



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 11, 2021 - 7:00 PM**

AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

1. Call to order

2. Communication from the public/committee liaisons

(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)

3. Consent Agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes for the regular meeting held January 28, 2021

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

A. Consideration and possible action regarding the site plan for Friendship Center to be located at 501 S. Friendswood Drive

Item tabled on January 28, 2021

B. Consideration and possible action regarding the Final Plat of Avalon at Friendswood Section 1

C. Consideration and possible action regarding the Preliminary Plat of Georgetown Section 1, a subdivision of 15.701 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Friendswood, Galveston County, Texas

- D. Consideration and possible action regarding the Preliminary Plat of Georgetown Boulevard Street Dedication Phase II, a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Friendswood, Galveston County, Texas

5. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Regular Meeting Thursday, February 25, 2021
Regular Meeting Thursday, March 11, 2021

6. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Liaison, Robert Griffon - general comments and communication from City Council
- E. From Staff - January 2021 DRC Report; commercial and residential project updates, City Council action and ordinance updates

7. Adjournment



Aubrey Harbin, LEED AP
Director of Community Development/City Planning

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

**I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,
TEXAS GOVERNMENT CODE, ON**

DATE

AT TIME

MELINDA WELSH, TRMC
CITY SECRETARY

All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 28, 2021 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JANUARY 28, 2021

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JANUARY 28, 2021, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER RICHARD CLARK WAS ABSENT FROM THE MEETING.

2. Communication from the public/committee liaisons

(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)

Brady Mora spoke against the proposal for 501 S Friendswood Dr. He said the owner has the right to develop every square foot and he has a right to speak against it. Mora told the Commission it was their job is to enforce the ordinances but asked the Commission to break the law and go against the ordinances to make a difference. Mora stated the first public school was built on this site and that the trees are over a hundred years old.

Lorrie Foreman spoke against the development at 501 S Friendswood Dr. She said she is a tree hugger but also realistic. She asked the Commission to not be hasty. Foreman stated attempted dialogue with the property owner has gone unanswered and she felt he has a responsibility to come to the table and discuss options. She said there is a cost to save the trees and that the city should participate in absorbing some of the cost.

Kevin Holland spoke against the development at 501 S Friendswood Dr. He read part of the city's tree preservation ordinance that encourages preservation of significant trees. Holland stated the property is worth more with the trees on it. He encouraged the applicant to attend and discuss options.

Doug McAninch spoke against the development at 501 S Friendswood Dr. He said he moved to Friendswood from Texas City that lacked trees and vegetation. He spoke about the Friendswood flag featuring an oak tree and how it was so important as to orbit the earth on the third Columbia space flight. He thanked the Commission for their service.

Justin Estopinal spoke regarding the development at 501 S Friendswood Dr. Estopinal explained he is a certified arborist and felt the two trees in front of the property could coexist with the proposed building. He proposed an oxygen system to feed the trees and said the community had found the resources and funding to implement that system. Estopinal explained keeping the trees would pose a minimal impact on the site plan; they have plan at no charge, they have the resources, and they just need the owner to sit down and talk with him and the other interested parties.

3. Consent Agenda

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes for the regular meeting held January 14, 2021

****Commissioner Lisa Lundquist moved to approve Minutes for the regular meeting held January**

14, 2021. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

A. Consideration and possible action regarding the site plan for GC Ortho to be located at 108 N. Friendswood Drive

****Commissioner Tom Hinckley moved to approve Consideration and possible action regarding the site plan for GC Ortho to be located at 108 N. Friendswood Drive. Seconded by Commissioner Marcus Perry.**

****Commissioner Tom Hinckley moved to amend his motion to include approval of payment into the Sidewalk Fund. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.**

Harbin said the proposed orthodontics office would be located on the small lot north of Whataburger on North Friendswood Drive. She explained it is a non-conforming lot in the Community Shopping Center (CSC) zoning district. Harbin said a non-conforming lot may be developed as long as the design meets all applicable development regulations. She said this property is also subject to the Community Overlay District (COD). She said the applicant is requesting to pay into the sidewalk fund in lieu of installing a sidewalk. She explained one side of the property leads into the creek and the other side has a small strip of land between this site and the adjacent driveway.

Hinckley commented the site layout looked good but that he was concerned with adding to traffic congestion. Perry said he was supporting the plan but would like to see sidewalks installed. He said the Commission needs to address the sidewalk ordinance at some point.

Lundquist said she had no reservations. She thought it was a good use, a good fit, and would not create a lot of traffic.

Sasson commented it was a good layout on a challenging location. He asked if the applicant looked at a shared driveway agreement with New Hope Church to have side access. Harbin answered that staff had already encouraged them to do the same and New Hope Church denied the request.

Mann stated he also would like to see sidewalks but, at this location, the sidewalks would lead to nowhere on each side.

B. Consideration and possible action regarding the site plan for Friendship Center to be located at 501 S. Friendswood Drive

**Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding the site plan for Friendship Center to be located at 501 S. Friendswood Drive. Seconded by Commissioner Marcus Perry.

The motion was amended to table by Sasson. Seconded by Perry. The vote to table was approved unanimously.

Harbin stated the property is zoned Downtown District and a new 15,900 square foot retail building was being presented. She said the city is unaware of any particular tenants at this time. She said the project would be required to install the Downtown District (DD) amenities within a 15-foot landscape parkway. Harbin said the two side streets will require 6-foot concrete sidewalks within a 10-foot landscape buffer. She said the owner is proposing to keep two trees in the rear and mitigate on site for the trees being removed. Harbin said mitigated trees are to be Class 1 or Class 2 trees measuring a minimum 3" caliper. She stated staff reached out to the applicant and his engineer offering to decrease parking or accept alternate landscaping in order to retain some of the large trees. She said the plan currently being discussed is the plan the owner has chosen.

Sel Thint/ Everest Design Group said he has known the trees were a sensitive issue since the beginning of design. Thint stated the property owner has elected to remove the trees primarily to satisfy his end users who want visibility. Thint said his team has proposed different solutions and City staff offered reduced parking and the reduction of new landscaping to protect the larger oaks but the owner has given directions he will not preserve the trees. Thint said the owner felt the landscape requirements were discussed early on at the pre-development meeting and the ordinance does not prohibit removal of the trees. He feels very strongly he has the right to develop the property and to remove the trees.

Blair Korndorffer/Diamond Development said they met with an arborist to discuss possible solutions. He commented the low limbs of the oaks will hide the front of the building and impact the visibility of retail tenants. Korndorffer said if the arborist, Estopinal, has a way to preserve the trees at no cost to the owner they would be open to discussion.

