIOUS QUESTION-A subsidiary motion which means "to close debate." If passed, it stops discussion and puts the pending motion to a vote. It is not debatable or amendable and requires a two-thirds vote.

PUTTING THE MOTION-To vote on the motion.

QUESTION-When a member calls "Question," he means "I am ready to vote on the motion." It does not close discussion, but expedites it.

QUESTIONS OF PRIVILEGE-A privileged motion more accurately called a point of privilege and concerned with the welfare of the group. A member states, "I rise to a question of privilege." The chair asks him to state his point, which he does ("I should like to have the windows opened." "I should like to have the gentleman withdraw his remarks about member A." etc.) The chair then makes a decision on the point (subject to the appeal of the group). It requires no second, is in order when another has the floor, is not debatable or amendable, and requires no vote.

QUORUM-The number of members required to be present to transact business. The number is usually a majority of the membership unless otherwise specified in the By-laws

RECEIVE A REPORT-To hear or listen to a report. It does not mean that the group approves the report or takes any official action on it. Since most reports are reports of information, it is reasonable "To receive the report as read." instead of adopting or accepting it" Receiving the report also recognizes work done.

RECOGNITION-A member is recognized by the chairman when the latter announces the member's name. A member obtains recognition by raising his hand, rising, and in some cases calling "Brother President (Chairman)." No member should speak or make a motion until he is recognized by the presiding officer, except in the case of a Point of Order, parliamentary inquiry, or information.

REPEAL-When the group desires to change a former action the motion to repeal is in order. It must be made when the floor is clear, is debatable, amendable and require a two-thirds vote. If sentiment is strong, the motion may include the words, "and strike from the records."

RISE FOR INFORMATION-A member without being recognized, may rise and say "Brother President (Chairman), I rise for information" or "I should like to ask the member a question."

SUSPEND THE RULES-An incidental motion used in urgent cases to save time. It is not debatable or amendable, and requires a two-thirds vote.

TABLE-To lay on the table: to set aside a motion temporarily for further consideration or committee action. Takes precedence of all other subsidiary motions: cannot be debated or amended. To bring a tabled motion back to the floor, a member moves to take such motion from the table.

UNANIMOUS BALLOT-A ballot cast by the secretary for a candidate who is the only person nominated for an office, and no objection is made. This method should not be used when the constitution requires an office to be filled by ballot, since it does not permit any negative votes to be cast.

WITHDRAW A MOTION-An incidental motion permitting a previous motion to be withdrawn. If the maker of a motion refuses to withdraw his motion, that motion cannot be withdrawn. If the motion to withdraw is made before the chairman states the motion for the group, only the maker and seconder need agree upon the withdrawal. If after the chairman states the motion for the group, the maker and the entire group must be consulted for its withdrawal.

YIELD THE FLOOR-A member who has the floor may yield the floor to another member; in so doing the former surrenders his right to continue speaking at that time.

References and Detailed Publications:

- ["Robert's Rules of Order"](#)
- "Parliamentary Procedure at a Glance," O. Garfield Jones. Appleton-Century-Crofts, Inc. (Spiralbound) A concise and readily-usable book outlining the salient points of "Robert's Rules," in a clear and logical manner.
- "The Meeting Will Come To Order," Harold Sponberg, Michigan State University Cooperative Extension Service. (Booklet) A brief but clear display of the procedures for group meetings, based on but not as detailed as "Robert's Rules."

SAVANNAH DAY CARE

BEING ±2.2 ACRES OF LAND
ONE TRACT IN ONE BLOCK.

JUN 30 2008

OUT of THE
A.C.H.&B. SURVEY, A-403 AND
J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:
BROWN & GAY ENGINEERS, INC.
EDWARD F. TAYLOR, R.P.L.S. (281) 558-8700
RANDY RANDERMAN, P.E. (281) 558-5700
1490 WESTHEIMER, SUITE. 700
HOUSTON, TEXAS 77077

OWNER:
SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
MR. ROBERT JONES P.E. (281) 875-1000
550 GREENS PARKWAY, SUITE. 100
HOUSTON, TEXAS 77067

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

23501 Cinco Ranch Blvd.

Suite A-250

Katy, Texas 77494

(281)579-0340

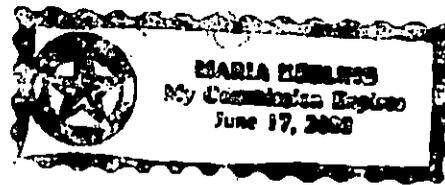
SCALE: 1" = 50'



JUNE 30, 2008
KGA# 4708

KERRY R. GILBERT

RANCH
ER DRIVE
TER DRIVE
251-252



JUL 01 2008

BLOCK OF SHADOW CREEK PARKWAY

REPLAT OF

SHADOW CREEK RANCH COMMERCIAL SITE NO. 18B

A DIVISION OF 7.546 ACRES OF LAND SITUATED IN THE THE
R. CO. SURVEY, SECTION 4, ABSTRACT 675, AND THE OBEDIAH
SURVEY, ABSTRACT 717, CITY OF PEARLAND, BRAZORIA COUNTY,
AS; ALSO BEING A REPLAT OF LOT A, SHADOW CREEK RANCH
COMMERCIAL SITE 18B, RECORDED IN DOCUMENT NO. 2007035195 OF
THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 3 LOTS AND PORTION OF PRIVATE STREET

JUNE 2008

OWNER:

SCALE: 1" = 100'

ZT SHADOW CREEK PARTNERS, L.P.
ZT MANAGEMENT, LLC., ITS GENERAL PARTNER

TASÉER A. BADAR, PRESIDENT/MANAGER

4625 SAN FELIPE, STE. 1100, HOUSTON, TEXAS 77027 PH. (713) 960-6692

JOB NO. 1256-0001-309

ENGINEER:

LJA Engineering & Surveying, Inc. 

RDS
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: RENE RODRIGUEZ

JUL 01 2008

**11500 BLOCK OF
SHADOW CREEK PARKWAY**

SECOND PARTIAL REPLAT OF

**ADOW CREEK RANCH
COMMERCIAL SITE NO. 18A**

VISION OF 20.483 ACRES OF LAND SITUATED IN THE T.C.R.R. CO. SECTION 3, ABSTRACT 678; THE T.C.R.R.CO. SURVEY, SECTION 4, T 675; AND THE OBEDIAH PITTS SURVEY, ABSTRACT 717; AND BEING A PORTION OF ALL OF RESTRICTED LOTS "A" AND "H" OF PARTIAL REPLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 18A RECORDED IN DOCUMENT NO. 2007044084 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; AND A REPLAT OF ALL OF RESTRICTED LOT "E" OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 18A RECORDED IN DOCUMENT NO. 2006023440 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

3 LOTS

REASON FOR REPLAT: TO RE-CONFIGURE LOTS "A", "H", "E" AND ADD A PRIVATE ROADWAY

JUNE 2008

SCALE: 1" = 100'

OWNER:

CG-SHADOW CREEK RANCH VILLAGE, L.P.

TOD M. GREENWOOD, MEMBER

2121 SAGE, SUITE 290, HOUSTON, TEXAS 77056 PH. (713) 266-9200

JOB NO. 1256-0001-310

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026