

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 7, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES April 2, 2007 Regular Meeting

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION— Final Plat of Cambridge Lake Section Two

Action Date
May 7, 2007

A request by Arthur Pisana, for D.R. Horton-Texas, Ltd., owner, for approval of a final plat subdivision of 21.5818 acres zoned R-2 into 79 lots for residential purposes. The property is located to the southwest corner of the intersection of Fite Road and FM 1128 / Manvel Road and is described as follows:

21.5818 acres being out of the section 17, H.T. & B. CO. Survey, Abstract-242, City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION— Final Plat of Pearland Nursing Home Center

Action Date
May 7, 2007

A request by Aaron Bourgeois, Lentz Engineering, L.C., for Cecil Barcelo, Picasso Health Services, Ltd., owner, for approval of a final plat subdivision of 11.6443 acres zoned PUD into 1 lot for commercial purposes. The property is located on Miller Ranch Road (CR 93) +/- ¼ miles north of Broadway (FM 518) and is described as follows:

Being a subdivision of 11.6443 acres in the H.T. & B. R.R. CO. Survey, Abstract No. 304, City of Pearland, Brazoria County, Texas.

C. CONSIDERATION & POSSIBLE ACTION— Preliminary Plat of Plylox Commercial Addition

Action Date
May 7, 2007

A request by Cheri Skelton, for Plylox, Inc./Rob Fee, owner, for approval of a preliminary plat subdivision of 4.7789 acres in an Extra-Territorial Jurisdiction (E.T.J) of the City of Pearland into 8 lots. The property is located to the west of C.R. 125 near FM 2351 and is described as follows:

Being a subdivision of 4.7789 acres of land out of lot 103, West Friendswood Subdivision, Vol. 1, Pg. 96, B.C.M.R. and including a replat

of Lot 1, Block 1, "AAA" Storage Pearland, Vol. 20, pg. 279, B.C.M.R. James F. Perry and Emily M. Austin League, A-111, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION— Final Plat of Shadow Creek Ranch SF-61

Action Date
May 7, 2007

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LP., owner, for approval of a final plat of 24.794 acres zoned PUD into 84 lots for residential purposes. The property is located south of Shadow Creek Parkway on FM 521 and is described as follows:

Being out of the H.T. & B.R.R. CO. Survey, Section 83, Abstract 761, the F. Hopper Survey, Abstract 198, and the George Mac Donald Survey, Abstract 557, City of Pearland, Fort Bend County, Texas.

E. CONSIDERATION & POSSIBLE ACTION— Final Plat of Shadow Creek Ranch SF-62

Action Date
May 7, 2007

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner for approval of a final plat area of 9.656 acres zoned PUD into 30 lots as residential area. The property is located to the Southwest of Shadow Creek Parkway and is described as follows:

9.656 acres being out of the F. Hooper Survey, Abstract 198, and the George Mac Donald Survey, Abstract 557, City of Pearland, Fort Bend County, Texas.

F. CONSIDERATION & POSSIBLE ACTION— Final plat of Savannah Bend Section 2

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd., owner, for approval of a final plat subdivision of 37.77 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as residential area. The property is located North of Hwy 6 and West of Hwy. 288 and is described as follows:

A subdivision of 37.77 acres of land located in the J.S. Talmage Survey, A-562 Brazoria County, Texas. Also being out of Emigration Land Company Subdivision, being portion of Lot 34, of Block 76, as recorded in Vol.2, Pg. 81, B.C.P.R.

G. CONSIDERATION & POSSIBLE ACTION— Final plat of Savannah Meadows Section 6

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd., owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as residential area. The property is located North of Hwy 6 and West of Hwy. 288 and is described as follows:

A subdivision of 12.50 acres of land located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562 Brazoria County, Texas.

H. CONSIDERATION & POSSIBLE ACTION— Final Right of Way plat for Stable Stone Lane

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Musgrave Grohman Ventures, Ltd., Owner, for approval of a final right of way plat of 0.5791 acres in a PUD zone. The property is located North of the intersection of Stable Stone Lane and Pearland Parkway and is described as follows:

A subdivision of 0.5791 acres of land located in the D.H.M. Hunter Survey, A-76 City of Pearland, Brazoria County, Texas.

I. CONSIDERATION & POSSIBLE ACTION— Final plat of Savannah Cove Section 2

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located North of Hwy. 6 at the Southwest corner of C.R. 58 and Savannah Parkway and is described as follows:

A subdivision of 19.24 acres of land located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas.

J. CONSIDERATION & POSSIBLE ACTION— Preliminary plat of Shadow Creek Ranch Commercial Site No. 16B

Action Date
May 7, 2007

A request by Tina Kast, LJA Engineering & Surveying, Inc, for Buc-ee's, Limited Partnership, owner, for approval of a preliminary plat of 1.630 acres zoned PUD into 1 lot for commercial purposes. The property is located North of Shadow Creek Parkway and West at 288 and is described as follows:

Being out of the T.C.R.R. Co. Survey, Sec. 4, Abstract 675, in the City of Pearland, Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION— Final Plat of Shadow Creek Crossing West

Action Date
May 7, 2007

A request by Aaron Bourgeois-Lentz Engineering, L.C., for SCR HH GP, L.L.C., Hicham H. Ghali, owner, for approval of a final plat subdivision of 15.7723 acres zoned PD into 6 lots for commercial purposes. The properties are located at the intersection of Shadow Creek Parkway and Reflection Bay Drive and are described as follow:

Being a subdivision of 15.7723 acres in the T.C.R.R. Co. Survey Section 3 abstract no. 678, City of Pearland, Brazoria County, Texas.

L. CONSIDERATION & POSSIBLE ACTION— Master Plat of Riverstone Ranch at Clear Creek Phase One

Action Date
May 7, 2007

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a master plat of 104.519 acres into 235 lots for residential purposes. It is described as follows:

Being out of the T.J. Green Survey, abstract 290, being out of the SHS Partners, Ltd., recorded in file no. X433495, and out of the SHS Partners, Ltd., recorded in File no. X907145 of the Harris County Official Public Records of Real Property and also being a partial replat of the Allison Richey Gulf Coast Home Subdivision Section "G", vol. 4, pg. 48, and being a partial replat of drainage easement of Green Tee Terrace Section Seven, Film code 352062, of the Harris County Map records. City of Pearland, Harris County, Texas.

M. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Riverstone Ranch at Clear Creek Section One

Action Date
May 7, 2007

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a preliminary plat of 55.959 acres into 102 lots for residential areas. It is described as follows:

Being out of the T.J. Green Survey, abstract 290, being out of the SHS Partners, Ltd., 53.59 acres, recorded in File no. X433495, and out of the SHS Partners, Ltd., 10.00 acres, recorded in File no. X907145 of the Harris County Official Public records of real Property and also being a partial replat of the Allison Richey Gulf Coast Home Subdivision Section "G" vol. 4, pg. 48, City of Pearland, Harris County, Texas.

N. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Riverstone Ranch at Clear Creek Section Two

Action Date
May 7, 2007

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a preliminary plat of 30.977 acres into 133 lots for residential areas. It is described as follows:

Being out of the T.J. Green Survey, abstract 290, being out of the SHS Partners, Ltd., recorded in File no. X433495, and out of the SHS Partners, Ltd., recorded in File no. X907145 of the Harris County Official Public Records of Real Property and also being a partial replat of the Allison Richey Gulf Coast Home Subdivision Section "G", vol. 4, pg. 48, and being a partial replat of Green Tee Terrace Section Seven, film code 352062, of the Harris County Map Records. City of Pearland, Harris County, Texas

O. DISCUSSION ITEMS

Receipts from National APA Conference

Trees for Pearland

Planning Commission Workshop, May 8, 2007

ULI – Upcoming events

Upcoming P&Z Meetings, Workshops, JPH's:

May 21, 2007 JPH's, PD Workshop, P&Z Meeting

June 4, 2007 Capital Improvement Plan Workshop, UDC Workshop, P&Z Meeting

June 18, 2007 P&Z Meeting (including CIP item)

IV. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, 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 May 2007, A.D.

Judy Krajca, Planning Secretary

Agenda removed _____ day of May 2007.

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 7, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

*All Comm. Present
except
Neil arrived @*

- I. CALL TO ORDER *6:31*
- II. APPROVAL OF MINUTES *April 2, 2007 Regular Meeting*

- III. NEW BUSINESS *remove/Comm. Diggs asked staff... Susan 2 other comm 6-0 w/ corrections*

A. CONSIDERATION & POSSIBLE ACTION— Final Plat of Cambridge Lake Section Two

RK read staff rpt. No outstanding items

Action Date
May 7, 2007

A request by Arthur Pisana, for D.R. Horton-Texas, Ltd., owner, for approval of a final plat subdivision of 21.5818 acres zoned R-2 into 79 lots for residential purposes. The property is located to the southwest corner of the intersection of Fite Road and FM 1128 / Manvel Road and is described as follows: *Sheryl / Jerry motion 6-0 approved*

21.5818 acres being out of the section 17, H.T. & B. CO. Survey, Abstract-242, City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION— Final Plat of Pearland Nursing Home Center *RK read. No outstanding items*

Action Date
May 7, 2007

A request by Aaron Bourgeois, Lentz Engineering, L.C., for Cecil Barcelo, Picasso Health Services, Ltd., owner, for approval of a final plat subdivision of 11.6443 acres zoned PUD into 1 lot for commercial purposes. The property is located on Miller Ranch Road (CR 93) +/- 1/4 miles north of Broadway (FM 518) and is described as follows: *Sheryl / Susan*

Being a subdivision of 11.6443 acres in the H.T. & B. R.R. CO. Survey, Abstract No. 304, City of Pearland, Brazoria County, Texas.

6-0 approved

C. CONSIDERATION & POSSIBLE ACTION— Preliminary Plat of Plylox Commercial Addition *RK read. Staff did not resubmit.*

Action Date
May 7, 2007

A request by Cheri Skelton, for Plylox, Inc./Rob Fee, owner, for approval of a preliminary plat subdivision of 4.7789 acres in an Extra-Territorial Jurisdiction (E.T.J) of the City of Pearland into 8 lots. The property is located to the west of C.R. 125 near FM 2351 and is described as follows: *Jerry / Susan ~~Sheryl / Jerry~~ based on Staff re comm.*

Being a subdivision of 4.7789 acres of land out of lot 103, West Friendswood Subdivision, Vol. 1, Pg. 96, B.C.M.R. and including a replat

0-6 failed

of Lot 1, Block 1, "AAA" Storage Pearland, Vol. 20, pg. 279, B.C.M.R. James F. Perry and Emily M. Austin League, A-111, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION— Final Plat of Shadow Creek Ranch SF-61

RK read. 1 outstanding item (util. Hr)

Action Date
May 7, 2007

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LP., owner, for approval of a final plat of 24.794 acres zoned PUD into 84 lots for residential purposes. The property is located south of Shadow Creek Parkway on FM 521 and is described as follows:

Sheryl / Jerry w/ Staff Comments

Being out of the H.T. & B.R.R. CO. Survey, Section 83, Abstract 761, the F. Hopper Survey, Abstract 198, and the George Mac Donald Survey, Abstract 557, City of Pearland, Fort Bend County, Texas.

6-0

E. CONSIDERATION & POSSIBLE ACTION— Final Plat of Shadow Creek Ranch SF-62

RK read. 1 outstanding item Staff recommendations approved

Action Date
May 7, 2007

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LP, owner for approval of a final plat area of 9.656 acres zoned PUD into 30 lots as residential area. The property is located to the Southwest of Shadow Creek Parkway and is described as follows:

Sheryl / Jerry

9.656 acres being out of the F. Hooper Survey, Abstract 198, and the George Mac Donald Survey, Abstract 557, City of Pearland, Fort Bend County, Texas.

6-0

F. CONSIDERATION & POSSIBLE ACTION— Final plat of Savannah Bend Section 2

RK read. 1 outstanding item Staff recommendations approved

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd., owner, for approval of a final plat subdivision of 37.77 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as residential area. The property is located North of Hwy 6 and West of Hwy. 288 and is described as follows:

Susan / Sheryl w/ staff comments

A subdivision of 37.77 acres of land located in the J.S. Talmage Survey, A-562 Brazoria County, Texas. Also being out of Emigration Land Company Subdivision, being portion of Lot 34, of Block 76, as recorded in Vol.2, Pg. 81, B.C.P.R.

Warrell had a question re: attached map.

6-0 appr.

G. CONSIDERATION & POSSIBLE ACTION— Final plat of Savannah Meadows Section 6

*RK read ... several outstanding items
Sheryl/Jerry of staff comments*

Action Date:
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd., owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as residential area. The property is located North of Hwy 6 and West of Hwy. 288 and is described as follows: *6-0 appr.*

A subdivision of 12.50 acres of land located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562 Brazoria County, Texas.

H. CONSIDERATION & POSSIBLE ACTION— Final Right of Way plat for Stable Stone Lane *RK read No outstanding items*

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Musgrave Grohman Ventures, Ltd., Owner, for approval of a final right of way plat of 0.5791 acres in a PUD zone. The property is located North of the intersection of Stable Stone Lane and Pearland Parkway and is described as follows:

A subdivision of 0.5791 acres of land located in the D.H.M. Hunter Survey, A-76 City of Pearland, Brazoria County, Texas. *Sheryl/Jerry*
6-0 appr

I. CONSIDERATION & POSSIBLE ACTION— Final plat of Savannah Cove Section 2: *RK read 1 outstanding item*

Action Date
May 7, 2007

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located North of Hwy. 6 at the Southwest corner of C.R. 58 and Savannah Parkway and is described as follows:

A subdivision of 19.24 acres of land located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas. *Sheryl/Jerry*
6-0 approved

J. CONSIDERATION & POSSIBLE ACTION— Preliminary plat of Shadow Creek Ranch Commercial Site No. 16B

Action Date
May 7, 2007

A request by Tina Kast, LJA Engineering & Surveying, Inc, for Buc-ee's, Limited Partnership, owner, for approval of a preliminary plat of 1.630 acres zoned PUD into 1 lot for commercial purposes. The property is located North of Shadow Creek Parkway and West at 288 and is described as follows: *RK read. Asked for today ext of time.*
Susan/Jerry

Being out of the T.C.R.R. Co. Survey, Sec. 4, Abstract 675, in the City of Pearland, Brazoria County, Texas.

some discussion of extension

amend: - Susan/Jerry to appr.

6-0 appr.

K. CONSIDERATION & POSSIBLE ACTION— Final Plat of Shadow Creek Crossing West

RK read. No outstanding

Action Date
May 7, 2007

A request by Aaron Bourgeois-Lentz Engineering, L.C., for SCR HH GP, L.L.C., Hicham H. Ghali, owner, for approval of a final plat subdivision of 15.7723 acres zoned PD into 6 lots for commercial purposes. The properties are located at the intersection of Shadow Creek Parkway and Reflection Bay Drive and are described as follow:

Jerry / Sheryl

Being a subdivision of 15.7723 acres in the T.C.R.R. Co. Survey Section 3 abstract no. 678, City of Pearland, Brazoria County, Texas.

5-0 approve.

Henry refused himself

L. CONSIDERATION & POSSIBLE ACTION— Master Plat of Riverstone Ranch at Clear Creek Phase One

RK read. No outstanding items

Action Date
May 7, 2007

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a master plat of 104.519 acres into 235 lots for residential purposes. It is described as follows:

Susan / Jerry

Being out of the T.J. Green Survey, abstract 290, being out of the SHS Partners, Ltd., recorded in file no. X433495, and out of the SHS Partners, Ltd., recorded in File no. X907145 of the Harris County Official Public Records of Real Property and also being a partial replat of the Allison Richey Gulf Coast Home Subdivision Section "G", vol. 4, pg. 48, and being a partial replat of drainage easement of Green Tee Terrace Section Seven, Film code 352062, of the Harris County Map records. City of Pearland, Harris County, Texas.

6-0 approve.

M. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Riverstone Ranch at Clear Creek Section One

RK read 4 outstanding items

Action Date
May 7, 2007

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a preliminary plat of 55.959 acres into 102 lots for residential areas. It is described as follows:

Sheryl / Henry w/ staffs comments

Being out of the T.J. Green Survey, abstract 290, being out of the SHS Partners, Ltd., 53.59 acres, recorded in File no. X433495, and out of the SHS Partners, Ltd., 10.00 acres, recorded in File no. X907145 of the Harris County Official Public records of real Property and also being a partial replat of the Allison Richey Gulf Coast Home Subdivision Section "G" vol. 4, pg. 48, City of Pearland, Harris County, Texas.