Sasson stated the Commission must balance the needs of the community with the needs of the developer. Sasson said the developer of a similar property is actively looking for solutions to protect the trees while this property owner just says "No". Sasson said he understands most of the trees have to be removed for construction but feels the two large oak trees are ideally located to bracket the entrance; trim the low branches. Sasson said the Commission heard some innovative ideas tonight and feels the need to have a dialogue that exhausts all options. Sasson asked the owner to sit down with the City Manager to discuss options as so many are willing to go above and beyond to protect the significant trees on Friendswood Drive.

Perry commented that Friendswoodians will be hesitant to shop at this building after the destruction of the trees. He said the current tree ordinance is falling short of public desire.

Lundquist said everyone has different visions of the Downtown District. She commented the area is now designed to have great big sidewalks and tree canopies intended to make the Downtown District walkable. She said removing those trees is not part of the vision of a walkable downtown.

Mann thanked staff for coming up with ideas and commented that the dialogue has been one sided. Korndorffer said he could reach back out to the property owner. He said the owner is a developer who follows the ordinances and knows what national tenants want. Korndorffer did say that if the tree preservation will not cost the owner he may be open to the suggestion.

Hinckley said Friendswood Drive has a 30 mph speed limit he personally feels the trees do not block the view. He suggested talking to the arborist about his ideas. He said the Commission wants the owner to personally participate in the discussion if he wants to be part of the community.

Matranga said the ordinance speaks of intent then the actual regulations. He opined that removing the trees does not promote good will with the community or any potential local customers. Korndorffer said sometimes a site is tough to development and the current ordinance appears to be development oriented. He said League City has created ordinances that make property undevelopable and unsellable. He said he understands landmark trees are beautiful but, for development, they are costly. Korndorffer said replacing on a one-for-one basis becomes a forest. Matranga mentioned the proposed mitigation trees are all crepemyrtles and vitex, no oak trees. Korndorffer said they could look at changing some of the tree types. He added that the property has streets on three sides so they will need to be careful with the size of the trees.

Matranga added that he appreciates the re-development of the property and that it will be a good addition to the community. Matranga said rows of new trees would ruin the sight line more than keeping the old, large trees. Korndorffer explained there are two different sight lines; pedestrian sight line and sign band on building.

Korndorffer said he and the engineer would try to engage the property owner again. Perry mentioned the owner could watch this meeting on You Tube.

- C. Discussion regarding updates to the Zoning Ordinance Section 7. P. Permitted Uses, specifically the annual review of the Permitted Use Table and to receive staff report regarding revised NAICS Codes

Bennett explained staff reviews the Permitted Use Table on an annual basis to determine if any uses need to be updated. She said, for this calendar year, no changes are proposed.

5. Discussion Items

- A. Discussion regarding the summary of 2021 Action Items as a result of the Annual Retreat that was held December 3, 2020.

Matranga said he summarized the action items from the Planning and Zoning Commission Retreat

(document provided in back up material). Perry said he could provide some updates to the Retreat document following today's meeting of the Planning Subcommittee.

6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Regular meeting Thursday, February 11
- B. Regular meeting Thursday, February 25

7. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Hinckley reported the Ordinance Subcommittee had met and discussed their 2021 "To Do" list.

Sasson stated the Tree Ordinance has been moved up their list as a priority. He said the Galveston County Consolidated Drainage District (GCCDD) has removed more than 100,000 truck loads of dirt from Imperial Estates Section 1.

Perry said the Planning Subcommittee met and discussed tackling the Comprehensive Plan with, first, low hanging fruit then moving onto more challenging items. He said they will have items to discuss with the full commission soon.

- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Liaison, Robert Griffon - general comments and communication from City Council

Griffon said he appreciates the citizens coming out to participate in the meeting. He said City Council is meeting February 1st at 6:30pm. Griffon announced the design concepts for the Public Safety Building expansion and the new Fire Station 2 are being revealed. He said the GCCDD buyouts are moving forward, the city closed on purchasing the Blackhawk facility, and are soliciting services for the shelter buildout.

- E. From Staff - Virtual training opportunity coming up April 14-16 - UT Land Use Conference; commercial and residential project updates, City Council action and ordinance updates

Harbin said the annual Land Use Conference would be online from April 14-16 and would be open to all the commissioners this year. She stated Wednesday, April 14th would be the

Fundamentals classes which are helpful for Commissioners. Harbin said the Planning Subcommittee starting working on updating the Future Land Use map. She explained they would be picking back up from the 2017 changes that were interrupted. Harbin said Friendswood Trails is moving ahead with future sections, that the Georgetown development has resubmitted, and Avalon Section 1 is moving along.

Bennett said the Ordinance Subcommittee met and worked on prioritizing items for their yearly goals.

8. Adjournment

This meeting was adjourned at 08:36 PM.



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 11, 2021

Subject: Consideration and possible action regarding the site plan for Friendship Center to be located at 501 S. Friendswood Drive

Item tabled on January 28, 2021

Action: Significant

SUMMARY / ORIGINATING CAUSE

This item was tabled on January 28, 2021.

UPDATE as of 2-9-2021:

The following attached plans are provided (See attachments 10,11 and 12):

1. Boundary & Topographic Survey Plan showing existing Trees with Canopy Overlap.
2. Revised Site Layout Plan with T9 Tree Saved; however, T3 tree cannot be saved since large portion of the root system lies within the vehicle travel aisle.
3. Tree Protection Plan showing a total of 3 trees to be saved and showing T3's proximity to the vehicle travel aisle.

The property is zoned Downtown District (DD), which requires installation of the DD amenities - 15-foot parkway with a tree every 25 feet (half 2-inch caliper and half 4-inch caliper), 8ft brick paved sidewalk, lights and benches along S. Friendswood Drive and 6-foot sidewalks on the side streets with a tree every 25 feet. The property faces three streets - S. Friendswood Drive on the front and E. Spreading Oaks and Sunnyview side streets. The new building will be a 15,900 square foot retail building; we do not have any information on future tenants at this time.

25 trees are existing on the property; 2 trees will be kept and the mitigation trees will be planted for the other 23 trees. See mitigation plan for more details.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Staff suggested keeping Trees 3 and 9 and offered to allow them to create large islands, reduce number of required parking spaces, allow pervious paving, and consider an alternate landscape plan in order to accommodate keeping the existing live oak trees, but the property owner did not choose to pursue any of these options.

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to compliance with current city codes.

This site plan is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Compliance Memo_Friendship Center
2. Cover Sheet_Friendship Center
3. Site Plan_Friendship Center
4. Landscape Plan_Friendship Center
5. Mitigation Plan_Friendship Center
6. Colored Rendering_Friendship Center
7. Elevations_Friendship Center
8. Photometric Plan_Friendship Center
9. Dumpster Details_Friendship Center
10. Friendship Center Boundary & Topographic Survey
11. Friendship Center C5-Site Layout Plan
12. Friendship Center C18-Tree Protection & Mitigation Plan

Memo

To: Planning and Zoning Commission

From: Becky Bennett, Development Coordinator

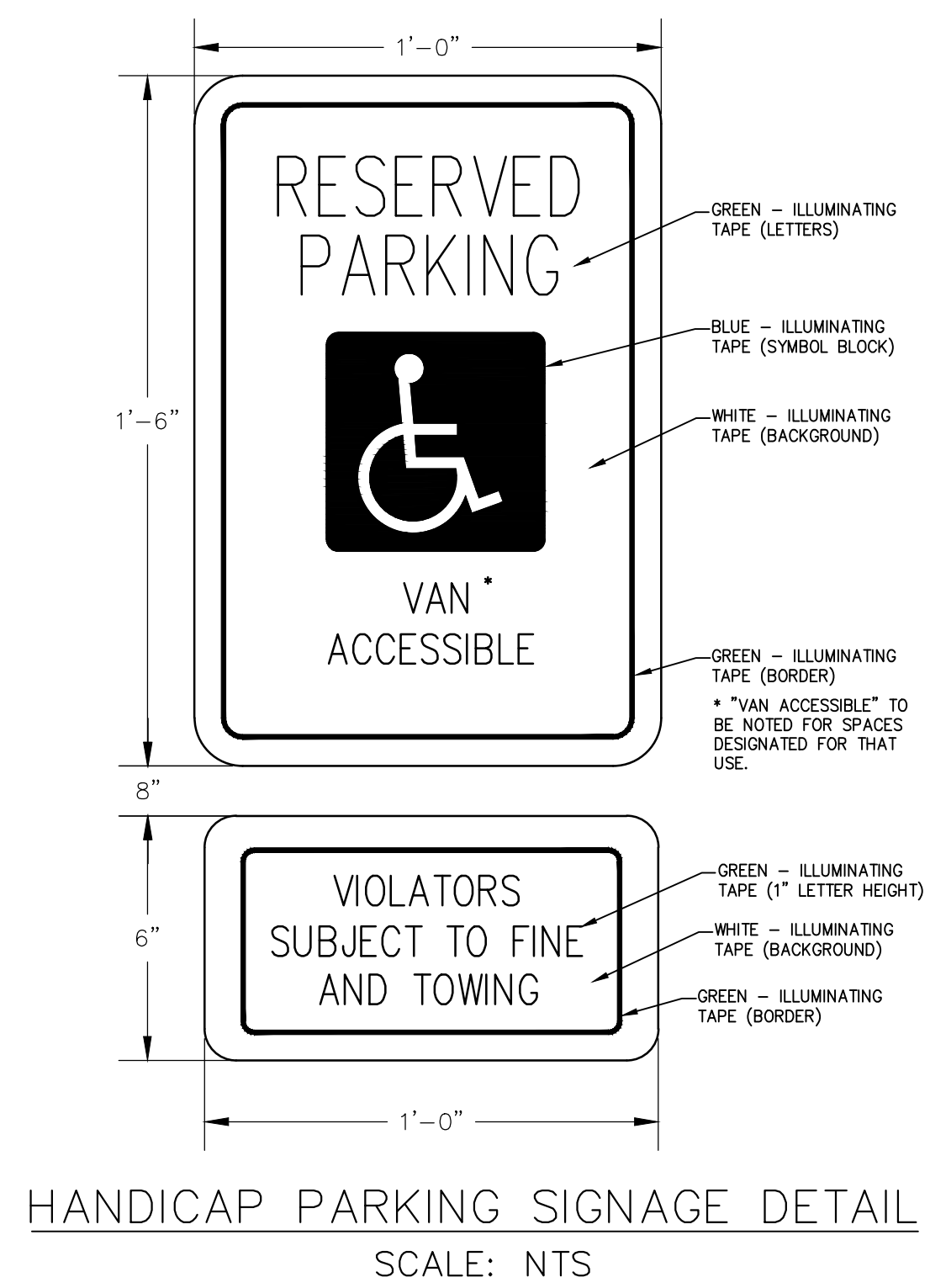
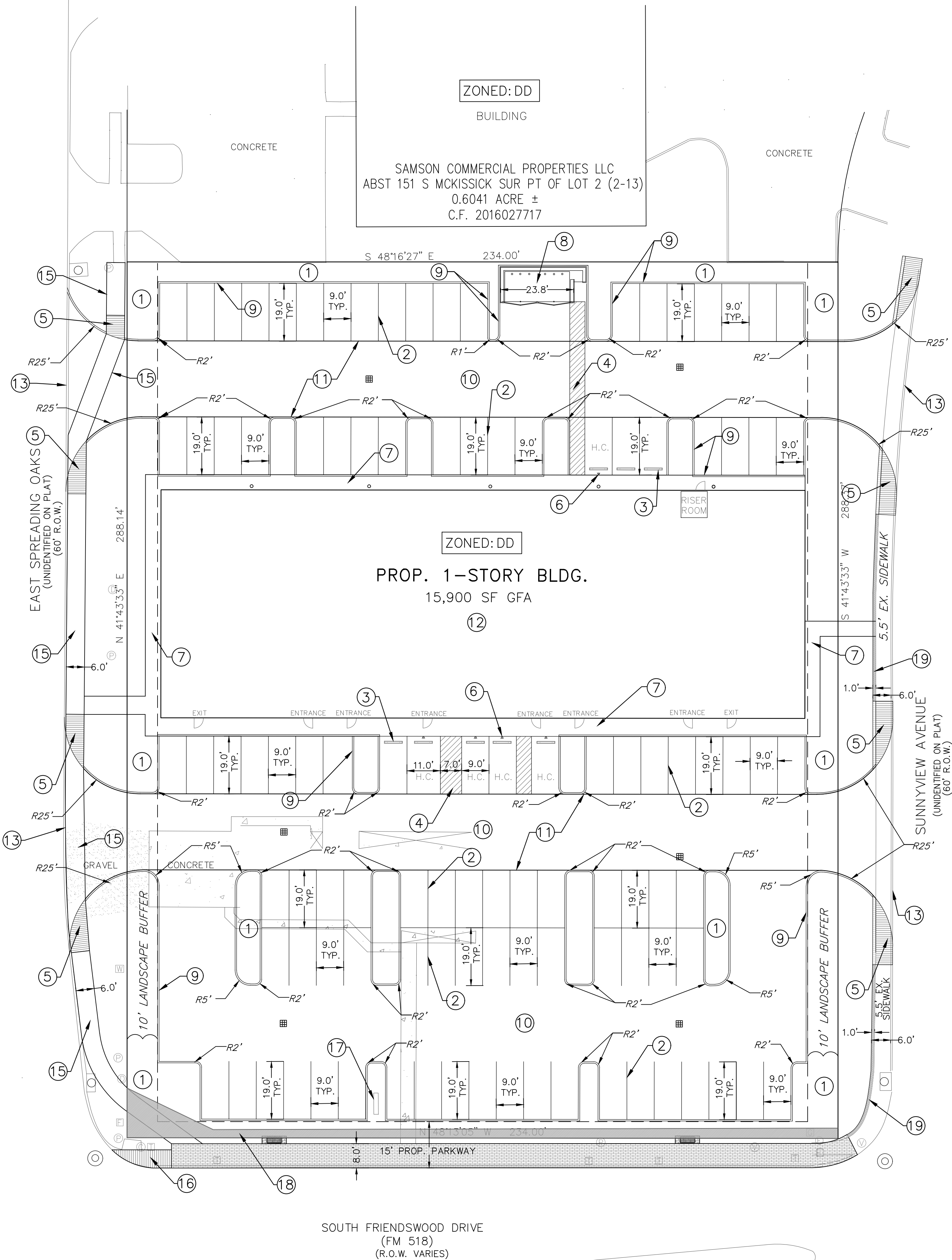
Date: January 21, 2021