Jerry - question about map

6-0 approve

N. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Riverstone Ranch at Clear Creek Section Two

RIC read. 4 outstndg items

Action Date
May 7, 2007

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a preliminary plat of 30.977 acres into 133 lots for residential areas. It is described as follows:

Sherry / Jerry w/ Staff Comm.

Being out of the T.J. Green Survey, abstract 290, being out of the SHS Partners, Ltd., recorded in File no. X433495, and out of the SHS Partners, Ltd., recorded in File no. X907145 of the Harris County Official Public Records of Real Property and also being a partial replat of the Allison Richey Gulf Coast Home Subdivision Section "G", vol. 4, pg. 48, and being a partial replat of Green Tee Terrace Section Seven, film code 352062, of the Harris County Map Records. City of Pearland, Harris County, Texas

O. DISCUSSION ITEMS

e-o approved

- Receipts from National APA Conference
- Trees for Pearland
- Planning Commission Workshop, May 8, 2007
- ULI – Upcoming events

Upcoming P&Z Meetings, Workshops, JPH's:

- May 21, 2007 JPH's, PD Workshop, P&Z Meeting *Judy & Henry out*
- June 4, 2007 Capital Improvement Plan Workshop, UDC Workshop, P&Z Meeting
- June 18, 2007 P&Z Meeting (including CIP item) JPH *(Jerry out) Nisha out*

IV. ADJOURNMENT

1:27 p.m.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, 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 May 2007, A.D.

Judy Krajca, Planning Secretary

Agenda removed _____ day of May 2007.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 02, 2007 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

The Regular Meeting was called to order at 8:28 p.m. with the following present:

P&Z Chairperson Ruby Sandars
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Henry Fuentes
P&Z Commissioner Darrell Diggs

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner I Tim Chi; and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Sherrouse made the motion to approve, and Commissioner Diggs seconded. The vote was 6-0 for approval of the minutes of March 19, 2007.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION—CONDITIONAL USE PERMIT NO. 2007-03

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2).

— No action necessary. Conditional Use Permit was withdrawn.

B. CONSIDERATION & POSSIBLE ACTION—CONDITIONAL USE PERMIT NO. 2007-04

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a "Lesser Percentage

of Transparency for Overall Façade or Store Front Windows” for a new building located in the Old Townsite Mixed Use District (OT-MU).

Commissioner Diggs made the motion to approve, and Commissioner West seconded.

Commissioner Diggs asked how much of the sidewalks were visible and if the sidewalk was on the other side of port cache. Mr. Jack McGuff stated that the owner will provide additional walkways and benches if needed.

Chairperson Sandars expressed a concern with this being the first to be built in the Old Townsite, and the concern with future business.

Commissioner Sherrousse Had concerns with the elevation and asked for clarification.

Commissioner Diggs asked Staff and Legal if they had to be strict because they were the first to come forward in the Old Townsite.

Planning Director Krishnarao explained that everyone has met city requirements that have built. And the fact that a company was hired to put the Old Townsite Development Plan together, a lot of research went into this. Staff is saying that the applicant could meet the requirements.

Mr. McGuff stated that the applicant could meet the 25%, but they are asking for a CUP because of the nature of the business.

Commissioner Fuertes stated that he feels this blends in with other businesses in the Old Townsite, and asked the applicant if they could give more, such as 15%.

Discussion continued with Planning Director Krishnarao clarifying the definition of storefront windows.

There was much discussion among the Commission and Staff.

Several motions were made, but all died for the lack of a second. Commissioner Fuertes made the motion to reconsider, and Commissioner Sherrousse seconded. The vote was 4-1 to reconsider. The motion was approved.

Commissioner Sherrousse made the motion to amend the 20% on the Walnut side, lift the restriction for the 20% on the storefront side, and impose mahogany for doors. Commissioner Diggs seconded.

The vote was 4-1 for approval.

C. CONSIDERATION & POSSIBLE ACTION—ZONE CHANGE NO. 2007-4Z

A request by Julio Lybrand, applicant for 288 and 59 II, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Business Park District – 288 (BP-288) to Planned Development District (PD).

Planning Director Krishnarao stated that Staff was in favor of the Zone Change, but is a Planned Development necessary.

Commissioner Sherrouse stated she would like to see a more detailed PD. There was much discussion of whether to approve or not. The applicant stated they do have a lot to work out, including the Traffic Impact Analysis, purchasing property, and addressing specific uses within the PD.

Chairperson Sandars made the motion to table until they can bring back with more details. Commissioner Diggs seconded. The vote was 1-4. The motion failed. Commissioner Fuertes voted in favor.

Planning Director Krishnarao asked the applicant to bring this back with everything in place. Want to see a more detailed plan, including landscaping and a trail plan.

D. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK MARKETPLACE

A request by LJA Engineering & surveying Inc, for Gulf Coast Commercial, owner, for approval of a final plat subdivision of 49.405 acres zoned PD into 4 lots as commercial area. The properties are located to the west of S.H. 288 and east of Kirby Drive.

Plans and Plat Administrator Keller read the Staff report. This plat was previously approved, but needed lot layouts. Two of the eight outstanding items have been eliminated. Staff recommends approval with staff comments.

Commissioner Sherrouse made the motion to approve, and Commissioner Diggs seconded. The vote was 5-0 for approval, with staff comments.

E. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 20-B

A request by LJA Engineering & Surveying, Inc, for Pearland Capital Group, LP, owner, for approval of a final plat area of 4.25 acres zoned PD into 1 lot for commercial purposes. The property is located to the west of Kirby Drive and north of Reflection Bay Drive along the Shadow Creek Parkway.

Plans and Plat Administrator Keller read the Staff report. There are no outstanding items.

Commissioner Diggs made the motion to approve, and Commissioner West seconded. The vote was 4-0 for approval. Commissioner Fuertes recused himself from the vote.

F. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 20-D

A request by LJA Engineering & Surveying, Inc, for Hai T. Nguyen and Mary V. Nguyen, owners, for approval of a final plat area of 3.5 acres zoned PD into 1 lot for commercial purposes. The property is located to the west of Kirby Drive and northeast of reflection Bay Drive.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items; however, Staff is waiting on the Deputy City Attorneys receipt of the original bond.

Commissioner Diggs made the motion to approve pending attorney's receipt of original bond, and Commissioner West seconded. The vote was 4-0 for approval. Commissioner Fuertes recused himself from the vote.

G. CONSIDERATION & POSSIBLE ACTION—FINAL PAT OF SHADOW CREEK RANCH SF-61

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner, for approval of a final plat area of 24.794 acres zoned PD into 84 lots for residential purposes. The property is located to the southwest of Shadow Creek Parkway.

Plans and Plat Administrator Keller stated that this plat had been withdrawn. No action necessary.

H. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK RANCH SF-62

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner, for approval of a final plat area of 9.656

acres zoned PD into 30 lots for residential purposes. The property is located to the southwest of Shadow Creek Parkway.

Plans and Plat Administrator Keller stated that this plat had been withdrawn. No action necessary.

I. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF STREET DEDICATION PLAT FOR PORTIONS OF CR 58 AND SAVANNAH PARKWAY

A request by Kerry Gilbert & Associates Inc., for Savannah Development, Ltd, owner, for approval of a preliminary street dedication plat of +/- 12.7 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the intersection of Savannah Parkway and County Road 58 (Post Road).

Plans and Plat Administrator Keller read the Staff report. There were two outstanding items.

Commissioner Fuertes made the motion to approve with staffs recommendations, and Commissioner West seconded.

The vote was 5-0 for approval.

J. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary plat area of +/- 15.7 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the northeast corner of the intersection of savannah Parkway and County Road 58.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items.

Commissioner West made the motion to approve, and Commissioner Sherrouse seconded.

The vote was 5-0 for approval.

K. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SAVANNAH CHURCH SITE

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary plat area of +/- 12.6 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items.

Commissioner Diggs made the motion to approve, and Commissioner West seconded.

The vote was 5-0 for approval.

L. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SHADOW CREEK CROSSING WEST

A request by Aaron Bourgeois-Lentz Engineering, L.C., for Shadow Creek Ranch Development Co., L.P., owner, for approval of a preliminary plat subdivision of 15.7723 acres zoned PD into 6 lots for commercial purposes. The properties are located at the intersection of Shadow Creek Parkway and Reflection Bay Drive.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items.

Commissioner West made the motion to approve, and Commissioner Diggs seconded.

The vote was 4-0 for approval. Commissioner Fuertes recused himself from the vote.

M. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SOUTHERN TRAILS WEST SECTION TWO

A request by Dausha Moore / Carol Redd, EHRA, for The Stoddard Group, Ltd, owner, for approval of a preliminary plat subdivision of 40.70 acres zoned PD into 117 lots as residential area. The property is located near Broadway and Kingsley Dr.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items.

Commissioner Sherrouse made the motion to approve, and Commissioner Fuertes seconded.

The vote was 5-0 for approval.

N. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SAVANNAH MEADOWS SECTION SIX.

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288

Plans and Plat Administrator Keller stated that this plat has been withdrawn. No action necessary.

O. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SAVANNAH LANDING SECTION FOUR

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 9.970 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 22 lots as residential area. The property is located north of Hwy 6 and west of Savannah Parkway.

Plans and Plat Administrator Keller stated that this plat has been withdrawn. No action necessary.

P. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SAVANNAH COVE SECTION TWO

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located north of Hwy 6 at the southwest corner of C.R. 58 and Savannah Parkway.

Plans and Plat Administrator Keller stated that this plat has been withdrawn. No action necessary.

Q. CONSIDERATION & POSSIBLE ACTION---FINAL PLAT OF SAVANNAH BEND SECTION TWO

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 37.77 acres in an

Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288.

Plans and Plat Administrator Keller stated that this plat has been withdrawn. No action necessary.

IV. ADJOURNMENT

Chairperson Sandars adjourned the meeting at 9:54 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 30th day of April, 2007
A.D.

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: CAMBRIDGE LAKE, SECTION TW

NUMBER OF LOTS: 79

GENERAL LOCATION: SOUTHWEST CORNER OF THE INTERSECTION OF FTE ROAD & FM 1128/ MANVEL ROAD

PRIMARY CONTACT: ARTHUR PISANA

MAILING ADDRESS: 2401 FOUNTAINVIEW DRIVE, #500

CITY, STATE, ZIP: HOUSTON, TEXAS 77057

PHONE: 713-266-9930 **FAX:** 713-266-3804

E-MAIL ADDRESS: apisana@benchmarkengr.net

OWNER NAME: D.R. HORTON - TEXAS, LTD.

MAILING ADDRESS: 11200 RICHMOND AVENUE

CITY, STATE, ZIP: HOUSTON, TX. 77082

PHONE: JOHN RAMSEY @ 281-546-1654 **FAX:** 409-908-0336

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: see letter Date: _____

Applicant's Signature: [Signature] Date: 04.09.07

I acknowledge that this plat has been submitted on this day, 4-9-07, and the Plat filing date is 4.09.07; which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 4.09.07

waiver requests must be received by the resubmittal time and date it corresponds to the Plat Resubmittal Deadline, per the attached schedule.

re-check fee

FEE PAID: \$200.00

DATE PAID: 4-9-07

RECEIVED BY: Krajca

RECEIPT NO.: _____

Cambridge Lake Section Two

Final Plat-Staff Report

P & Z MEETING DATE: May 7, 2007

APPLICANT:

Arthur Pisana, Benchmark Engineering Corp., for D.R. Horton-Texas, Ltd., owner.

REQUEST:

Final plat of 21.5818 acres for Cambridge Lake Section Two located at the southwest corner of the intersection of Fite Road & FM 1128 / Manvel Road.

ZONING:

R-2 single family residential.

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis was submitted and approved.

UTILITIES:

Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention facility will be provided on site.

PARKS AND OPEN SPACE:

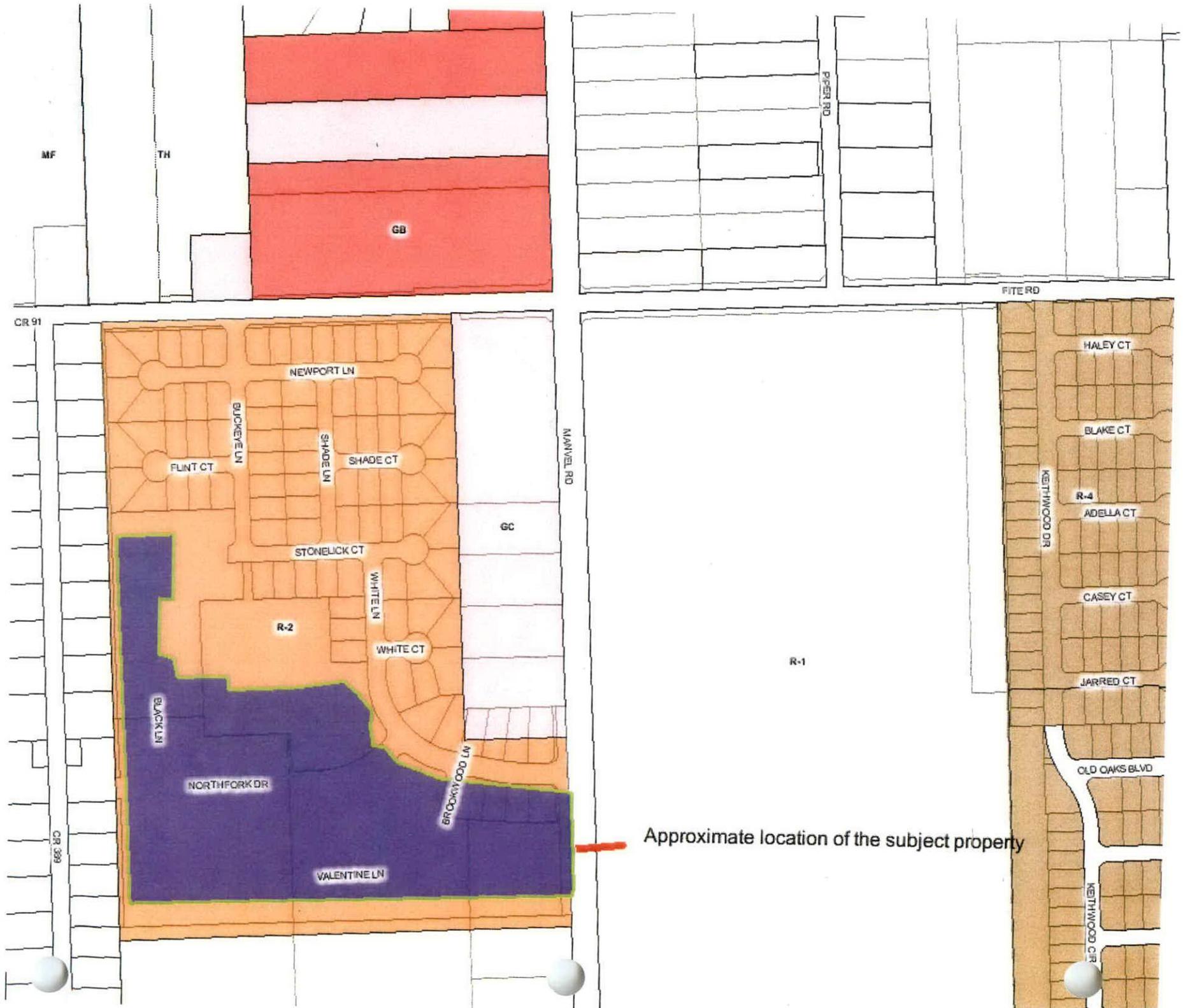
A park fee of \$59,250 was made on 9/20/06.

OUTSTANDING ITEMS:

None.

ATTACHMENTS:

- (1). Map
- (2). Application



JULY 2006

PLAT APPLICATION

Page 1 of 2
APR 09 2007

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

FEB 19 2007

SUBDIVISION

NAME: Pearland Nursing Home Center

NUMBER OF LOTS: 1

GENERAL

LOCATION: Miller Ranch Road (CR 93)

± 1/4 mi. north of Broadway (FM 518)

PRIMARY CONTACT: Aaron Bourgenis - Leutz Engineering

MAILING ADDRESS: 4710 Bellaire Blvd., Ste. 250

CITY, STATE, ZIP: Bellaire, TX 77401-4531

PHONE: (713) 839-8900 FAX: (713) 839-9020

E-MAIL ADDRESS: aaron@leutzengineering.net

OWNER NAME: Cecil Barcelo

MAILING ADDRESS: 411 Alabama

CITY, STATE, ZIP: League City, TX 77573

PHONE: (281) 332-4189 FAX: (281) 316-2715

E-MAIL ADDRESS: cwb1225@aol.com

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Cecil Barcelo Date: 2/5/07

Applicant's Signature: [Signature] Date: 2/1/07

FEE PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

Pearland Nursing Home Center

Final Plat-Staff Report

P & Z MEETING DATE: May 7, 2007

APPLICANT:

Aaron Bourgeois, Lentz Engineering, L.C., for Cecil Barcelo, owner.