Re: Friendship Center Commercial Site Plan

Project Description: This proposed project will be a retail center located at 501 S. Friendswood Dr. at the intersection Spreading Oaks Drive and South Friendswood Drive.

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The proposed project appears to compliance with current city codes.

This plan is subject to approval by the Planning and Zoning Commission.



- KEY NOTE:**
- 1 PROP. LANDSCAPE AREA. SEE SHEET 19 FOR DETAILS.
 - 2 4" WHITE TRAFFIC PAINT STRIPE (TYPICAL AT PARKING SPACE). TWO (2) COATS OF PAINT REQUIRED.
 - 3 PROP. WHEEL STOPS.
 - 4 PROP. HANDICAP ACCESS WITH STRIPED PAINT.
 - 5 HANDICAP RAMP @ MAX 1:12 SLOPE. SEE SHEET 11 FOR DETAILS.
 - 6 ACCESSIBLE PARKING SIGN. SEE DETAILS ON THIS SHEET.
 - 7 PROP. CONCRETE SIDEWALK.
 - 8 TRASH DUMPSTER. SEE DUMPSTER ENCLOSURE DETAILS ON ARCHITECTURAL SHEET A2-03
 - 9 6" CONC. CURB. SEE SHEET 11 FOR DETAILS.
 - 10 6" CONC. PWMT. ON 6" LIME STABILIZED SUBGRADE. SEE SHEET 11 FOR DETAILS.
 - 11 FIRE LANE STRIPING SHALL CONSISTS OF RED TRAFFIC PAINT ON TOP AND SIDE OF FULL CURB OR 12" WIDE STRIPE IF NO CURB. PROVIDE "NO PARKING FIRE LANE TOW AWAY ZONE" AT 30' INTERVALS.
 - 12 PROPOSED BUILDING. SEE ARCH. DRAWINGS FOR DETAILS & STRUCTURAL PLANS FOR BLDG DIMENSIONS.
 - 13 REMOVE EX. CURB. SAW CUT OF EX. PAVEMENT AND PROVIDE PAVEMENT HEADER. SEE DETAIL ON SHEET 11.
 - 14 PROP. 15' PARKWAY
 - 15 PROP. 6' CONCRETE SIDEWALK.
 - 16 PROP. TYPE 10 CURB RAMP. SEE SHEET 12 FOR DETAILS.
 - 17 7' HIGH MONUMENT SIGN
 - 18 894 SF PUBLIC SIDEWALK EASEMENT REQUIRED BY TXDOT
 - 19 ADDITIONAL 1 FOOT OF PAVING TO EXISTING 5.5' SIDEWALK

PARKING SUMMARY	
PARKING REQUIREMENTS	
RETAIL STORE:	
4 SPACES PER 1,000 SF OF GFA	
15,900 SF / 1000 X 4 =	64
TOTAL PARKING REQUIRED :	64
PROPOSED PARKING	
STANDARD PARKING (9'x19')	101
HANDICAP PARKING PROVIDED (INCLUDES 1 VAN ACCESSIBLE)	5
TOTAL PARKING PROVIDED :	106

SITE DATA

SITE AREA: 1.548 AC

BUILDING SETBACKS

FRONT: 0 FT

SIDE: 0 FT

REAR: 0 FT

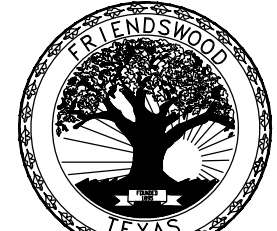
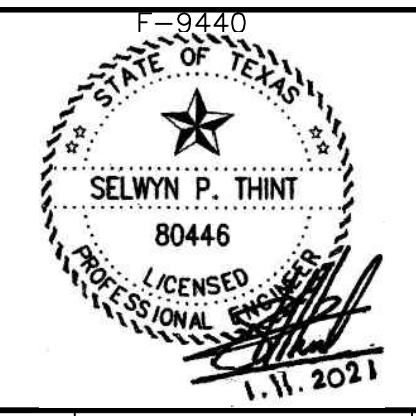
PROP. BUILDING USE: RETAIL

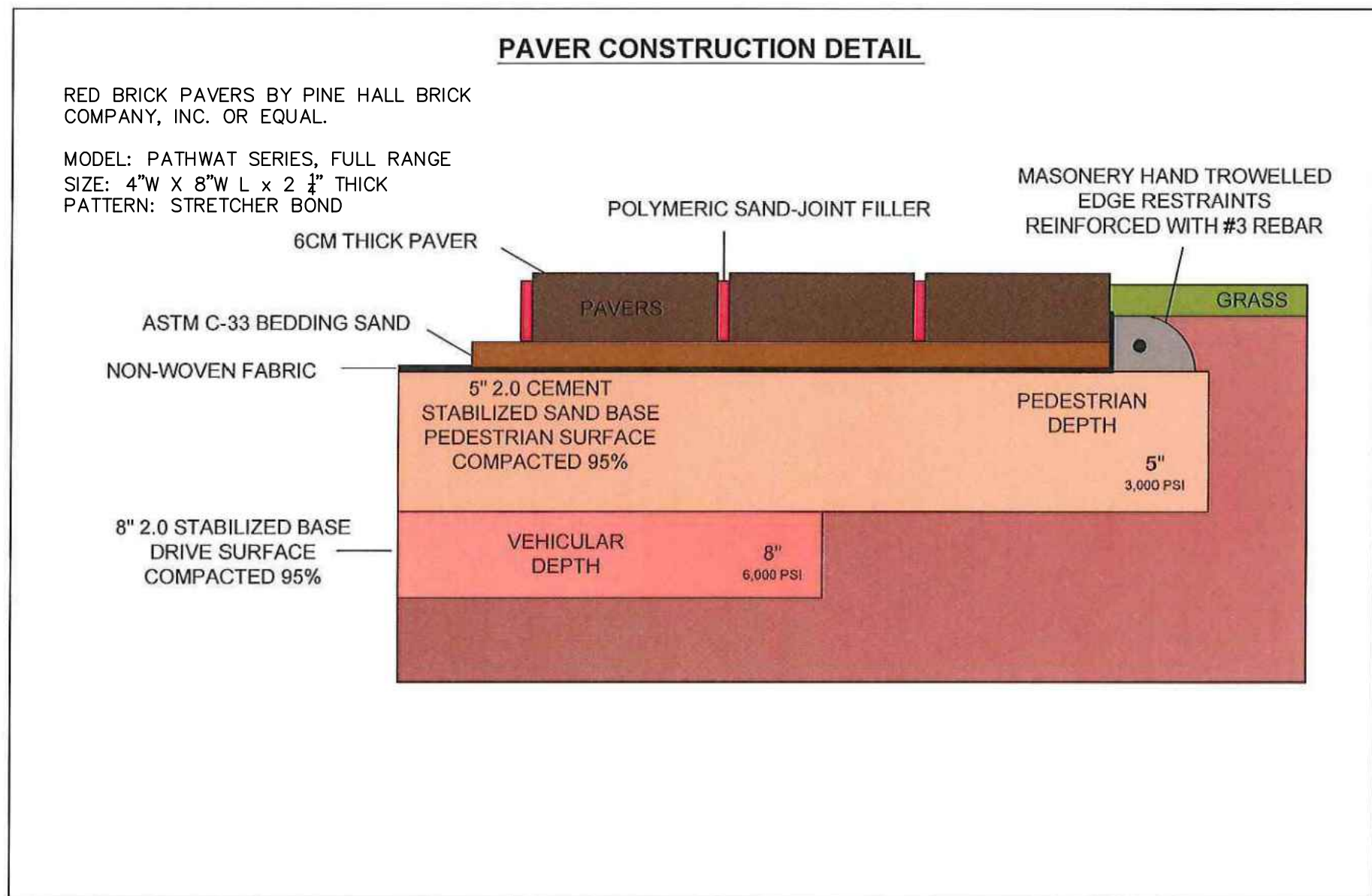
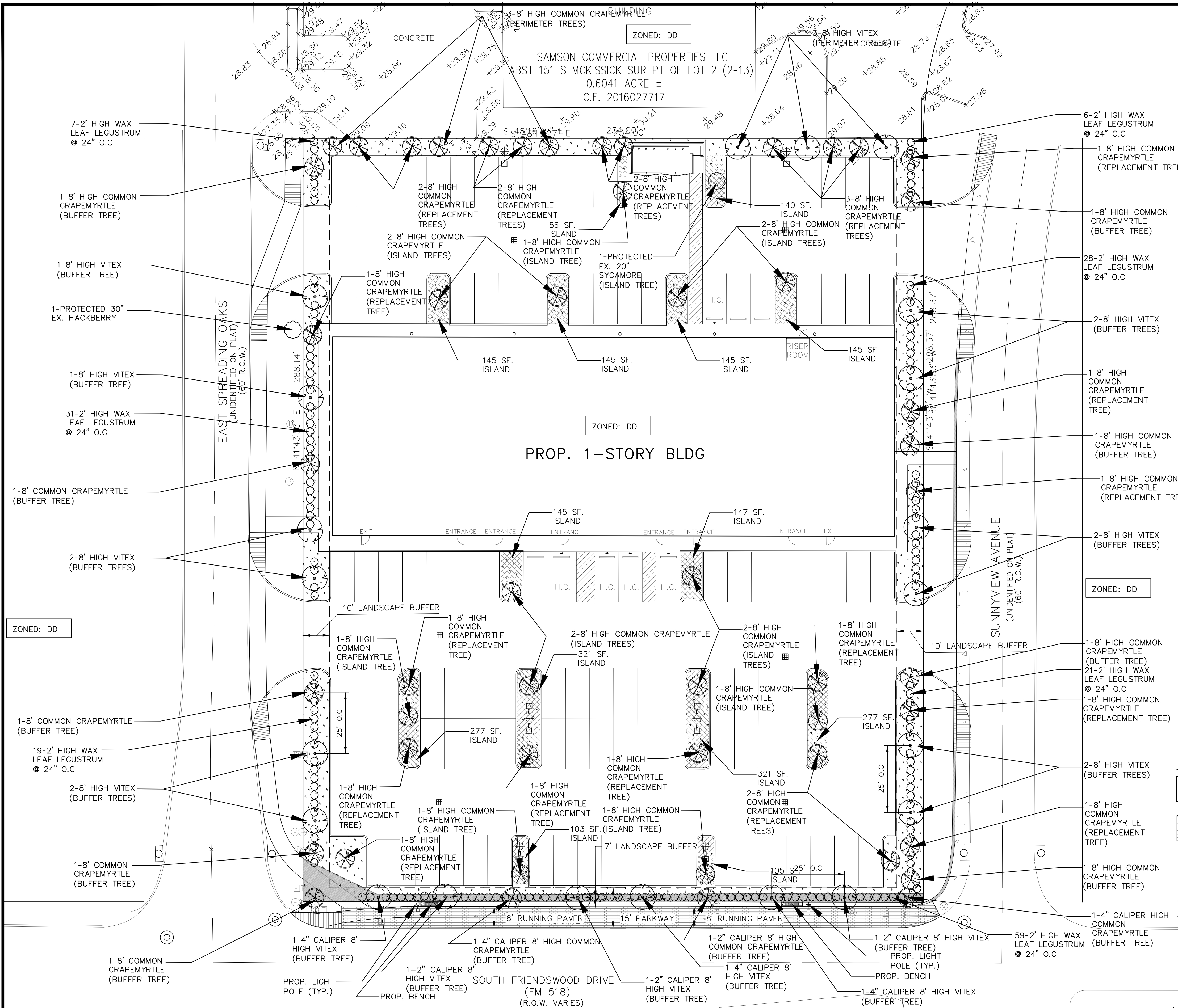
PROP. BUILDING FOOTPRINT: 15,900 SF