REQUEST:

Final plat of 11.6443 acres for Pearland Nursing Home Center located on Miller Ranch Road (CR 93) +/- ¼ miles north of Broadway (FM 518).

ZONING:

Planned Unit Development (PUD).

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis was submitted and approved.

UTILITIES:

Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided in accordance with the PUD specifications.

PARKS AND OPEN SPACE:

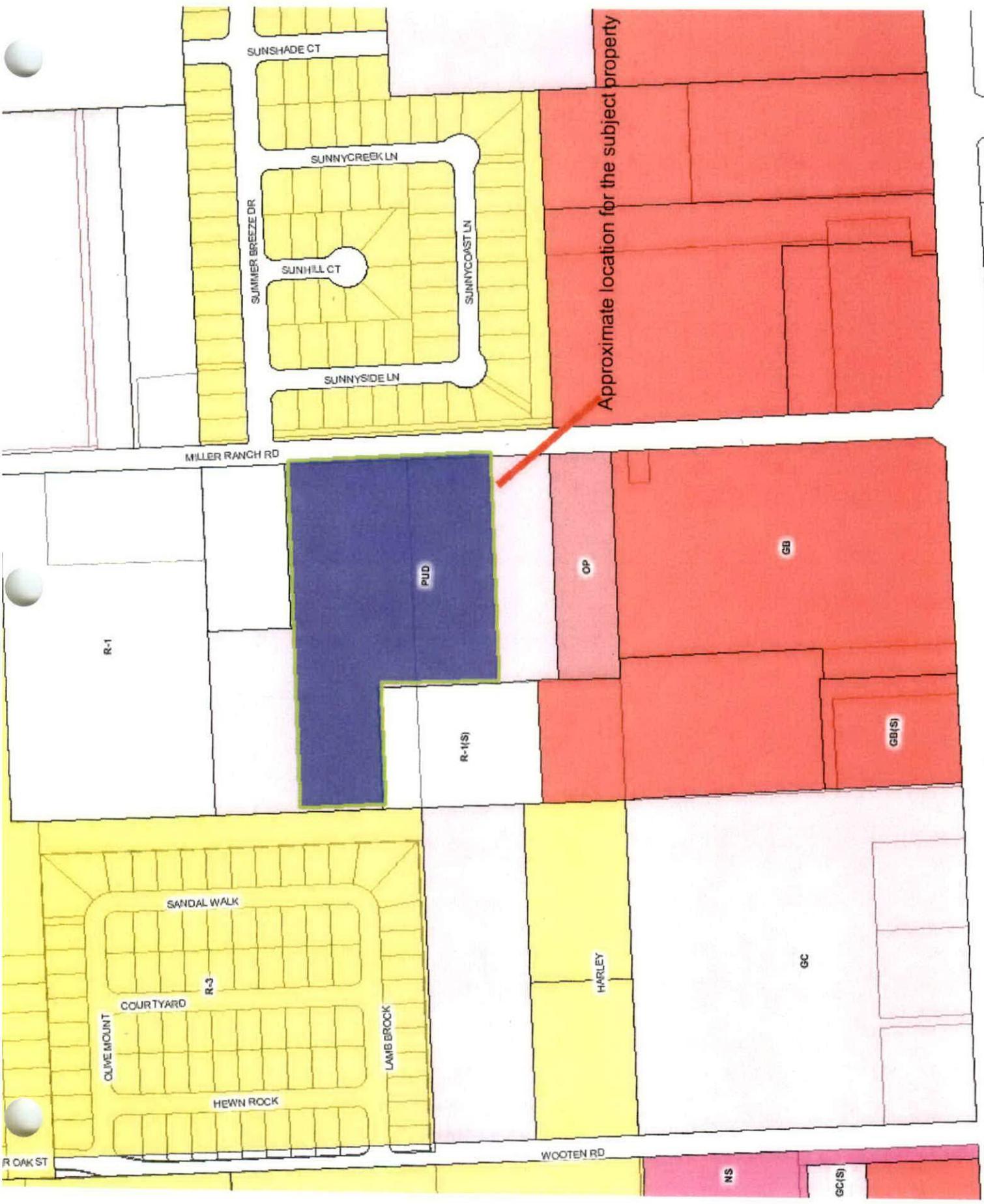
Not applicable to this plat.

OUTSTANDING ITEMS:

None.

ATTACHMENTS:

- (1). Map
- (2). Application



Approximate location for the subject property

BROADWAY ST

FM 518

JAN 2007

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

APR 09 2007

SUBDIVISION

NAME: Shadow Creek Crossing West

NUMBER OF LOTS: 6

GENERAL

LOCATION: Reflection Bay Drive at

Shadow Creek Parkway (FM 2234)

PRIMARY CONTACT: Aaron Bourgeois - Lentz Engineering, L.C.

MAILING ADDRESS: 4710 Bellaire Blvd., Ste. 250

CITY, STATE, ZIP: Bellaire, Texas 77401

PHONE: (713) 839-8900 FAX: (713) 839-9020

E-MAIL ADDRESS: aaron@lentzengineering.net

OWNER NAME: SCR HH GP, L.L.C. - Hicham H. Ghali

MAILING ADDRESS: 11711 Shadow Creek Pkwy., Ste. 145

CITY, STATE, ZIP: Pearland, Texas 77584

PHONE: (713) 436-0003 FAX: (713) 436-0004

E-MAIL ADDRESS: hghali@shadowcreekbranch.net

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland

Owner's Signature: [Signature]

Date: 4/4/07

Applicant's Signature: [Signature]

Date: 4/4/07

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____

Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID:	<u>800.00</u>
DATE PAID:	<u>4-9-07</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

Shadow Creek Crossing West

Final Plat—Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Aaron Bourgeois, Lentz Engineering, L.C., for SCR HH GP, L.L.C, Hicham H. Ghali, owner.

REQUEST:

Final plat of 15.7723 acres for Shadow Creek Crossing West located at the southwest corner of FM 2234 (Shadow Creek Parkway) and Reflection Bay Drive.

ZONING:

Planned Unit Development.

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:

They need to submit any public improvement plans.
Preliminary utility layout submitted.

STORMWATER MANAGEMENT:

Stormwater detention facilities will be provided in accordance with the master plan for the development.

PARKS AND OPEN SPACE:

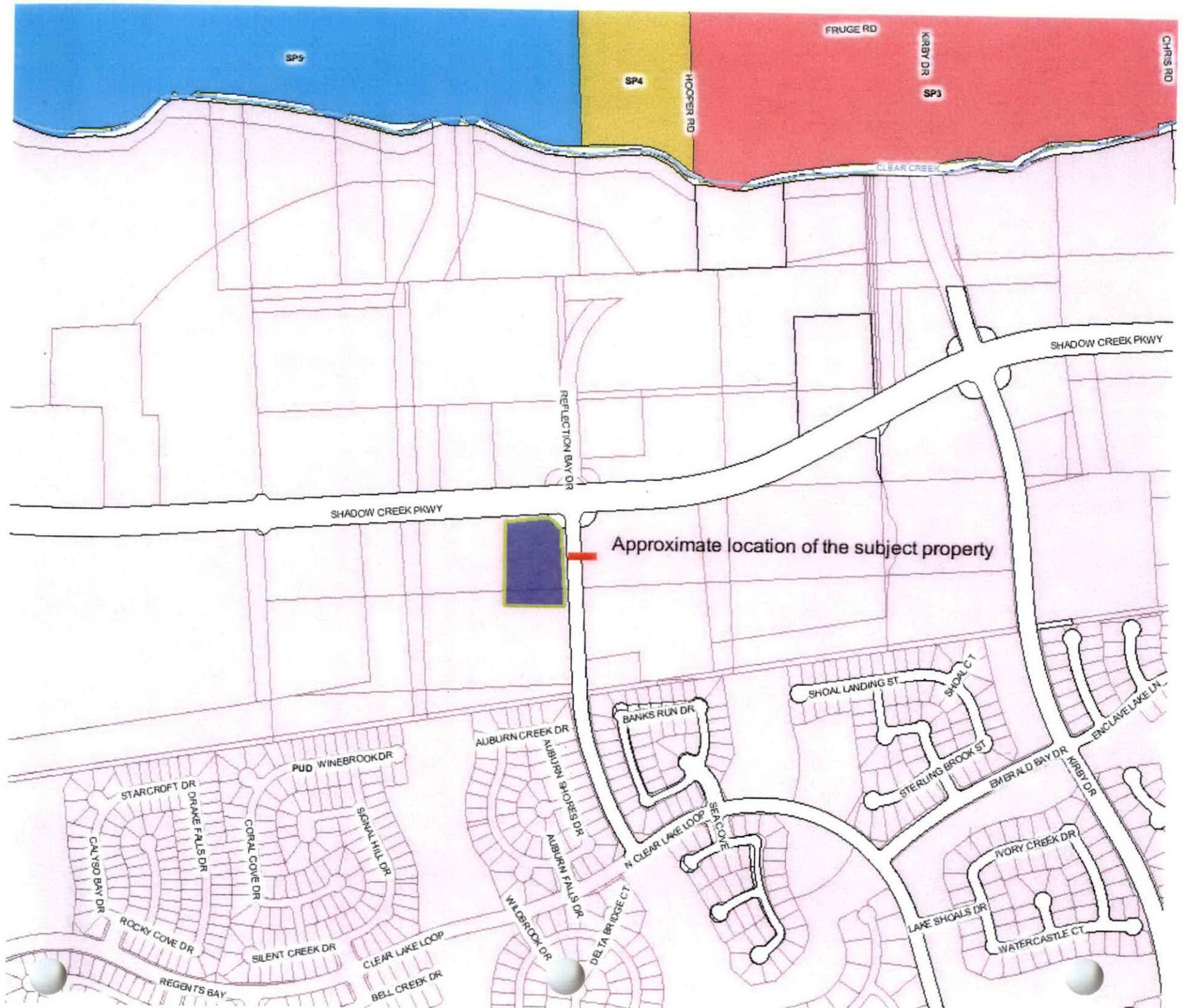
A park fee of \$750 was made on 4/20/07.

OUTSTANDING ITEM:

1. Provide approved utility plans.

ATTACHMENTS:

1. Map
2. Application



Approximate location of the subject property

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

April 27, 2007

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Preliminary Plat of Shadow Creek Ranch Commercial Site No. 16B

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering and Surveying, Inc. hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Shadow Creek Ranch Commercial Site 16B. This extension is for set-back issues.

LJA Engineering and Surveying, Inc. (LJA) agrees that the waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

Tina A. Kast
LJA Engineering and Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
713.953.5174

TAK/lb

Copy: File

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

Preliminary Subdivision Plat*

APR 09 2007

Final Subdivision Plat*

Minor (Subdivision) Plat*

Amending Plat*

Master Plat*

Preliminary Development Plat*

Final Development Plat*

Replat*

SUBDIVISION

NAME: SAVANNAH COVE SECTION TWO

NUMBER OF LOTS: 57

GENERAL

LOCATION: B.C.M.V.D. 21

* A complete application must include all items shown on the corresponding checklist for each different type of plat.

PRIMARY CONTACT: Brown & Gay Engineers Inc.
MAILING ADDRESS: 10777 WESTHEIMER, SUITE 400
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 281-558-8700 FAX: 281-558-9701
E-MAIL ADDRESS: gfreeman@brownandgay.com

OWNER NAME: SAVANNAH DEVELOPMENT
MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100
CITY, STATE, ZIP: HOUSTON, TX 77067
PHONE: 281-875-1552 FAX: _____
E-MAIL ADDRESS: _____

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 04-04-07

Applicant's Signature: [Signature] Date: 04-03-07

Fees Not
Required for
Staff Review
Plats

FEE PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
-----------	------------	--------------	-----------------

Application
No.

Savannah Cove Section Two

Final Plat-Staff Report

P & Z MEETING DATE: May 7, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 19.24 acres for the Savannah Cove Section Two located north of Highway 6 at the southwest corner of C.R. 58 and Savannah Parkway.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-2 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and Construction, Ltd, dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Letters of No Objection obtained from CenterPoint Energy and Time Warner Cable. Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$4,446 was made on 8/25/2006

OUTSTANDING ITEMS:

1. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance.
2. Telephone company approval letter.

ATTACHMENTS:

- (1). Map
- (2). Application.

JULY 2006

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APR 09 2007

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

SUBDIVISION NAME: STABLE STONE LANE

NUMBER OF LOTS: 0 LOTS

GENERAL LOCATION: North of the intersection of Stable Stone Lane and Pearland Parkway

PRIMARY CONTACT: BROWN AND GAY ENGINEERING, INC.

MAILING ADDRESS: 11490 Westheimer, Suite 700

CITY, STATE, ZIP: Houston, Texas 77077

PHONE: 281-558-8700 **FAX:** 713-488-8381

E-MAIL ADDRESS: smcelwee@browngay.com

OWNER NAME: Musgrave-Grohman Ventures, Ltd.

MAILING ADDRESS: 2947 E. Broadway, Suite 309

CITY, STATE, ZIP: Pearland, Texas 77581

PHONE: 281-412-9210 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 4/19/07

Applicant's Signature: Sherril H. McElwee Date: 4/15/07

FEES PAID: <u>425⁰⁰</u>	DATE PAID: <u>4.9.07</u>	RECEIVED BY: <u>Krajca</u>	RECEIPT NUMBER: _____
---	---------------------------------	-----------------------------------	------------------------------

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

Stable Stone Lane

FINAL RIGHT OF WAY PLAT-Staff Report

P & Z MEETING DATE: May 7, 2007

APPLICANT:

Brown and Gay Engineering, Inc., for Musgrave-Grohman Ventures, Ltd, owner.

REQUEST:

Final plat of 0.5791 acres for the Stable Stone Lane located north of the intersection of Stable Stone Lane and Pearland Parkway.

ZONING:

Planned Unit Development (PUD).

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis approved by the city.

UTILITIES:

Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided in accordance with the PUD.

PARKS AND OPEN SPACE:

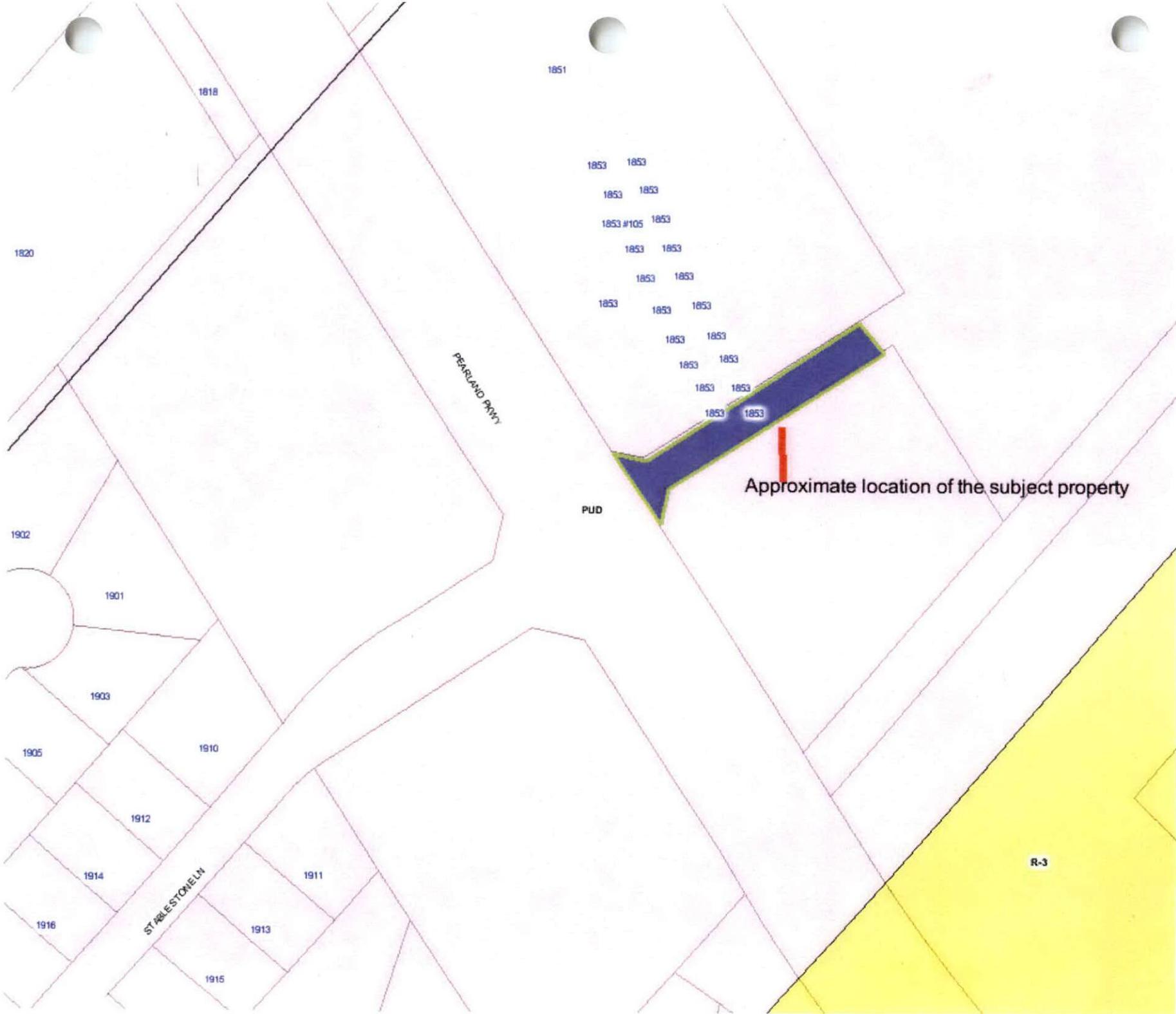
Does not apply to this plat.