PROJECT BENCHMARK:
PUBLISHED ELEVATION - 26.34'
FLOODPLAIN REFERENCE MARK NUMBER AW1002 (E-459) IS A BRASS DISK WHICH IS LOCATED 5.20 MILES NORTHEAST ALONG FARM ROAD 528 FROM THE JUNCTION OF STATE HIGHWAY 35 (BUSINESS ROUTE) AT ALVIN, THENCE 0.1 MILE NORTHEAST ALONG A BLACK TOP ROAD, THENCE 0.4 MILE NORTHWEST ALONG A BLACK TOP ROAD, THENCE 0.30 MILE NORTHEAST ALONG A SHELL ROAD (BRIARMEADOW AVENUE), SOUTHWEST OF THE JUNCTION OF BRIARMEADOW AVENUE AND SUNSET DRIVE, 46.0' NORTHWEST OF THE CENTER LINE OF THE AVENUE, 185.0' SOUTHWEST OF THE CENTER LINE OF THE DRIVE, 143.0' SOUTHWEST OF A POWER POLE WITH GUY-WIRE, 77.0' NORTHWEST AND ACROSS THE AVENUE FROM A SPLIT RAIL FENCE, 34.5' SOUTHWEST OF A FENCE CORNER, 1.6' NORTH OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST PROJECTING 0.2' ABOVE THE GROUND, AND ABOUT LEVEL WITH THE AVENUE. (NGVD 1929, 1978 ADJ)

TEMPORARY BENCHMARK:
SET "X"
ELEVATION - 28.78'

FLOOD PLAIN NOTE
THIS PROPERTY LIES IN ZONE "X". ACCORDING TO F.I.R.M. MAP NO. 48167C 0041G, DATE 8/15/2019.

NO.	DATE	REVISIONS	APP.
			
JILDARDO ARIAS, P.E., CFM DIRECTOR OF ENGINEERING & PROJECTS/ CITY ENGINEER		DATE	
RENE IBARRA, CFM DIRECTOR OF PUBLIC WORKS		DATE	
NOTE: IT IS TO BE CERTAIN THAT THE ABOVE BOND HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSHIP. THE CITY OF FRIENDSHIP DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF FRIENDSHIP DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF FRIENDSHIP DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.			
			
FRIENDSHIP CENTER 501 S. FRIENDSWOOD DR FRIENDSWOOD, TX 77546			
SITE LAYOUT PLAN			
			
DRAWN BY: BP	PROJECT NO. 2019-1220	SHEET NO. 5	OF 19
DESIGNED BY: BP	DATE: JANUARY 11, 2021		
APPROVED BY: ST	SCALE: AS SHOWN		



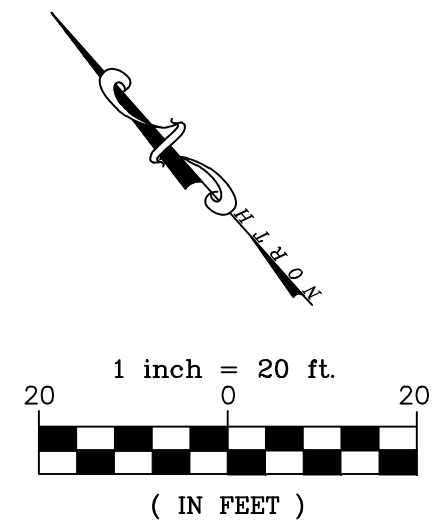
LANDSCAPE SUMMARY	
REQUIRED LANDSCAPING: APPENDIX C-SEC.8-N-3h. PARKING LOTS WITH MORE THAN 20 SPACES SHALL HAVE OPEN LANDSCAPE AREAS EQUAL TO 10% OF THE PARKING AREA AND DRIVES. 50% OF REQUIRED LANDSCAPING SHALL BE USED IN ISLANDS. AREA OF PARKING AND DRIVES = 39,297 SF TOTAL LANDSCAPE REQUIRED = 3,929 SF TOTAL LANDSCAPE IN ISLAND REQUIRED = 1,964 SF	
PROPOSED LANDSCAPING: TOTAL LANDSCAPE PROVIDED = 9,301 SF TOTAL LANDSCAPE IN ISLAND PROVIDED = 2,422 SF	
ISLAND TREES REQUIRED: 1 TREE REQUIRED PER ISLAND 14 ISLANDS PROVIDED = 14 ISLAND TREES REQUIRED ISLAND TREES PROVIDED: 14 PERIMETER TREES REQUIRED: 1 TREE FOR EVERY 40' LINEAR FEET. 234.00' = 6 TREES REQUIRED PERIMETER TREES PROVIDED: 6 BUFFER TREES REQUIRED: SOUTHEAST SIDE 288.37/25 = 2(25' DRIVEWAY) = 10 BUFFER TREES REQUIRED SOUTHWEST SIDE 234.00/25 = 10 BUFFER TREES REQUIRED NORTHWEST SIDE 288.14/25 = 2(25' DRIVEWAY) = 10 BUFFER TREES REQUIRED TOTAL BUFFER TREES PROVIDED: 30	

PLANT LIST				
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	REMARKS
	28	CRAPEMYRTLE	LAGESTROEMIA INDICA	PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	23	CRAPEMYRTLE	LAGESTROEMIA INDICA	* REPLACEMENT TREES PLANT @ 40' O.C 8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	21	VITEX	VITEX AGNUS-CASTUS	8' HIGH PLANT @ 25' O.C ON LANDSCAPE BUFFER
	1	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	* PROTECTED TREE
	171	WAX LEAF LIGUSTRUM	LIGUSTRUM JAPONIUM	PLANT 24\" O.C 24\" HIGH

LEGEND	
	SOD AREA
	ISLAND AREA WITH SODDING
	LIGHT POLE
	BENCH



ALUMINUM POLE WITH TEARDROP FIXTURE
MANUFACTURER: HADCO
COLOR/FINISH: BLACK POWDER COAT
LIGHT MUST BE METAL HALIDE OR LED WITH FULL CUTOFF OR SEMI CUTOFF FIXTURES THAT EMIT 7,000 TO 8,000 LUMEN, OR EQUIVALENT THEREOF, AND 5,000 TO 6,000K (KELVIN-COLOR TEMPERATURE.
LAMP HEIGHT SHALL BE 12'. LAMP HEIGHT MINIMUM SHALL BE 10'. LAMP SHALL BE POSITIONED TOWARDS THE RIGHT-OF-WAY TO ILLUMINATE THE PUBLIC WALKWAY.