OUTSTANDING ITEMS:

1. Add signatures and seal.
2. Label streetlights symbol.

ATTACHMENTS:

- (1). Map
- (2). Application



1851

1818

1820

1853

1853

1853

1853

1853 #105

1853

1853

1853

1853

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1853

1853

1853

PUD

Approximate location of the subject property

1902

1901

1903

1905

1910

1912

1914

1911

1916

STABLESTONE LN

1913

1915

R-3

PEARLAND DRIVE

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat*
- Final Subdivision Plat*
- Minor (Subdivision) Plat*
- Amending Plat*
- Master Plat*
- Preliminary Development Plat*
- Final Development Plat*
- Replat*

SUBDIVISION
NAME: SAVANNAH MEADOWS SECTION SIX

NUMBER OF LOTS: 46

GENERAL
LOCATION: B.C.M.U.D. 21

* A complete application must include all items shown on the corresponding checklist for each different type of plat.

PRIMARY CONTACT: BROWN & GAY ENGINEERS INC.
MAILING ADDRESS: 10777 WESTHEIMER, Suite 400
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 281-558-8700 FAX: 281-558-9701
E-MAIL ADDRESS: GFREEMAN@BrownGay.com

OWNER NAME: SAVANNAH Development
MAILING ADDRESS: 550 Greens Parkway, Suite 100
CITY, STATE, ZIP: HOUSTON, TX 77067
PHONE: 281-875-1552 FAX: _____
E-MAIL ADDRESS: _____

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 04-04-07

Applicant's Signature: [Signature] Date: 04-05-07

Fees Not
Required for
Staff Review
Plats

FEE'S PAID: <u>584.00</u>	DATE PAID: <u>4-9-07</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
------------------------------	-----------------------------	------------------------------------	--------------------

Application
No.

APR 09 2007

Savannah Meadows Section 6

Final Plat-Staff Report

D & Z MEETING DATE: May 7, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 12.50 acres for Savannah Meadows Section Six located north of Highway 6 and south of County Road.58 at the intersection of Savannah Parkway and Savannah Bend Lane.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-2 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and Construction, Ltd, dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Water and sewer are available.

Letters of No Objections obtained from CenterPoint energy and Time Warner Cable.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$3,588 was made on 8/25/2006.

OUTSTANDING ITEMS:

1. Add "S" after "MEADOW" in Planning Commission certification.
2. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance.
3. Telephone company approval letter.
4. Change six foot wide to eight-foot wide sidewalk on Savannah Bend Lane in Note No. 16 to satisfy requirements of trail plan (refer to the trail system in Figure 3 of Development Agreement 3rd Amendment / Revised 5/24/2005).

ATTACHMENTS:

- (1). Map
- (2). Application.

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

APR 09 2007

Preliminary Subdivision Plat*

Final Subdivision Plat*

Minor (Subdivision) Plat*

Amending Plat*

Master Plat*

Preliminary Development Plat*

Final Development Plat*

Replat*

SUBDIVISION

NAME: SAYANNAH BEND SECTION TWO

NUMBER OF LOTS: 119

GENERAL

LOCATION: B.C.M.O.D. 21

* A complete application must include all items shown on the corresponding checklist for each different type of plat.

PRIMARY CONTACT: BROWN & GAY ENGINEERS INC.

MAILING ADDRESS: 10777 WESTHEIMER, SUITE 400

CITY, STATE, ZIP: HOUSTON, TX, 77042

PHONE: 281-558-8700 FAX: 281-558-9701

E-MAIL ADDRESS: GFREEMAN@BrownGay.com

OWNER NAME: SAYANNAH Development

MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100

CITY, STATE, ZIP: HOUSTON, TX, 77067

PHONE: 281-875-1552 FAX: _____

E-MAIL ADDRESS: _____

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____

Date: 04-04-07

Applicant's Signature: _____

Date: 04-05-07

Fees Not Required for Staff Review Plats

FEE PAID: <u>576.00</u>	DATE PAID: <u>4-9-07</u>	RECEIVED BY: <u>C. F. Rajc</u>	RECEIPT NUMBER:
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Application No.

Savannah Bend Section Two

Final Plat-Staff Report

P & Z MEETING DATE: May 7, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 37.77 acres for the Savannah Bend Section Two located south of C.R. 58 and between the east of Savannah Parkway and west of S.H. 288.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-4 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and construction, Ltd., dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Water and sewer available.

Letters of No Objection obtained from CenterPoint Energy and Time Warner Cable.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$9,282 was made on 8/25/2006.

OUTSTANDING ITEMS:

1. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance.
2. Telephone company approval letter.

ATTACHMENTS:

- (1). Map
- (2). Application.



Approximate location for the subject property



JAN 2007

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
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Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

APR 09 2007

SUBDIVISION

NAME: SHADOW CREEK RANCH SF-62

NUMBER OF LOTS: 30

GENERAL

LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA

MAILING ADDRESS: 2929 BILAR PARK DRIVE SUITE 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713-953-5200 **FAX:** 713-953-5026

E-MAIL ADDRESS: _____

OWNER NAME: PEARLAND INVESTMENTS, LP

MAILING ADDRESS: 5795 LAS VEGAS BLVD. SOUTH

CITY, STATE, ZIP: LAS VEGAS, NV 89119

PHONE: 702-736-6151 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: _____

Applicant's Signature: [Signature] Date: 04.09.07

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID: <u>520.00</u>
DATE PAID: <u>4-9-07</u>
RECEIVED BY: <u>[Signature]</u>
RECEIPT NO.: _____

Shadow Creek Ranch SF-62

Final Plat—Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner.

REQUEST:

Final plat of 9.656 acres in the Shadow Creek Ranch PUD for single family use. The preliminary plat was approved on November 7, 2005.

GENERAL LOCATION:

The plat is located east of F.M. 521 in the Ft. Bend County portion of Shadow Creek Ranch.

PROPERTY DESCRIPTION:

The property is undeveloped.

ZONING:

Shadow Creek Ranch PUD—Single Family. The proposed plat is consistent with the PUD approval.

SURROUNDING USES:

The surrounding areas are to be platted as single family residential.

COMPREHENSIVE PLAN:

The City of Pearland Land Use Plan designates the property for Medium Density Residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION:

A traffic impact analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE:

Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS & OPEN SPACE:

Parkland will be dedicated offsite in accordance with the master plan for the entire development. Site contained no trees.

OUTSTANDING ITEMS:

1. SF-61 plat must be recorded first for access; add recordation data.
2. Utility company approval letters (telephone and electric).
3. Add signature and seals.

ATTACHMENTS:

1. Application Form
2. Final Plat

MC HARD RD

LELA DR

RANDOLPH DR

MONTYRE DR

FM 2204

ALAMEDA RD

R-1

SHADOW CREEK PKWY

NORTH RD

FM 521

SUNSET SPRINGS DR

WATERLUTY LN

CAYMAN BEND LN

TIDE ROCK LN

SUNSET SPRINGS CT

BISCAYNE LAKE DR

ROLLING FOG DR

PUD

CATAMARAN COVE DR

TRINITY BAY DR

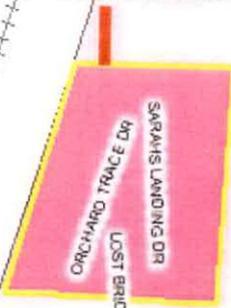
ROARING SPRINGS DR

RUNNING BROOK LN

BISCAYNE BAY DR

CASTLEWIND LN

Approximate location of the subject property



ORCHARD TRACE DR

LOST BRIDGE LN

SARASOTA LANDING DR

RAINWATER DR

MOORING PONTE DR

CAMBRIDGE BAY DR

PEARL BAY CT

FRANK SHORE DR

BROAD BAY LN

SUMMER CLOUD LN

HIGH TIDE LN

SUNSET BAY LN

IMPERIAL SHORE DR

LAUREL LOCH LN

EVENING WIND DR

ORCHARD WIND LN

GREAT CREEK DR

JAN 2007

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APR 09 2007

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

SUBDIVISION

NAME: SHADOW CREEK RANCH SF-61

NUMBER OF LOTS: 84

GENERAL LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA
 MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600
 CITY, STATE, ZIP: HOUSTON, TX 77042
 PHONE: 713.953.5200 FAX: 713.953.5026
 E-MAIL ADDRESS: _____

OWNER NAME: PEARLAND INVESTMENTS, LP
 MAILING ADDRESS: 5195 LAS VEGAS BLVD. SOUTH
 CITY, STATE, ZIP: LAS VEGAS, NV 89119
 PHONE: 702.736.6151 FAX: _____
 E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: 04.09.07

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEE'S PAID:	<u>## 736.00</u>
DATE PAID:	<u>4-9-07</u>
RECEIVED BY:	<u>JKrajca</u>
RECEIPT NO.:	

Shadow Creek Ranch SF-61

Final Plat—Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner.

REQUEST:

Final plat of 24.794 acres in the Shadow Creek Ranch PUD for single family use. The preliminary plat was approved on November 7, 2005.

GENERAL LOCATION:

The plat is located east of F.M. 521 in the Ft. Bend County portion of Shadow Creek Ranch.

PROPERTY DESCRIPTION:

The property is undeveloped.

ZONING:

Shadow Creek Ranch PUD—Single Family. The proposed plat is consistent with the PUD approval.

SURROUNDING USES:

The surrounding areas are to be platted as single family residential.

COMPREHENSIVE PLAN:

The City of Pearland Land Use Plan designates the property for Medium Density Residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION:

A traffic impact analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE:

Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS & OPEN SPACE:

Parkland will be dedicated offsite in accordance with the master plan for the entire development. Site contained no trees.

OUTSTANDING ITEMS:

1. Add signatures and seal.
2. Utility company approval letters (telephone and electric).

ATTACHMENTS:

1. Application Form
2. Final Plat



Approximate location of the subject property

FM 2234

WORTH RD

SHADOW CREEK PKWY

R-1

OLD AIRLINE RD

SUNSET SPRINGS DR

TIDE ROCK LN

BISCAYNE LAKE DR

ROLLING FOG DR

TRINITY BAY DR

ROARING SPRINGS DR

RUNNING BROOK LN

CREEK RUN DR

SHORE BREEZE DR

FAR BREEZE

PALESM LAKE LN

CRESTWIND DR

ORCHARD TRACE DR

RAINWATER DR

MOORING PONTE DR

TRINITY BAY DR

PEARL BAY CT

BISCAYNE BAY DR

BROAD BAY LN

CRYSTAL REEF PL

OCEAN POINT CT

MEGILLAN POINT LN

Approximate location of the subject property

LAUREL LOCH LN

EVENING WIND DR

ORCHARD WIND LN

BREEZEPORT LN

EVENING STAR DR

COPPER SKY DR

GREAT CREEK DR

PUD

GRAND SHORE LN

MISTY BAY LN

GRAY TAIL REEF LN

REGENTS BAY

LC AVB INVIGORON

SAND ISLE DR

FOUNTAIN MIST DR

ARCADIA BAY DR

SILENT WALK DR

LIGHTSONG DR

SWEET WIND DR

HARBOR CHASE DR

IMPERIAL SHORE DR

CENTERBROOK LN

SHADOW FALLS LN

SHADOW CANYON LN

MOUNTAIN SAGE DR

ROSE BAY DR

FOUNTAIN MIST DR

ARCADIA BAY DR

SILENT WALK DR

LIGHTSONG DR

SWEET WIND DR

SHORE BROOK DR

INDIGO CREEK LN

INDIGO BAY DR

DRY BANK LN

BISCAYNE BAY

BROOK ARBOR CT

QUAIL CREEK DR

WHITE FALLS DR

RAVEN LAKE DR

QUIET LAKE LN

BISCAYNE BAY DR

SHADY SPRINGS DR

PEBBLE SPRINGS LN

RUSTING CREEK DR

TRINITY BAY

BIVAR ROSE DR

WILD LILAC CT

JULY 2006

MAR 05 2007

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

PLAT APPLICATION

Page 1 of 2

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

*Please send any & all correspondence to:

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: Plylox Commercial Addition

NUMBER OF LOTS: 8 Lots - 2 Reserves

GENERAL LOCATION: CR 125 near FM 2351

PRIMARY CONTACT: Cheri Skelton
 MAILING ADDRESS: P.O. Box 768
 CITY, STATE, ZIP: Friendswood, Tx. 77569
 PHONE: 281.331.9800 FAX: 281.992.1305
 E-MAIL ADDRESS: cityservicesconsulting@yahoo.com

OWNER NAME: Plylox, Inc. / Bob Fee
 MAILING ADDRESS: P.O. Box 1749
 CITY, STATE, ZIP: Friendswood Tx 77549
 PHONE: 281.996.6903 FAX: _____
 E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 3-5-07

Applicant's Signature: Cheri Skelton Date: 3-5-07

FEES PAID: <u>543.37</u>	DATE PAID: <u>4.9.07</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
--------------------------	--------------------------	---------------------------------	-----------------

I acknowledge that this plat has been submitted on this day, 4-9-07, and the Plat filing date is 4-9-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: Cheri Skelton Date: 4/9/07

- All waiver request must be received by the resubmittal time & date, that corresponds to the Plat Resubmittal deadline (per attached schedule)

Plylox Commercial Addition

Preliminary Plat---Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Cheri Skelton, for Plylox, Inc./Rob Fee, owner.

REQUEST:

Preliminary plat of 4.7789 acres for Plylox Commercial Addition located at CR 125 near FM 2351.

ZONING:

Extra-Territorial Jurisdiction (E.T.J).

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:

Approved construction plans for the public improvement needed.

Request for response sent to CenterPoint Energy Survey & Mapping, Southwestern Bell, Time Warner Cable, and Brazoria County Engineering Office.

STORMWATER MANAGEMENT:

Preliminary drainage report submitted to the city.

PARKS AND OPEN SPACE:

Not applicable in this case.

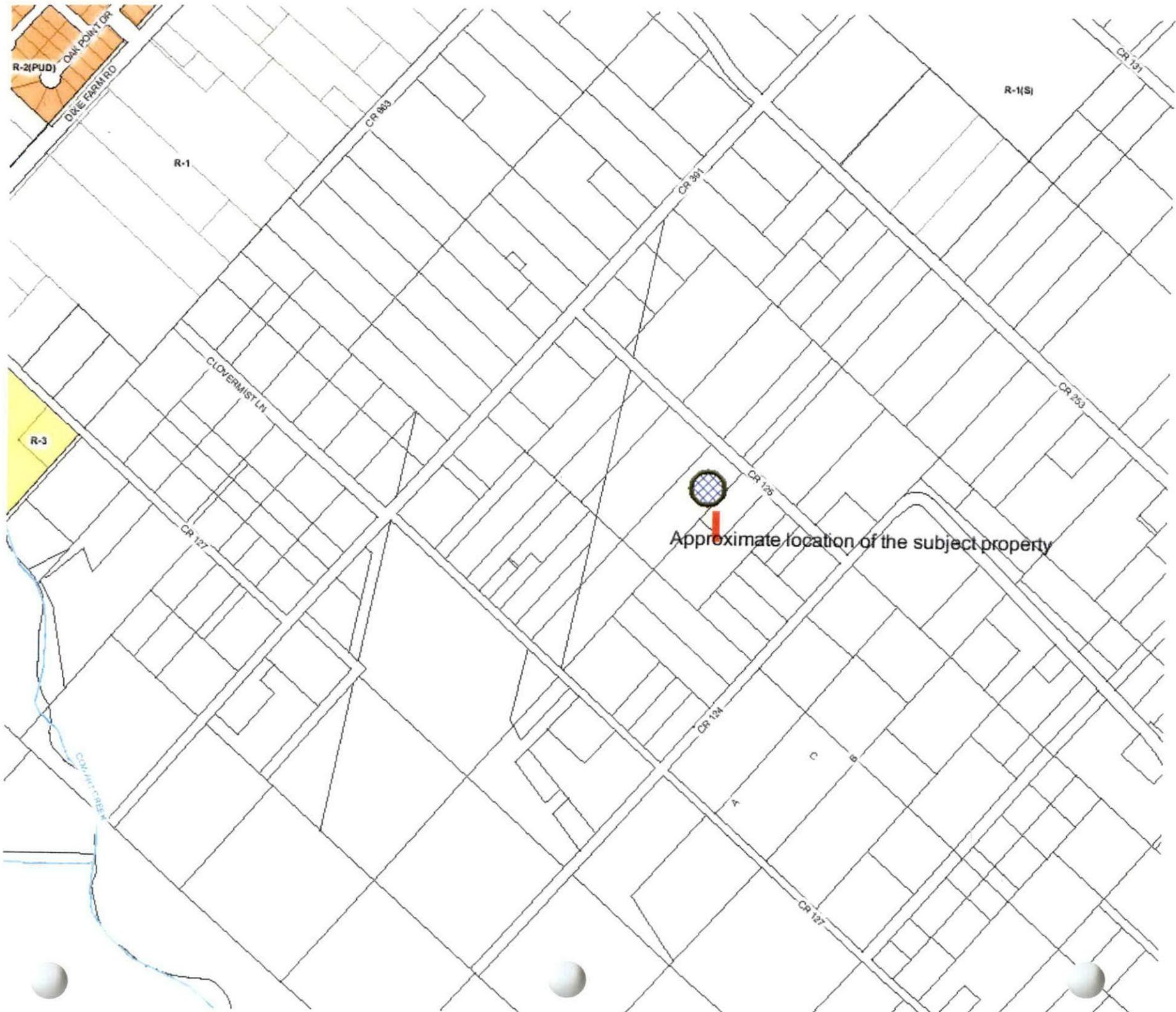
OUTSTANDING ITEMS:

1. Show Ruby Sanders as Chairperson
2. Remove names of all other Planning Commission members
3. Submit plat to Brazoria County Engineer for review
4. 10' W.S.E. along C.R. 125 should be labeled correctly to scale on plat.
5. Revised and updated drainage report required
6. Update title block
7. This plat should not include the 5' R.O.W. already dedicated by the AAA Storage Plat, Lot 1.
8. Approved construction plans for water, sewer, street, and drainage will be needed for final plat approval. Street to be built to City of Pearland standards.
9. Traffic impact analysis required or statement that minimum traffic thresholds will not be met.
10. B.D.D. #4 Commissioners' names have changed
11. Show right of way width of C.R. 125 at both ends of this tract of land.

12. Changed "Douglas K. Kneupper" to "Narciso Lira III"; add "Assistant " before "City Engineer".
13. Owner of Lot 111 should match; plat vs. metes and bounds description
14. Grate inlets should not be placed in the center of the street; are they existing?
15. Redraw contour lines; they should not cross
16. Label private drive as P.U.E./P.A.E. (Public Utility Easement / Private Access Easement).

ATTACHMENTS:

1. Map
2. Application



R-2(PUD) OAK POINT DR

DIVE FARM RD

R-1

CR 903

R-1(S)

CR 131

CR 901

CLOVERMIST LN

CR 253

R-3



Approximate location of the subject property

CR 126

CR 127

CR 124

CORNING CREEK

A

C

B

CR 127

JAN 2007

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

SUBDIVISION

NAME: RIVERSTONE RANCH PHASE ONE

NUMBER OF LOTS: _____

GENERAL

LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - JASON BANJA

MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713-953-5200 **FAX:** 713-953-5026

E-MAIL ADDRESS: _____

OWNER NAME: SHS PARTNERS, LTD.

MAILING ADDRESS: 6115 SKYLINE DRIVE SUITE A

CITY, STATE, ZIP: HOUSTON, TX 77057

PHONE: 713-621-6111 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: _____

Applicant's Signature: [Signature] Date: 01.09.07

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

FEES PAID: <u>250.00</u>
DATE PAID: <u>12-18-06</u>
RECEIVED BY: <u>[Signature]</u>
RECEIPT NO.: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

Riverstone Ranch at Clear Creek Phase One

Master Plat--- Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc., for SHS Partners, Ltd., owner.

REQUEST:

Master plat of 104.519 acres for Riverstone Ranch Phase One located to the southwest of Hughes and Blackhawk.

ZONING:

R-1 single family residential Cluster.

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:

Received preliminary plans and drainage study.

STORMWATER MANAGEMENT:

Riverstone Ranch has several on site stormwater detention facilities throughout the community.

PARKS AND OPEN SPACE:

3 reserves totaling 37.410 acres dedicated for drainage, detention, open space, landscape, and amenity lake.

OUTSTANDING ITEMS:

1. Total area in reserve table should match that shown on the title block.
2. TIA review fee
3. Master plat fee of \$279
4. Overall plan on a larger scale showing proposed amenities, walkways, sidewalks, masonry fence, 10' wide landscape buffers, open spaces, all improvements shown in the cluster plan.
5. Add signature panel for planning director
6. Change "streets" to "lots" in note # 4

ATTACHMENTS:

1. Map
2. Application

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas .77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

MAR 19 2007

jkrajca@ci.pearland.tx.us

SUBDIVISION

NAME: RIVERSTONE RANCH SECTION ONE

NUMBER OF LOTS: 102

GENERAL LOCATION: _____

PRIMARY CONTACT: WA ENGINEERING - JASON BANDA

MAILING ADDRESS: 2929 BELAIR PARK DRIVE SUITE 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.953.5200 **FAX:** 713.953.5026

E-MAIL ADDRESS: _____

OWNER NAME: SHS PARTNERS, LTD.

MAILING ADDRESS: 6115 SKYLINE DRIVE SUITE A

CITY, STATE, ZIP: HOUSTON, TX 77057

PHONE: 713.621.6111 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: _____

Applicant's Signature: [Signature] Date: 03.19.07

I acknowledge that this plat has been submitted on this day, 3-19-07, and the Plat filing date is 4-2-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 03.19.07

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID:	<u>1012.00</u>
DATE PAID:	<u>3-19-07</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

Riverstone Ranch at Clear Creek Section One

Preliminary Plat--- Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc., for SHS Partners, Ltd., owner.

REQUEST:

Preliminary plat of 55.959 acres for Riverstone Ranch Section One located to the southwest of Hughes and Blackhawk.

ZONING:

R-1 single family residential Cluster.

TRAFFIC AND TRANSPORTATION:

An overall master plat Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:

Received preliminary drainage and utility layout.

STORMWATER MANAGEMENT:

On site stormwater detention facility will be provided in accordance with the master plat.

PARKS AND OPEN SPACE:

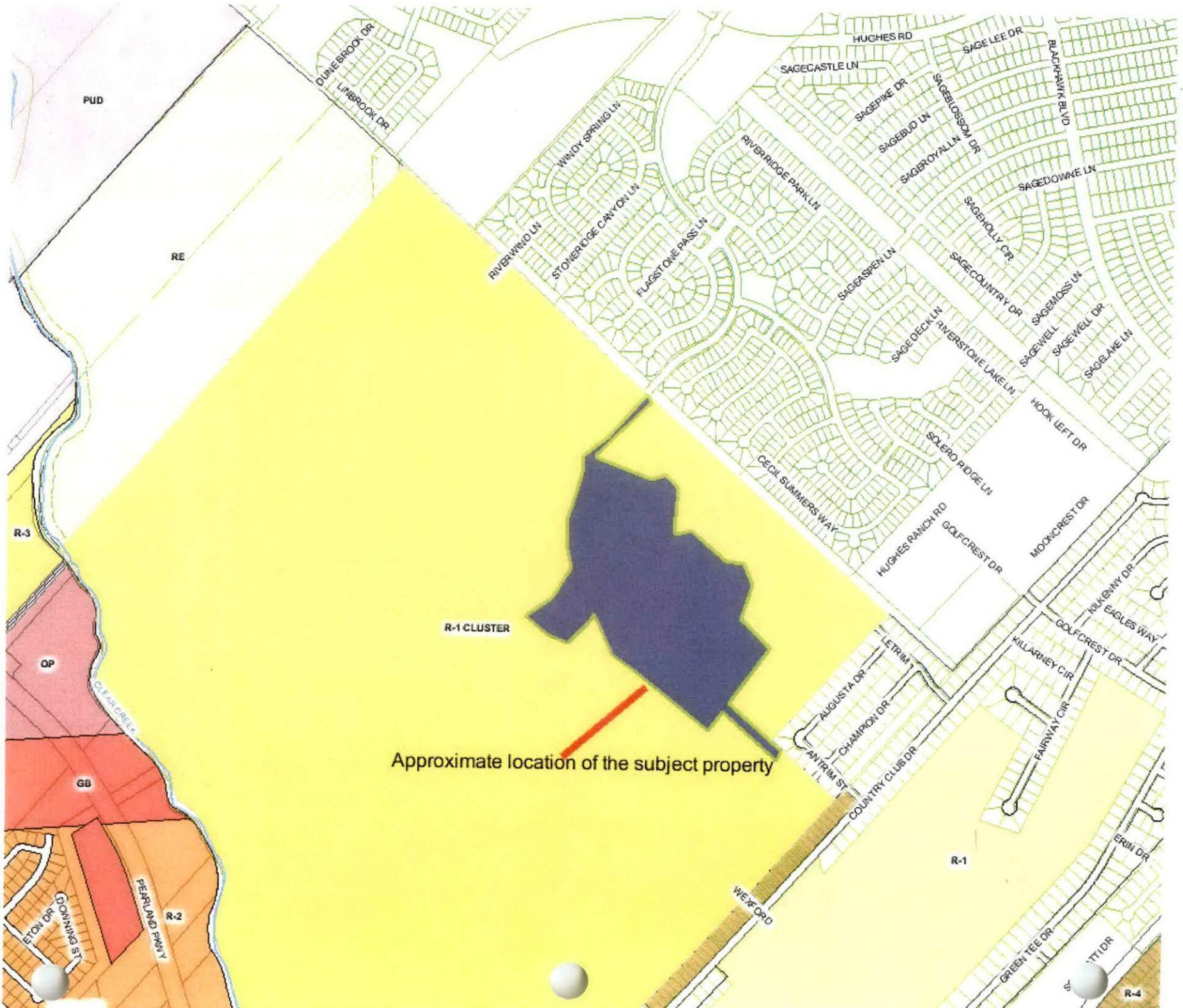
4 reserves totaling 22.708 acres dedicated to detention, amenity lake, open space, and landscape.

OUTSTANDING ITEMS:

1. T.B.M. location to be plotted on plat.
2. Show building lines and zoning on preliminary plats but not on final plats.
3. Add "Phase One" to title block
4. Provide easement for temporary turnaround at end of Dry Willow Lane.
5. Rename portion of Dry Willow Lane beyond lot 23 block 3.

ATTACHMENTS:

1. Map
2. Application



R-1 CLUSTER

Approximate location of the subject property

PUD

RE

R-3

OP

GB

R-2

R-1

R-4

WEXFORD

CLEAR CREEK

ETON DR
DOWNING ST
PEARL AND PINEWAY

GREEN TEE DR

ATTLE DR

HILLARNEY CIR

FAIRWAY CIR

LETTRIM

COUNTRY CLUB DR

ANTRIM ST

CHAMPION DR

ALGUSTA DR

GOLFCREST DR

KILGIBNY DR

EAGLES WAY

MOONCREST DR

HUGHES RANCH RD

GOLFCREST DR

SOLERO RIDGE LN

HUGHES RD

SAGEDECK LN

RIVERSTONE LAKE LN

SAGECOUNTRY DR

SAGEHOLLY CR

SAGEDOWNE LN

SAGEROYALL LN

SAGEBLOSSOM DR

SAGEBUD LN

SAGEPIKE DR

SAGECASTLE LN

HUGHES RD

SAGE LEE DR

BLACKHAWK BLVD

WINDY SPRING LN

STONEEDGE CANYON LN

RIVERWIND LN

FLAGSTONE PASS LN

DUNE BROCK DR

LIVEROCK DR

PUD

JAN 2007

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
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281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

MAR 19 2007

SUBDIVISION

NAME: RIVERSTONE RANCH SECTION TWO

NUMBER OF LOTS: 133

GENERAL LOCATION:

PRIMARY CONTACT: WA ENGINEERING - JASON BANDA

MAILING ADDRESS: 2929 BIRLAPARK DRIVE SUITE 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.953.5200 **FAX:** 713.953.5086

E-MAIL ADDRESS: _____

OWNER NAME: SHS PARTNERS, LTD.

MAILING ADDRESS: 6115 SKYLINE DRIVE SUITE A

CITY, STATE, ZIP: HOUSTON, TX 77057

PHONE: 713.621.6111 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: _____

Applicant's Signature: [Signature] Date: 03.19.07

I acknowledge that this plat has been submitted on this day, 3-19-07, and the Plat filing date is 4-2-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgment.

Signature: [Signature] Date: 03.19.07

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID:	<u>1198.00</u>
DATE PAID:	<u>3-19-07</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

Riverstone Ranch at Clear Creek Section Two

Preliminary Plat--- Staff Report

P & Z Meeting Date: May 7, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc., for SHS Partners, Ltd., owner.

REQUEST:

Preliminary plat of 30.984 acres for Riverstone Ranch at Clear Creek Section Two located to the southwest of Hughes and Blackhawk.

ZONING:

R-1 single family residential Cluster.

TRAFFIC AND TRANSPORTATION:

An overall master plat Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:

Received preliminary drainage and utility layout.

STORMWATER MANAGEMENT:

On site stormwater detention facility will be provided in accordance with the master plat.

PARKS AND OPEN SPACE:

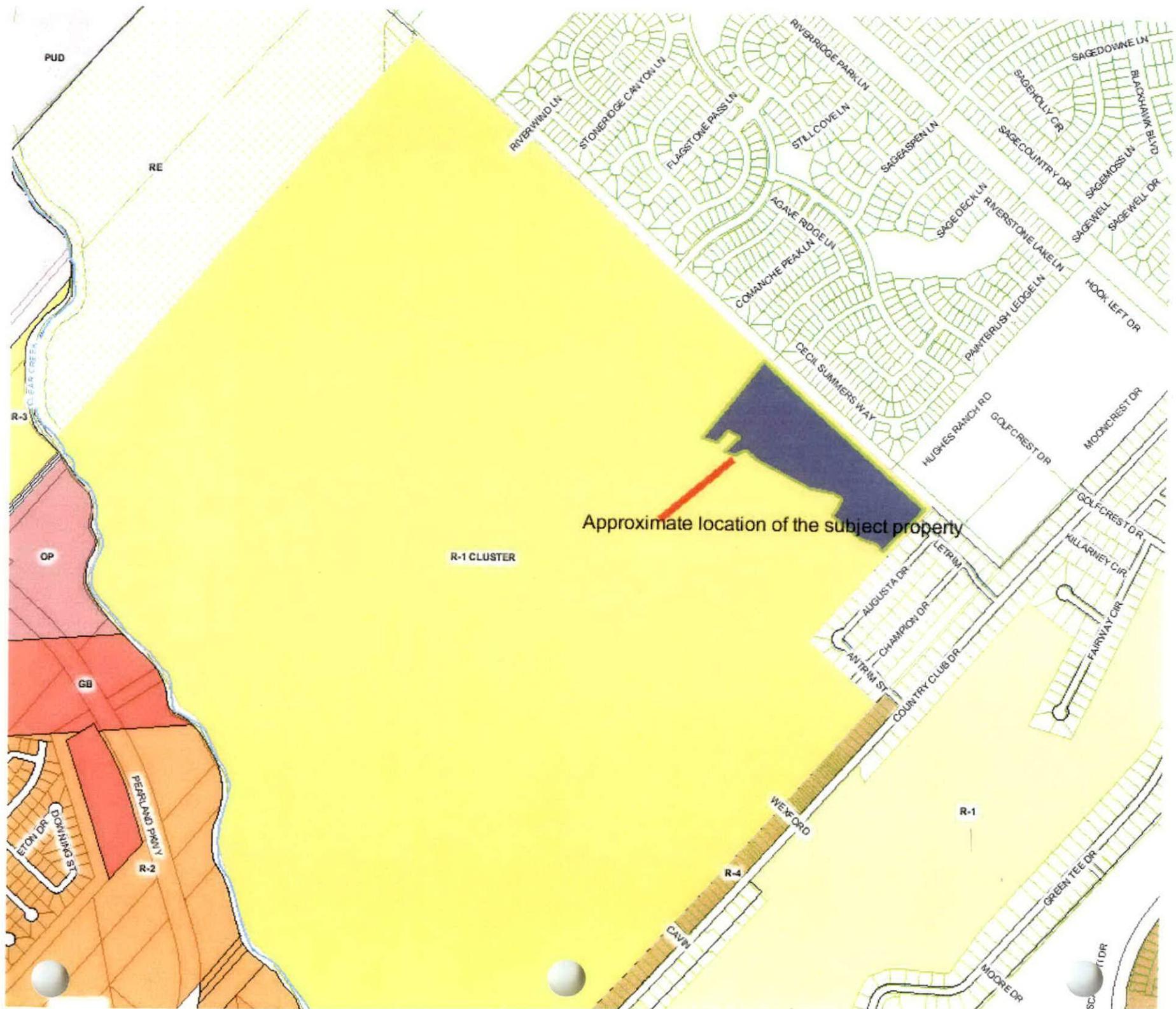
4 reserves totaling 0.158 acres dedicated to landscape and open space (according to title block).