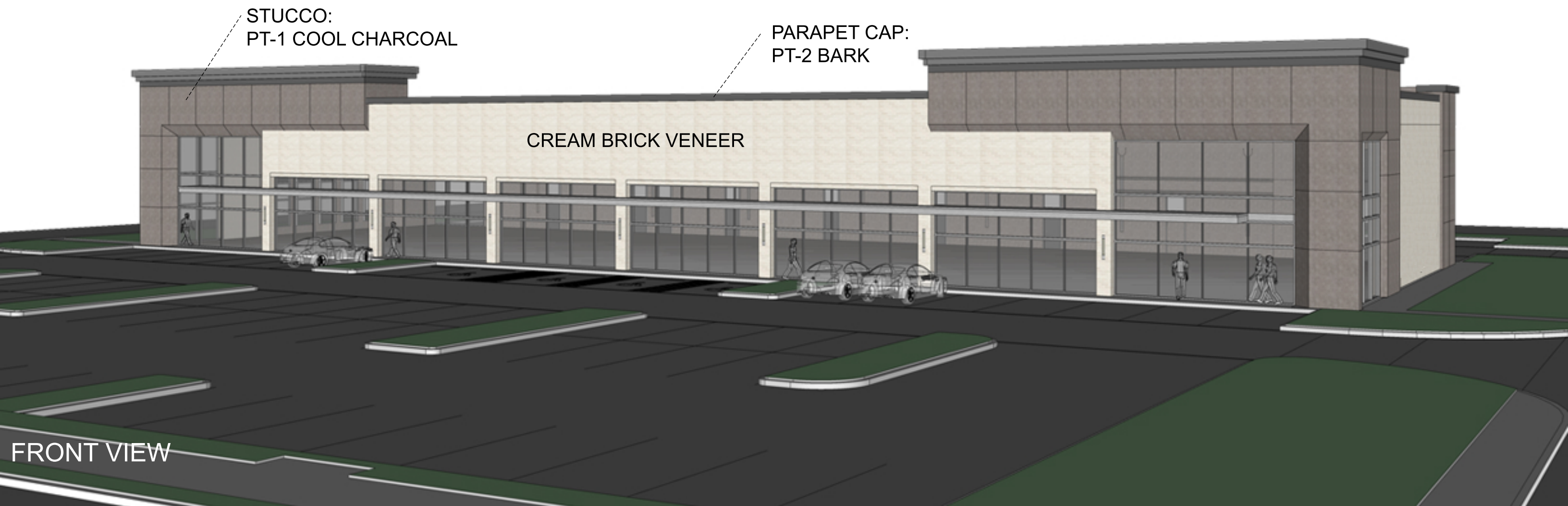


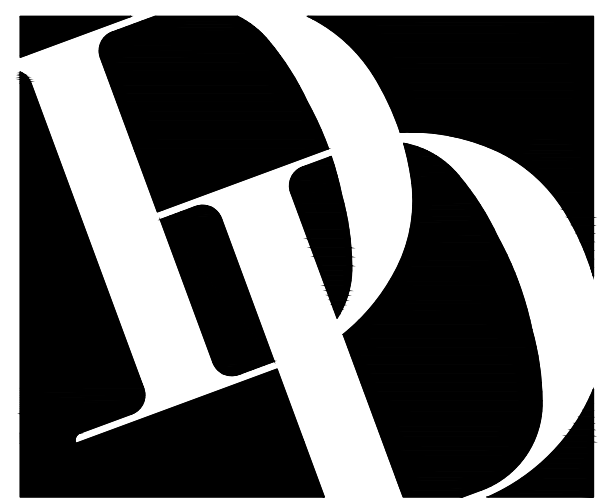
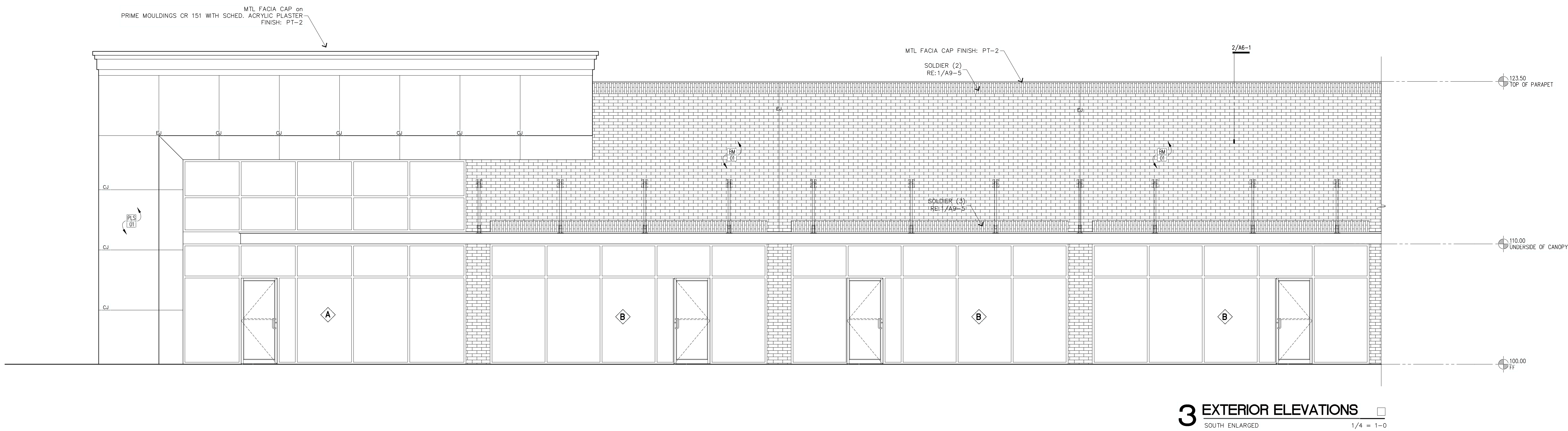
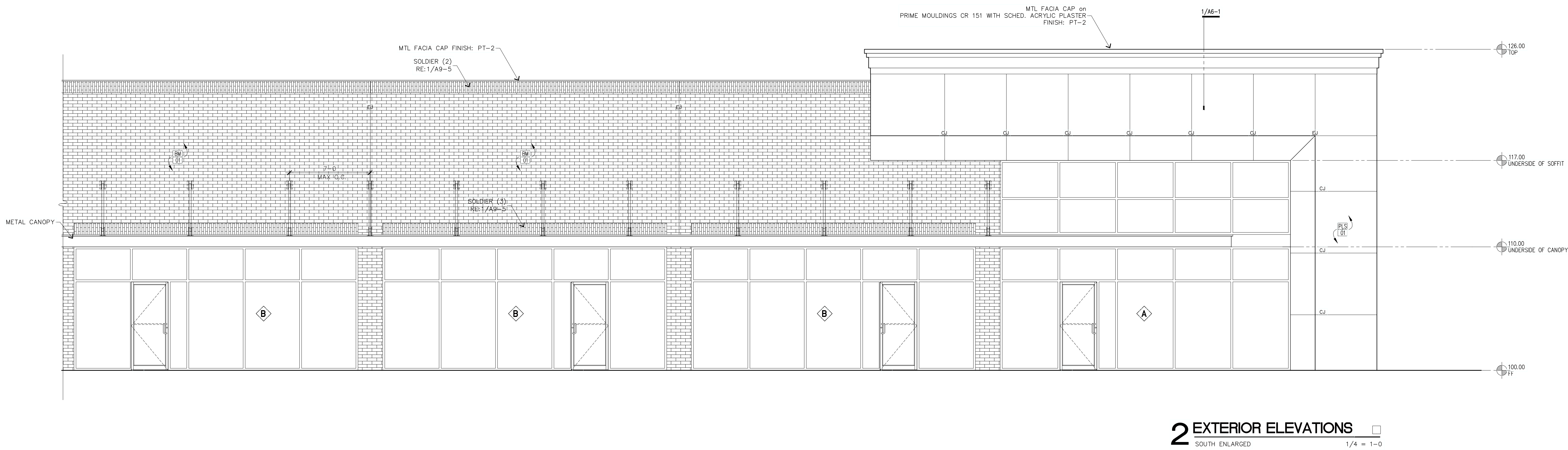
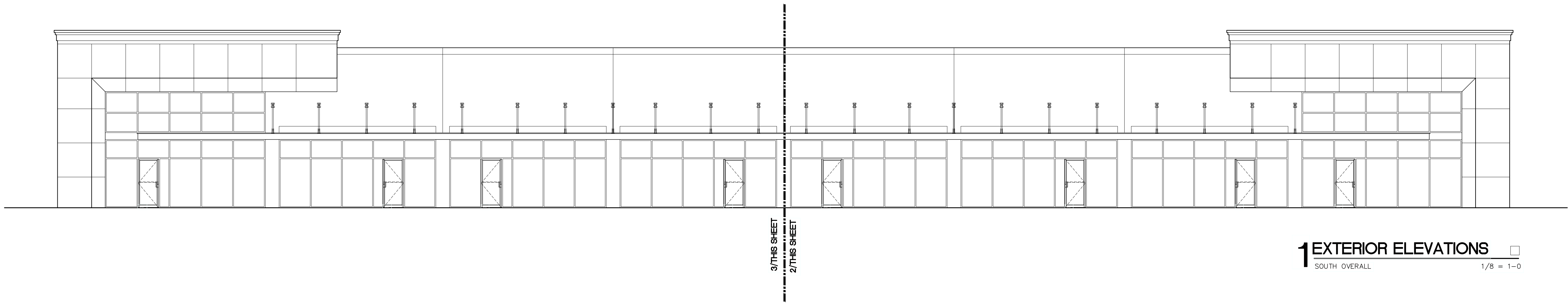
MANUFACTURER: WEBCOAT
PRODUCT: METAL BENCHES
MODEL: B5WBCLASSIC
SIZE: 5'
COLOR/FINISH: BLACK FINISH ALUMINUM FRAME W/ CONTOURED BACKS