OUTSTANDING ITEMS:

1. Total reserve areas appear incorrect in title block
2. Show building lines and zoning on preliminary plats but not on final plats.
3. Why will B.C.O.R. record Numbers be used on adjoining sections and in legend?
4. Metes and bounds description should match plat; note circled items

ATTACHMENTS:

1. Map
2. Application





HOUSTON-GALVESTON AREA COUNCIL

PO Box 22777 • 3555 Timmons Ln. • Houston, Texas 77227-2777 • 713/627-3200

MEMORANDUM

TO: All Interested Persons
FROM: Dan Raine, AICP
H-GAC Pedestrian-Bicyclist Coordinator
SUBJECT: FHWA PEDESTRIAN SAFETY ACTION PLAN WORKSHOP, May 21-22, 2007
DATE: May 2, 2007

You are invited to participate in a free 2-day workshop, on **Monday, May 21st** and **Tuesday, May 22nd** from 8:00 a.m. until 4:30 p.m. at the Houston-Galveston Area Council offices, 2nd Floor Conference Room B, 3555 Timmons Lane, Houston, Texas, 77027. Participants in this workshop will gain insight as to how to develop a local pedestrian plan from two of the country's top pedestrian safety experts. Ideal candidates for this workshop include city, county and state engineers and planners that are actively involved in the planning, design and review of transportation improvement projects. **Enrollment is limited to 30 participants.**

You will work collaboratively towards identifying and developing policies and procedures to make conditions safer for walking, as well as planning techniques towards developing a pedestrian plan for your city, county and specific transportation project. Once registered for the workshop, you will receive a copy of the Federal Highway Administration document "**How to Develop a Pedestrian Safety Action Plan.**"

A walking audit to a problem area will help you understand and identify obstacles to walking; you will suggest potential short and long-term solutions. Please wear comfortable shoes and clothing suitable for the weather that day. Lunch will not be provided; however, there is a cafeteria in the building and there are several local restaurants within walking distance.

RSVPs must be received no later than Friday, May 18th. You may fax the form below to (713) 993-4503. Please call me at (832) 681-2525 with any questions or comments .

PLEASE RSVP BY MAY 18, 2007

Names of Person(s) Attending _____

Company/Organization _____

Phone No. _____ Email: _____

Planning Commissioners Workshop, May 8, 2007

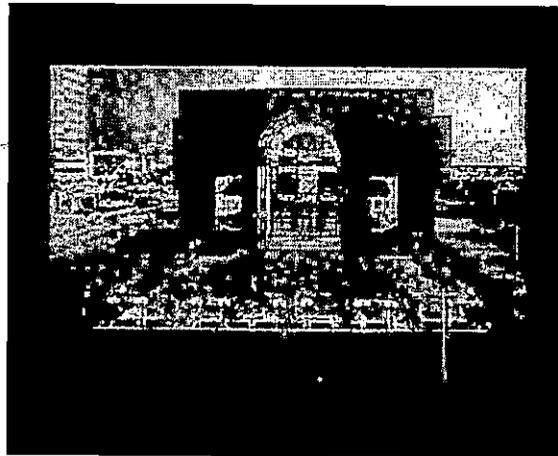
HGAC Conference Room - 3555 Timmons
Lane, Houston, Texas

The Agenda and Registration Information is
Now Available

[View Agenda and Registration Form](#)

APA Houston Chapter Annual Awards
Rescheduled

COMMITTEES FORMING



Mission Statement:-The mission of the Houston Section APA web page, houstonapa.com, is to provide information to professional city planners, other professionals in fields related to city planning, elected and appointed representatives and the general public about events and activities of the Section as well as the principles, practices, and issues important to the planning profession.

Please check out our Links page to find useful planning links. For information on current members, click the membership button. Be sure to take advantage of our calendar to see what we have going

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5/3/2007



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Home News

News

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News

ULI In The News

Building Green is Here to Stay

In the land use industry, whether to design and develop green buildings is no longer a question. Rather, the relevant question is how to build structures that use less energy, release fewer carbon gas emissions, and which make a positive contribution to the surrounding environment. That was the underlying message at the Urban Land Institutes Developing Green conference, held recently in Pittsburgh.

Property Talk.com
May 1, 2007

Tackling Short-Long-Term Water Needs

Partners sponsoring the exercise include the water district, the Urban Land Institute Tampa Bay District Council, the Tampa Bay Partnership Regional Research and Education Foundation/Vision 21, the Tampa Bay Regional Planning Council, and the Tampa Bay Estuary Program.

The Bradenton Herald
April 30, 2007

Officials Weigh Options For Vibrant Downtown San Bernardino

In late June, officials from San Bernardino's city and county governments will call on national planning experts to help them lay out \$230 million or more in new government office space.

Press-Enterprise
April 29, 2007

More ULI In the News

Latest Press Releases

Survey Shows Interest by Real Estate Executives in Responsible Property Investment Strategies
A new survey of U.S. real estate executives shows considerable interest in responsible property investing, indicating a willingness within the investment and development industry to adopt a "triple bottom line" business approach that measures success in terms of economic, social and environmental value.

Building Green is Here to Stay: ULI Conference Looks at Latest Trends in Environmentally Conscious Development
In the land use industry, whether to design and develop green

Recently Published

What Makes Great Cities? by Jim Miara

People need to belong—to a workplace, a community, a way of life. Out of that emerges love and loyalty. A city with these qualities is a perpetual-motion machine. It is prosperous because it has a city spirit. This spirit is seductive to investors and visitors. It makes for a livable town.—pier Giorgio Di Cicco poet laureate of Toronto, Canada

Here Comes the Neighborh

by David Holtzman

The HOPE VI affordable housing program was a departure from its predecessors in that it focused not on increasing the amount of affordable housing stock, but on raising its standards an approach that has transformed the nature of low-income housing development. When the federal program known as HOPE VI was launched in 1993, few observers could have guessed it would instigate a revolution in affordable housing development. The acronym stood for Housing Opportunities for People Everywhere, an optimistic title given that few new homes had been built with public funds since the 1970s. It was hard to see how the housing needs of low-income people could be met when

buildings is no longer a question. Rather, the relevant question is how—how to build structures that use less energy, release fewer carbon gas emissions, and which make a positive contribution to the surrounding environment. That was the underlying message at the Urban Land Institute's "Developing Green" conference, held recently in Pittsburgh.

Reorganization of Urban Land Institute Reflects Ongoing Global Expansion

A staff reorganization designed to create a global governance structure encompassing three regions worldwide (The Americas, Europe and Asia Pacific) is the first step directed toward a decentralized focus for ULI.

[More Press Releases](#)

government's top priority with reducing spending.

Commercial News

Officials Weigh Options For Vibrant Downtown San Bernardino
by Duane Gang and Chris Richard

In late June, officials from San Bernardino's city and county governments will call on national planning experts to help them lay out \$230 million or more in new government office space.

Housing News Roundup

Countrywide's Mozilo Says Regulators May Worsen Subprime Losses
by Shenn, Jody

Proposed guidelines from federal banking regulators urging lenders not to extend credit to borrowers unable to make monthly payments at the fully amortized interest rate will prevent more than 10 percent of subprime borrowers from refinancing into fixed-rate mortgages, warns Countrywide Financial Corp. CEO Angelo Mozilo. The executive calls the guidelines an "inadvertent attack on liquidity exactly when it shouldn't happen," comparing the situation to the 1980s' savings-and-loans crisis.



Tree Facts

- One urban shade tree can have the environmental benefits of 15 forest trees.
- The cooling effect of one single large tree can produce the equivalent of ten room-size air conditioners operating 20 hours per day.
- Two mature trees provide enough oxygen for a family of four.
- Hospital patients who had a view of trees and landscaping outside their windows shortened their hospital stays by 8% and took up to 40% less pain killers.
- In Texas there are an estimated 141 million urban trees which store 26 million tons of carbon at a value of \$524 million. Each year, the same urban forest sequesters an additional 840,000 tons of carbon per year at a value of \$17 million.
- Streets lined with mature trees had 100 to 3000 dust particles per liter of air, while streets without trees had 10,000 to 12,000 dust particles per liter.
- In 50 years, one tree generates \$30,000 in oxygen, recycles \$35,000 of water and removes \$60,000 of air pollution.
- Trees are the longest living and largest living organisms on Earth.

*“The best time to plant a tree was 20 years ago.
The second best time is now.”*

– Anonymous

The City of Pearland Tree Guide was made possible in part by a generous grant from First Choice Power Fund, a division of PNM Resource Foundation.

And special thanks to our professional Staff Forester I, Dallas Singleton, of the Texas Forest Service. With his input, Keep Pearland Beautiful is proud to offer the City of Pearland Tree Guide for all of our citizens to enjoy.



Contact information:

Keep Pearland Beautiful
2947 E. Broadway, Suite 300
Pearland, TX 77581
281-652-1659
FAX 281-412-2659
www.keepearlandbeautiful.org

Recommended Trees for Pearland: Characteristics

	Common Name	Scientific Name	Tree Type	Height	Spread	Growth Rate	Benefits	See Page
SMALL TREES	Blackhaw, Rusty	<i>Viburnum rufidulum</i>	Deciduous	20'	20'	Slow	Fall color, Spring bloom	7
	Crapemyrtle	<i>Lagerstroemia indica</i>	Moderate	30'	15'	Moderate	Showy flowers; Fall color	7
	Holly, Possumhaw	<i>Ilex decidua</i>	Deciduous	25'	12'	Moderate	Wildlife	7
	Holly, Yaupon	<i>Ilex vomitoria</i>	Evergreen	25'	12'	Moderate	Wildlife	7
	Persimmon, Texas	<i>Diospyros texana</i>	Deciduous	20'	12'	Slow	Wildlife	7
	Plum, Mexican	<i>Prunus mexicana</i>	Deciduous	25'	15'	Moderate	Flowers; Wildlife	8
	Redbud	<i>Cercis canadensis</i>	Deciduous	25'	25'	Moderate	Spring bloom; Wildlife	8
MEDIUM TREES	Anacua	<i>Ehretia anacua</i>	Evergreen	35'	25'	Moderate	Flowers; Wildlife	8
	Holly, American	<i>Ilex opaca</i>	Evergreen	30'+	25'	Slow	Wildlife	8
	Laurelcherry, Carolina	<i>Prunus caroliniana</i>	Evergreen	30'	15'	Rapid	Wildlife	9
	Pear, Bradford	<i>Pyrus calleryana 'Bradford'</i>	Deciduous	35'	20'	Moderate	Showy flowers; Fall color	9
LARGE TREES	Ash, Green	<i>Fraxinus pennsylvanica</i>	Deciduous	50'+	45'	Rapid	Good shade tree	9
	Baldcypress	<i>Taxodium distichum</i>	Deciduous	70'	50'	Moderate	Fall color	9
	Blackgum	<i>Nyssa sylvatica</i>	Deciduous	70'+	40'	Slow	Brilliant Fall color	10
	Elm, Cedar	<i>Ulmus crassifolia</i>	Deciduous	50'+	35'	Slow	Fall color	10
	Magnolia, Southern	<i>Magnolia grandiflora</i>	Evergreen	60'	40'	Moderate	Fragrant flowers; Wildlife	10
	Maple, Red	<i>Acer rubrum</i>	Deciduous	50'	35'	Rapid	Fall color	10
	Oak, Bur	<i>Quercus macrocarpa</i>	Deciduous	70'	50'+	Rapid	Wildlife, Shade	11
	Oak, Live	<i>Quercus virginiana</i>	Evergreen	55'	50'+	Slow	Wildlife	11
	Oak, Overcup	<i>Quercus lyrata</i>	Deciduous	60'	50'+	Slow	Wildlife	11
	Oak, Shumard	<i>Quercus shumardii</i>	Deciduous	80'+	50'+	Rapid	Wildlife	11
	Oak, Water	<i>Quercus nigra</i>	Deciduous	70'	50'	Rapid	Shade tree	12
	Pecan	<i>Carya illinoensis</i>	Deciduous	70'	50'+	Rapid	Wildlife, Fruit	12
	Pine, Loblolly	<i>Pinus taeda</i>	Evergreen	80'+	40'	Rapid	Wildlife	12
Sycamore	<i>Platanus occidentalis</i>	Deciduous	70'+	50'+	Rapid	Shade tree	12	

The right tree for the right place

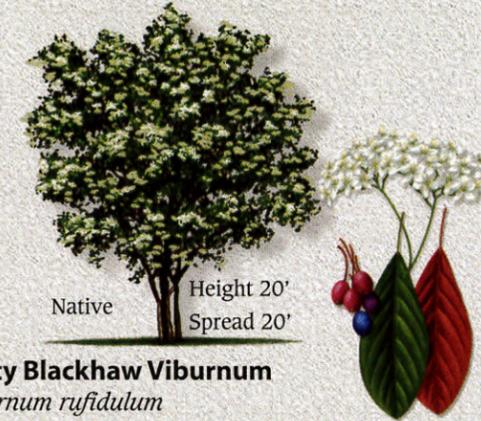
Use the right size tree for your planting site. Use small trees when planting under or close to power lines.



RECOMMENDED

Trees for Pearland

SMALL TREES



Native
Height 20'
Spread 20'

Rusty Blackhaw Viburnum *Viburnum rufidulum*

A small, distinctive, deciduous, understory* tree. Grows naturally along streams, fence lines, or in moist woods. It has very shiny foliage, attractive fall color and abundant flowers. Will grow in partial shade and is fairly drought tolerant. Wildlife enjoy the fruits. Pioneers used them in jellies, sauces and stews.



Height 25'
Spread 15'

Crape Myrtle *Lagerstroemia indica*

Crape-Myrtle is a deciduous drought tolerant ornamental tree that can be found on buffer strips, parking lot islands, along highways and in residential landscaping. Considered a year-round tree due to its wonderful display of showy blooms. Flower colors include pink, white, red, or lavender. It grows well in limited soil spaces and in urban conditions, if watered until well established. Tolerates clay and slightly alkaline soils well.

*Understory: a layer of small trees and bushes below the level of the taller trees in a forest. The taller trees are referred to as canopy trees.



Native
Height 25'
Spread 12'

Possumhaw Holly *Ilex decidua*

The Possumhaw is a small deciduous tree that is very versatile. It displays excellent winter color and its berries attract blue jays, cedar waxwings, robins and thrashers. They can be found along creeks and streams or fence lines.



Height 15'
Spread 12'
Native

Yaupon Holly *Ilex vomitoria*

A small moderately fast growing evergreen that is one of the most widely used native plants in Texas. Suitable for residential and commercial areas because it tolerates drought, poor drainage and is adaptable to full sun or shade. Birds are fond of the bright red fruit and enjoy the protection of the stiff branches and evergreen leaves.



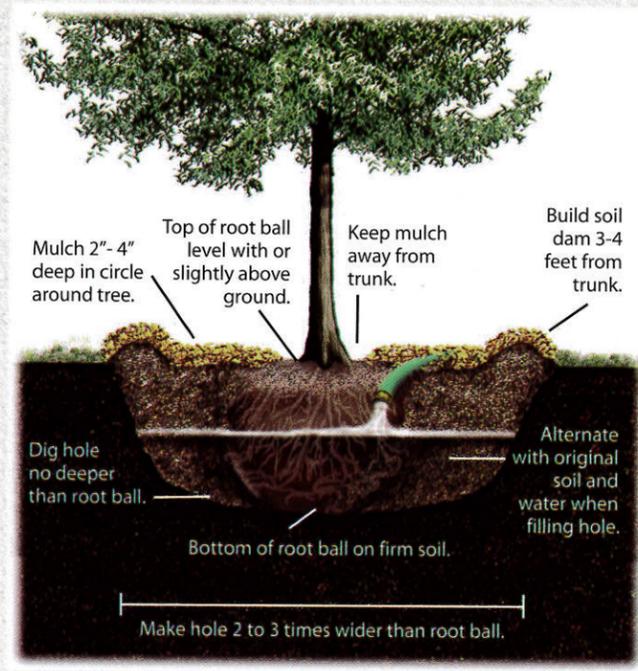
Native
Height 20'
Spread 12'

Texas Persimmon *Diospyros texana*

A small, slow growing deciduous tree, with attractive, peeling bark on a smooth gray trunk. Its black fruit attracts wildlife. Its leaves are browsed by deer and goats. When it is in full bloom, you are more likely to smell its fragrance before you actually see the tree.

Planting your tree

1. Locate a good planting site. Always call before you dig to check for underground utility lines: 1-800-669-8344.
2. Dig a hole 2 to 3 times wider than the root ball. The depth of the hole should be deep enough to allow 1-2 inches of the top of the root ball to be above ground.
3. Carefully remove the tree from the container by loosening the root ball and tapping the sides of the container. Then tilt the container on its side and slide the tree out. Place it gently into the hole, making sure the tree is centered and plumb. Cut any circling roots along the outside of the root ball using pruning shears.
4. Hold tree in place while backfilling around the root ball with the original soil. Tamp soil lightly without over compacting it, to eliminate air pockets.



5. Add 2-4 inches of mulch (bark, woodchips, compost or pine needles) to the planting area, creating a 3 to 4-foot diameter circle around the tree. This creates a watering saucer. Do not let the mulch touch the trunk.

6. Immediately place water hose at base of tree and allow water to slowly trickle until soil is saturated. Water your newly planted tree on a regular basis for the next two years to promote a strong root system. Water requirements vary depending on soil types, weather conditions and irrigation procedures.

7. Only if necessary, stake the tree to keep it upright. And allow room for the tree to sway in the wind. This will help the tree establish a strong trunk taper. Remember to remove all stakes and braces after one year.

Soil Conditions

To determine the soil type of a particular area, such as acidic or alkaline, contact your county extension agent for soil testing options.

Plant a Native or Adapted Tree

Native plants are species that have grown in a particular region for thousands of years. Natives have developed methods of surviving pests, soil conditions and local weather. Texas natives grow in many different climates and soil types. Adapted plants are a select few non-native species that were introduced by man and thrive well in our area. In Pearland, the tree species we recommend can tolerate the more challenging growing conditions of our area — gumbo soils, high summer temperatures and irregular rainfall.

Native and adapted trees provide many ecological benefits. Once established they rarely need watering, require less maintenance, have less mineral deficiencies, and need less fertilization. They are also healthier and more resistant to insects and disease.

By growing natives, you save money, conserve water and help restore some of the natural biodiversity to our area

which can enhance wildlife populations.

Container-grown natives have a complete root system, so they can be planted any time of the year. As the demand for native trees increases, nurseries are responding with many more available choices. Some nurseries will even make special orders. Texas natives sometimes cost a bit more, but in the end they save money and require less care.

For a list of recommended native or adapted trees for the Pearland area, review the chart on page 6 and proceed to the indicated page for a full description and illustration of that species.

Tree Care

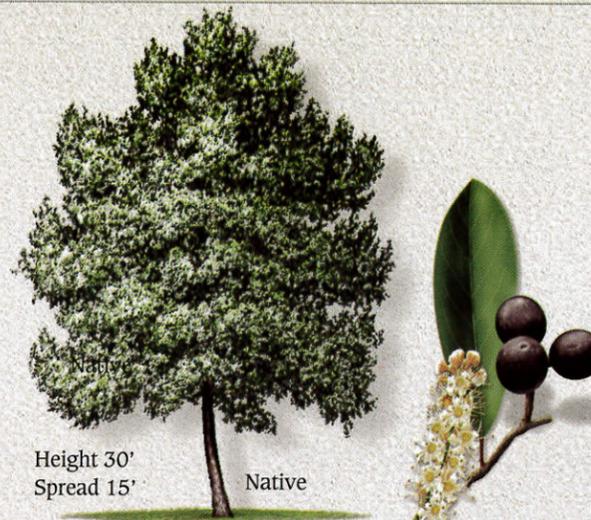
Mulching

Mulching is essential for a newly planted tree. It is the single most important factor in establishing a tree. Mulch reduces water loss from evaporation, moderates soil temperature and decreases weed germination. As it decays, mulch fertilizes the soil and helps protect the tree from lawn mower and weed-eater damage.

Apply a two to four inch layer of mulch inside the watering ring at the time of planting. Remember to avoid

MEDIUM TREES

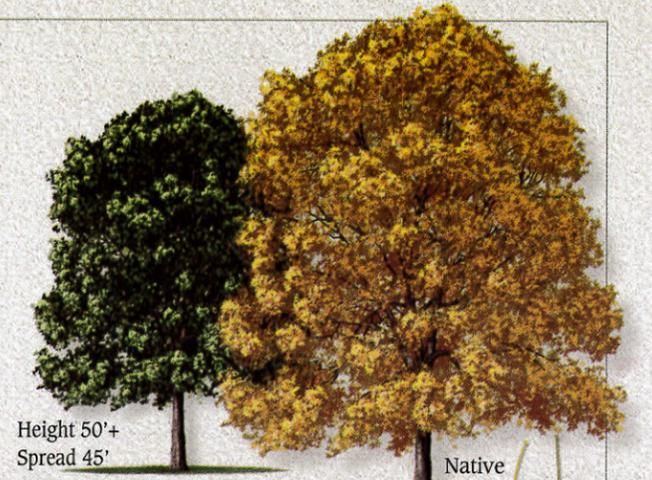
LARGE TREES



Height 30'
Spread 15' Native

Laurelcherry *Prunus caroliniana*

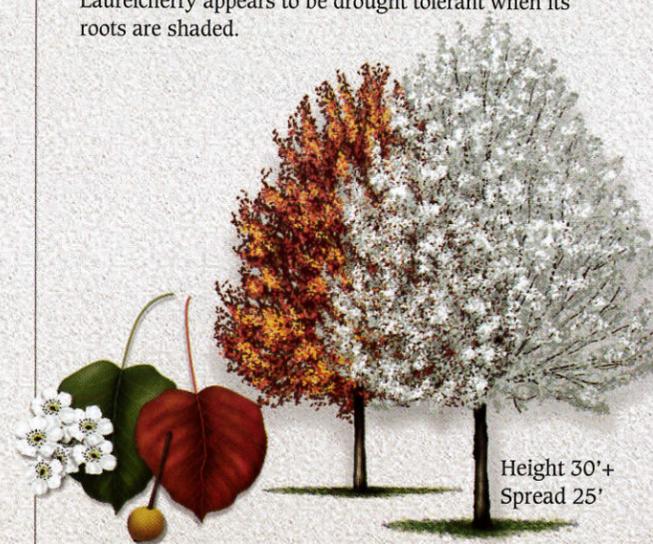
A rapid-growing native evergreen often used as a large scale screen hedge. Birds love its juicy black fruits which ripen in the fall and continue through the winter. The Laurelcherry appears to be drought tolerant when its roots are shaded.



Height 50'+
Spread 45' Native

Green Ash *Fraxinus pennsylvanica*

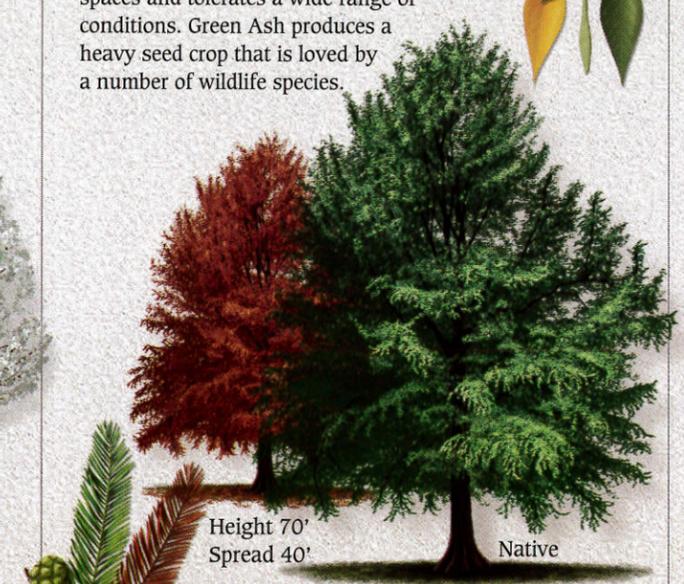
A large, very fast growing deciduous shade tree that displays wonderful fall color. Grows well in wet or dry sites. Adapts to confined soil spaces and tolerates a wide range of conditions. Green Ash produces a heavy seed crop that is loved by a number of wildlife species.



Height 30'+
Spread 25'

Bradford Pear *Prunus calleryana* 'Bradford'

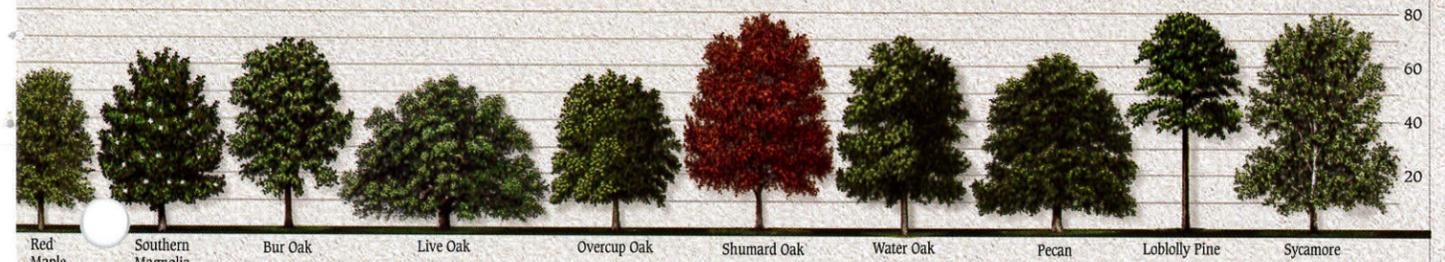
The Bradford Pear is a striking tree with its white blossoms in the spring and copper-red leaves in the fall. It is deciduous with a moderate growth rate and has very few pests. Tolerant of soil compaction, drought and urban conditions.



Height 70'
Spread 40' Native

Baldcypress *Taxodium distichum*

A tall, deciduous tree that grows moderately fast. Though native to wetlands, it is drought tolerant. Makes an attractive lawn, street or shade tree. A long-lived tree with great fall color and is relatively maintenance-free. Does best in full sun and grows in all types of soils.



LARGE TREES

The Benefits of Trees

Energy Conservation

If properly placed, shade trees will provide a cooling effect along roofs and walls of residential homes. Planting deciduous trees (trees that drop their leaves in winter) on the south and west sides of your home provide shade and can lower air conditioning cost by 10-15 percent.

Water Quality

The canopy of trees intercepts rain water, which will in turn slow and filter the water before it reaches the ground. As the rain water trickles down it saturates into the ground rather than running off and forming floods. Also, roots hold soil together which reduces the chance of soil erosion and storm water runoff.

Property Value

When healthy trees are properly placed around homes, the property value can increase by 20%. A well balanced landscaping attracts potential home buyers and can help stabilize your community. Real estate agents have stated that large healthy trees make a home more marketable.

Air Quality

Trees help filter the atmosphere by absorbing gaseous pollutants such as carbon dioxide, sulfur oxide and nitrogen oxide. Trees also filter particulate matter. Trees lower air and building temperatures through shading, transpiration and reducing winter wind infiltration, thus decreasing the demand for cooling and heating and the formation of ozone.

Wildlife Habitat

Trees provide food, shelter and habitat for various animals and insects.

Aesthetics

Trees provide beauty and grace with their stature, strength, and endurance. They promote feelings of serenity, peacefulness, and tranquility to a neighborhood. Trees exhibit grace with their seasonal colors, flowers, fragrances and form.

Where to Plant

Your Purpose for Planting

Whether you are planting a tree to beautify your landscape, to shade your home for energy conservation, to attract wildlife, to provide fruits or nuts, or to honor an event, knowing your purpose will help you choose the right location for your tree and to select the most suitable species.

The Right Tree for the Right Place

Planting large deciduous trees on the west and south sides of your home will shade the roof and walls and will help reduce cooling costs during summer months. In the winter, sunlight will penetrate through the trees and will help warm your home during the colder months.

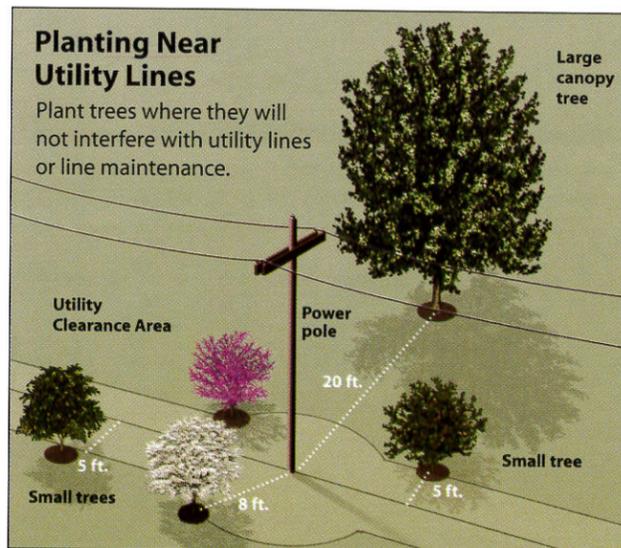
Many trees display showy flowers, or produce fruits and nuts and can attract birds and other wildlife. Many of these trees can add fragrance to your lawn as well.

Evergreen trees on the north side of your house will help block winter winds. These trees can also buffer out noise from traffic or construction.

Planting small ornamental trees near evergreens will add color and contrast to your landscape. Small trees should be planted at least ten feet from the home; large trees at least 25 feet.

Large reflective surfaces such as rooftops, parking lots and streets are known as heat islands. Heat islands reflect heat from the summer sun into surrounding areas, raising average temperatures by up to ten degrees or more and increasing energy consumption from air conditioners. Trees planted along streets and major thoroughfares can reduce the impact of heat islands.

When planning your planting, be sure to allow plenty of room for your tree to grow. When planting in sidewalk rights-of-way, a minimum width of five feet is necessary for large trees. (A right-of-way is the area between the sidewalk and the curb.) Whether planting inside a right-of-way or in your front yard plant the trunk at least two and one-half feet from the sidewalk or other structures. If overhead power lines, traffic signs and signals are present, be sure to select a smaller species of tree or plant further away. Studying the chart on page 6 will allow you to predict the mature height and spread of the tree before you plant.



LARGE TREES



Bur Oak *Quercus macrocarpa*

A large, long-lived deciduous tree that is best suited for parking lots, streets and park settings. The Bur Oak is drought tolerant and adapts to alkaline soils, poor drainage and high clay content in the soil. It offers good shade and has very large acorns which attract a variety of mammals.



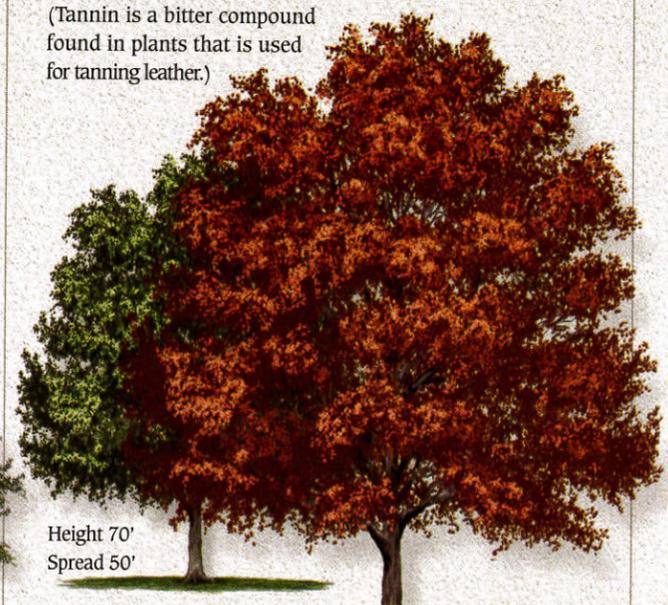
Overcup Oak *Quercus lyrata*

A slow-growing, moderately-sized, long-lived deciduous tree that is tolerant of wet, poorly drained sites and acid, sandy soils. Water fowl and other wildlife enjoy the acorns which have also been utilized by humans as survival food, after the tannins have been leached out. (Tannin is a bitter compound found in plants that is used for tanning leather.)



Live Oak *Quercus fusiformis*

A large, wide-spreading, evergreen that offers abundant shade. Though slow growing, this Texas favorite is long-lived and tough, once established. Will thrive in almost any location. Prefers well drained soils. Its acorns are rich in oil and are popular with wildlife of all kinds. As a safeguard against deadly Oak Wilt, Live Oaks should be planted away from other oaks; should only be pruned in winter and extreme summer heat; and the wounds painted immediately to help prevent the disease.



Shumard Oak *Quercus shumardii*

A very large, fast-growing, deciduous shade tree, with great fall color that attracts wildlife. Due to its urban adaptability, Shumard oaks are often planted along buffer strips, in parking lot islands and in residential landscapes. It grows well in full sun in a wide variety of soils but prefers moist, rich soil that is acidic to mildly alkaline.

42°46'52"
 29°55'10"
 150°02'32"
 29°55'10"
 90°12'13"
 90°00'00"
 13°13'55"
 13°13'55"
 13°13'55"
 90°00'00"
 48°11'23"
 48°11'23"
 276°22'46"
 10°16'10"
 EARING
 45°07'35"E

6	8,260	70'	6	8,165	71'	6	8,903	83'	6	8,700	73'
7	8,260	70'	7	8,165	71'	7	8,395	70'	7	8,719	73'
8	8,260	70'	8	8,165	71'	8	8,400	70'	8	9,233	73'
9	8,260	70'	9	8,165	71'	9	8,400	70'	9	10,397	73'
10	13,346	72'	10	8,165	71'	10	8,400	70'	10	13,560	78'
11	17,796	75'	11	8,165	71'	11	8,400	70'	11	15,000	84'
12	10,122	79'	12	8,165	71'	12	8,400	70'	12	10,475	70'
13	8,400	70'	13	9,856	87'	13	8,400	70'	13	9,412	70'
14	9,286	79'	14	8,432	70'	14	8,400	70'	14	9,728	81'
			15	8,400	70'	15	8,400	70'	15	10,708	78'
						16	8,400	70'	16	9,103	73'
						17	8,400	70'	17	8,700	73'
						18	8,400	70'	18	8,700	73'
						19	8,400	70'	19	8,700	73'
						20	8,400	70'	20	8,700	73'
						21	8,191	70'	21	8,700	73'
						22	16,041	72'	22	8,700	73'
						23	10,929	76'	23	8,700	73'
						24	8,259	70'	24	9,231	78'
						25	8,280	70'			
						26	9,031	77'			

FINAL PLAT OF CAMBRIDGE LAKE SECTION TWO

A SUBDIVISION OF 21.5818 ACRES BEING OUT OF THE
 SECTION 17, H.T. & B. CO. SURVEY, ABSTRACT – 242
 CITY OF PEARLAND
 BRAZORIA COUNTY, TEXAS

79 LOTS 1 RESERVE 4 BLOCKS
 (0.0675 OF AN ACRE)

APRIL 30, 2007 SCALE 1"=100'

OWNER & DEVELOPER: D.R. HORTON-TEXAS, LTD.
 11200 RICHMOND AVENUE, SUITE 300
 HOUSTON, TEXAS 77082
 CONTACT PERSON: JOHN RAMSEY @ (281)546-1654



Benchmark Engineering Corporation
 Consulting Engineers – Planners – Surveyors

2401 Fountainview Suite 220
 Houston, Texas 77057 U.S.A. (713)266-9930 FAX No. (713)266-3804
 CONTACT PERSON: ARTHUR PISANA @ (713)266-9930

FINAL PLAT OF CAMBRIDGE LAKE SECTION TWO

A SUBDIVISION OF 21.5818 ACRES BEING OUT OF THE
SECTION 17, H.T. & B. CO. SURVEY, ABSTRACT - 242
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

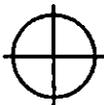
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CONTACT PERSON: ARTHUR PISANA @ (713)266-9930

FINAL PLAT OF
SHADOW CREEK RANCH
SF - 61

24.794 ACRES

SPLITTING OUT OF THE H.T. & B.R.R. CO. SURVEY,
 ON 83, ABSTRACT 761, THE F. HOOPER SURVEY
 ABSTRACT 198, AND THE GEORGE MAC DONALD
 SURVEY, ABSTRACT 557, CITY OF PEARLAND,
 FORT BEND COUNTY, TEXAS

LOTS 6 RESERVES (3.234 AC.) 3 BLOCKS

L 2007

SCALE: 1" = 100'

OWNERS:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
 A NEVADA LIMITED PARTNERSHIP
 BY ITS GENERAL PARTNER, M.M.L.B. CORP.

95 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

SHADOW CREEK RANCH DEVELOPMENT COMPANY
 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
 GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT

17 EAST BROADWAY SUITE 300 PEARLAND, TEXAS 77581 (281) 412-3733

JOB NO. 1545-0161-310

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042-3703

Phone 713.953.5200
 Fax 713.953.5026

CONTACT: JASON BANDA

SHEET 1 OF 2

FINAL PLAT OF
SHADOW CREEK RANCH
SF - 62

9.656 ACRES

BEING OUT OF THE F. HOOPER SURVEY,
ABSTRACT 198, AND THE GEORGE MAC DONALD
SURVEY, ABSTRACT 557, CITY OF PEARLAND,
FORT BEND COUNTY, TEXAS

LOTS 3 RESERVES (1.832 AC.) 2 BLOCKS
L 2007 SCALE: 1" = 100'

OWNER:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

95 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

SHADOW CREEK RANCH DEVELOPMENT COMPANY
LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT

17 EAST BROADWAY SUITE 300 PEARLAND, TEXAS 77581 (281) 412-3733

JOB NO. 1545-0162-304

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: JASON BANDA

SHEET 1 OF 2

Jeffrey H. Brennan
Jeffrey H. Brennan
President
Stacy L. Adams
Stacy L. Adams
Commissioner

Dan Keller
Dan Keller
Secretary
Alfred E. Lentz
Alfred E. Lentz, P.E., R.P.L.S.
District Engineer

09-03-07
Date

FINAL PLAT SAVANNAH BEND SECTION TWO

A SUBDIVISION OF 37.77 ACRES OF LAND
LOCATED IN THE
J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS
ALSO BEING OUT OF EMIGRATION
LAND COMPANY SUBDIVISION, BEING A PORTION
OF LOT 34, OF BLOCK 76, AS
RECORDED IN VOL. 2, PG. 81, B.C.P.R.

LOTS: 119 RESERVES: 4 (10.99 AC.) BLOCKS: 3
SCALE: 1"=100' DATE: MARCH, 2007

OWNER:
SAVANNAH DEVELOPMENT, LTD.
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77087
(281) 875-1552
MR. BRIAN GIBSON, P.E.

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084
(281) 579-0340
MS. CHRISTY B. SMIDT

**BROWN
& GAY**
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
(281) 558-8700
MR. SERGIO HANDAL, P.E.

Jeffrey H. Brennan
Jeffrey H. Brennan
President
Stacy L. Adams
Stacy L. Adams
Commissioner

[Signature]
Dan Keller
Secretary
[Signature]
Alfred E. Lentz, P.E., R.P.L.S.
District Engineer

09-03-07
Date

FINAL PLAT
**SAVANNAH MEADOWS
SECTION SIX**

A SUBDIVISION OF 12.50 ACRES OF LAND
LOCATED IN THE
A.C.H. & B. SURVEY, A-403 &
J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS

LOTS: 46 RESERVES: 3 (2.6136 AC.) BLOCKS: 3
SCALE: 1"=100' DATE: MARCH, 2007

OWNER:
SAVANNAH DEVELOPMENT, LTD.
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067
(281) 875-1552
MR. BRIAN GIBSON, P.E.

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084
(281) 579-0340
MS. CHRISTY B. SMIDT

**BROWN
& GAY**
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
(281) 558-8700
MR. SERGIO HANDAL, P.E.

FINAL RIGHT-OF-WAY PLAT OF
STABLE STONE LANE

A SUBDIVISION OF 0.5791 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

SCALE: 1"=50'

DATE: APRIL 30, 2007

OWNER:
MUSGRAVE - GROHMAN VENTURES, LTD.
2947 E. BROADWAY, SUITE 309
PEARLAND, TX 77581
(281) 412-9210
PAUL GROHMAN

BROWN
& GAY
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
(281) 558-8700
SHERRI McELWEE

74.27
83.46
72.99
70.00
69.98
70.00
65.00
63.32
70.00
70.00
70.00
70.00
69.99
72.96
77.82
77.82
77.82
73.07
68.58

C39	720.00	24° 51' 07"	312.30	S73° 31' 40" W	309.00
C40	25.00	38° 41' 12"	16.88	S43° 51' 36" W	16.56
C41	50.00	265° 24' 15"	231.61	S22° 46' 52" E	73.49
C42	25.00	46° 10' 05"	20.14	N86° 50' 13" E	19.60
C43	780.00	24° 18' 09"	330.84	N75° 54' 15" E	328.37
C44	25.00	94° 53' 30"	41.40	N40° 36' 34" E	36.83
C45	670.00	08° 27' 12"	98.85	N11° 03' 46" W	98.76
C46	1030.00	09° 42' 21"	174.48	N10° 26' 12" W	174.27
C47	25.00	87° 28' 51"	38.17	N49° 19' 27" W	34.57
C48	2470.00	01° 23' 15"	59.81	S86° 14' 31" W	59.81
C49	2060.00	01° 46' 46"	63.98	N86° 02' 45" E	63.98
C50	1940.00	01° 41' 47"	57.44	N86° 00' 15" E	57.44

FINAL PLAT SAVANNAH COVE SECTION TWO

A SUBDIVISION OF 19.24 ACRES OF LAND
LOCATED IN THE
A.C.H. & B. SURVEY, A-403
BRAZORIA COUNTY, TEXAS

LOTS: 57 RESERVES: 4 (1.658 ACRES) BLOCKS: 4
SCALE: 1"=100' DATE: MARCH, 2007

OWNER:
SAVANNAH DEVELOPMENT, LTD.
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77087-4528
(281) 875-1552
MR. ROBERT JONES, P.E.

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084
(281) 579-0340
MS. CHRISTY B. SMIDT



CIVIL ENGINEERS & SURVEYORS
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
(281) 558-8700
MR. SERGIO HANDAL, P.E.

Page 2

Jeffrey H. Br...
Jeffrey H. Br...
President
Stacy L. Ad...
Stacy L. Ad...
Commissioner

No. 4
[Signature]
Dan Keller
Secretary
[Signature]
E. Lentz, P.E., R.P.L.S.
District Engineer

_____ Date

FINAL PLAT SAVANNAH COVE SECTION TWO

A SUBDIVISION OF 19.24 ACRES OF LAND
LOCATED IN THE
A.C.H. & B. SURVEY, A-403
BRAZORIA COUNTY, TEXAS

LOTS: 57 RESERVES: 4 (1.658 ACRES) BLOCKS: 4
SCALE: 1"=100' DATE: MARCH , 2007

OWNER:
SAVANNAH DEVELOPMENT, LTD.
650 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77087-4526
(281) 875-1552
MR. BRIAN GIBSON, P.E.

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084
(281) 579-0340
MS. CHRISTY B. SMIDT

**BROWN
& GAY**
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
(281) 558-8700
MR. SERGIO HANDAL, P.E.

1987, LOCATED ON ROSE OF MEDIAN ALONG REFLECTION BAY
DRIVE, 533'± SOUTH OF F.M. 2234 (SHADOW CREEK PARKWAY)
NGVD 1929,
1987 ADJUSTMENT

FLOOD STATEMENT:

AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP NO. 485458 C00101 DATED SEPTEMBER
22, 1999. THIS SITE IS LOCATED IN ZONE "AE" SPECIAL FLOOD
HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD
ELEVATIONS DETERMINED AND ZONE "X" (SHADED) AREAS OF
500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS
LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY
LEVEES FROM 100-YEAR FLOOD

B.F.E.= 60.00' BASED ON 1929 NGVD
1987 ADJUSTMENT

FINAL PLAT
**SHADOW CREEK
CROSSING WEST**

BEING A SUBDIVISION OF
15.7723 ACRES
IN THE
T.C.R.R. CO. SURVEY
SECTION 3
ABSTRACT NO. 678
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

1 BLOCK 6 LOTS
APRIL 30, 2007

OWNERS:

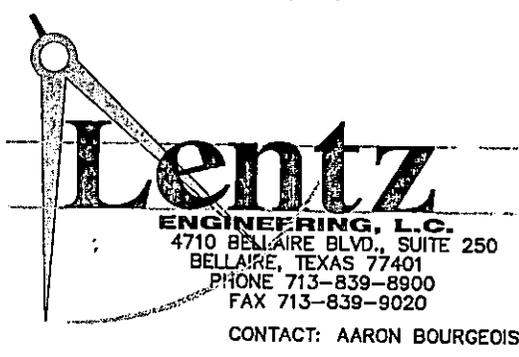
SCR HH GP, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
CONTACT: HICHAM H. GHALI
11711 SHADOW CREEK PARKWAY, SUITE 145
PEARLAND, TEXAS 77584
(713) 436-0003

BNT INVESTMENTS, INC.
CONTACT: MAU N. HONG
11711 SHADOW CREEK PARKWAY, SUITE 145
PEARLAND, TEXAS 77584
(713) 436-0003

L.P.
PARTNERSHIP
D MEHTA
RKWAY, SUITE 145
77584
003



CIVIL-SURV
LAND SURVEYING, L.C.
4710 BELLAIRE BOULEVARD, SUITE 250
BELLAIRE, TEXAS 77401
PHONE (713) 839-8900 FAX (713) 839-9020
CONTACT: CLIFTON SEWARD



Lentz
ENGINEERING, L.C.
4710 BELLAIRE BLVD., SUITE 250
BELLAIRE, TEXAS 77401
PHONE 713-839-8900
FAX 713-839-9020
CONTACT: AARON BOURGEOIS

LE 07018 CS 07019

MASTER PLAT OF

RIVERSTONE RANCH AT CLEAR CREEK

PHASE ONE

104.519 ACRES

BEING OUT OF THE T. J. GREEN SURVEY,
LOT 290, BEING OUT OF THE SHS PARTNERS, LTD.,
RECORDED IN FILE NO. X433495, AND OUT OF THE
SHS PARTNERS, LTD., RECORDED IN FILE NO. X907145
IN THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS
AS REAL PROPERTY AND ALSO BEING A PARTIAL
REPLAT OF THE ALLISON RICHEY GULF COAST HOME
SUBDIVISION SECTION "G", VOL. 4, PG. 48,
AND BEING A PARTIAL REPLAT OF DRAINAGE
EASEMENT OF GREEN TEE TERRACE
SECTION SEVEN, FILM CODE 352062,
OF THE HARRIS COUNTY MAP RECORDS
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

LOTS 4 RESERVES (37.410 AC.) 3 BLOCKS

2007

SCALE: 1" = 100'

OWNER:

SHS PARTNERS, LTD.

SHS LAND COMPANY, LLC, GENERAL PARTNER
RPDC, INC., MANAGER

JOHN SANTASIERO, PRESIDENT

5 SKYLINE DRIVE, SUITE A, HOUSTON, TEXAS 77057 PH. (713) 621-6111

JOB NO. 1994-5031-326

PLANNER/ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

PRELIMINARY PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK

SECTION ONE

55.959 ACRES

BEING OUT OF THE T. J. GREEN SURVEY,
ABSTRACT 290, BEING OUT OF THE SHS
PARTNERS, LTD., 53.59 ACRES, RECORDED IN FILE
NO. X433495, AND OUT OF THE SHS PARTNERS,
L.P., 10.00 ACRES, RECORDED IN FILE NO. X907145
IN THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY AND ALSO BEING A
PARTIAL REPLAT OF THE ALLISON RICHEY GULF
COAST SUBDIVISION SECTION "G" VOL. 4, PG. 48 AND
A PARTIAL REPLAT OF GREEN TEE TERRACE SECTION SEVEN
BLOCK 352062, OF THE HARRIS COUNTY MAP RECORDS
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

LOTS 4 RESERVES (22.708 AC.) 2 BLOCKS

DATE: 2007 SCALE: 1" = 100'

OWNER:

SHS PARTNERS, LTD.
SAND COMPANY, LLC, GENERAL PARTNER
RPDC, INC., MANAGER

JOHN SANTASIERO, PRESIDENT

2929 BRIARPARK DRIVE, SUITE A, HOUSTON, TEXAS 77057 PH. (713) 621-6111

JOB NO. 1994-5101-309

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

BY: JASON BANDA

SHEET 1 OF 3