- NOTES:**
- ALL TREES SHALL HAVE A CALIPER NO LESS THAN 2 INCHES MEASURED 18 INCHES ABOVE THE GROUND.
 - ALL TREES SHALL BE 8 FEET TALL AT PLANTING.

NO.		DATE	REVISIONS	APP.			
JILDARDO ARIAS, P.E., CFM DIRECTOR OF ENGINEERING & PROJECTS/ CITY ENGINEER		DATE					
RENE IBARRA, CFM DIRECTOR OF PUBLIC WORKS		DATE					
NOTE: I HEREBY CERTIFY THAT THE ABOVE SHOWN HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSHIPWOOD, TEXAS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. I AM NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. I AM NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CITY OF FRIENDSHIPWOOD, TEXAS. I AM NOT RESPONSIBLE FOR ANY OTHER MATTERS RELATING TO THE PROJECT.							
907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-3770 FAX: 281-648-2294							
FRIENDSHIP CENTER 501 S. FRIENDSWOOD DR FRIENDSWOOD, TX 77546							
LANDSCAPE PLAN							
DRAWN BY: BP		PROJECT NO. 2019-1220		SHEET NO.			
DESIGNED BY: BP		DATE: JANUARY 11, 2021		19 OF			
APPROVED BY: ST		SCALE: AS SHOWN		19			







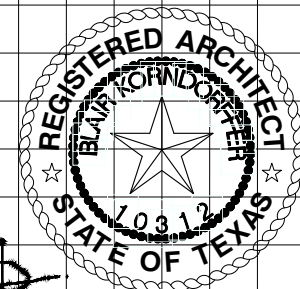
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Revisions

No.	IOC	Date	Description
		10/27/20	ISSUE FOR PERMIT
		10/27/20	ISSUE FOR CONSTRUCTION



0 4.0 8.0 12.0
SCALE: 1/4"
PLOTTEP: Jun 17, 2020 File: 1954.301.dwg - 3.60.dwg

FRIENDSHIP CENTER

501 S FRIENDSWOOD DR
FRIENDSWOOD, TEXAS

1954.300

Sheet Date: 10/27/20

Sheet Title:

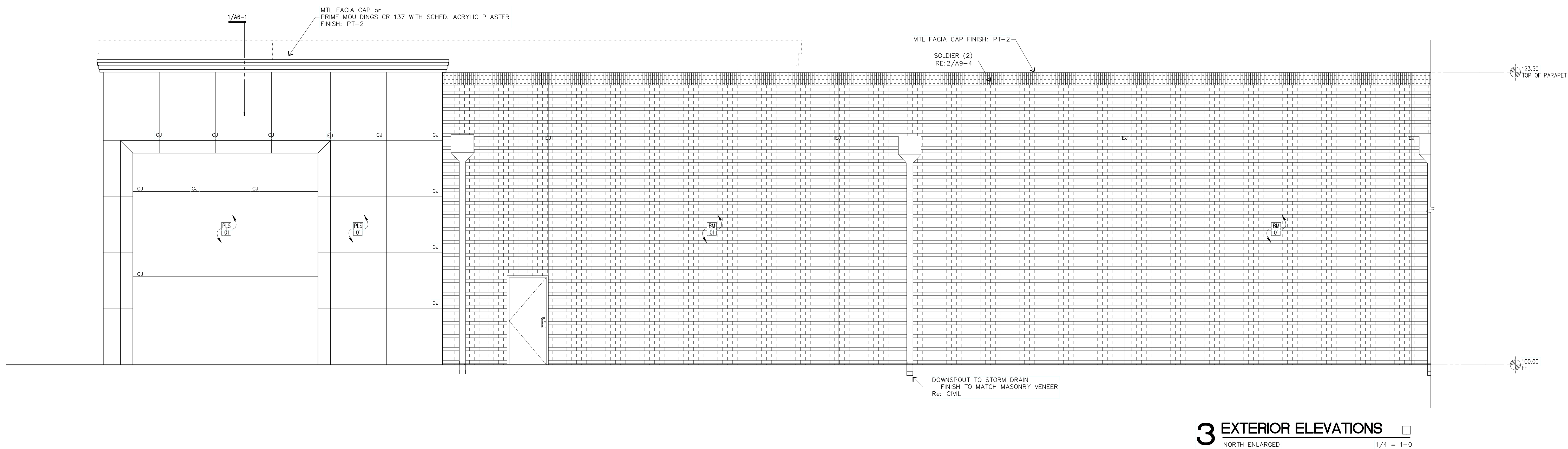
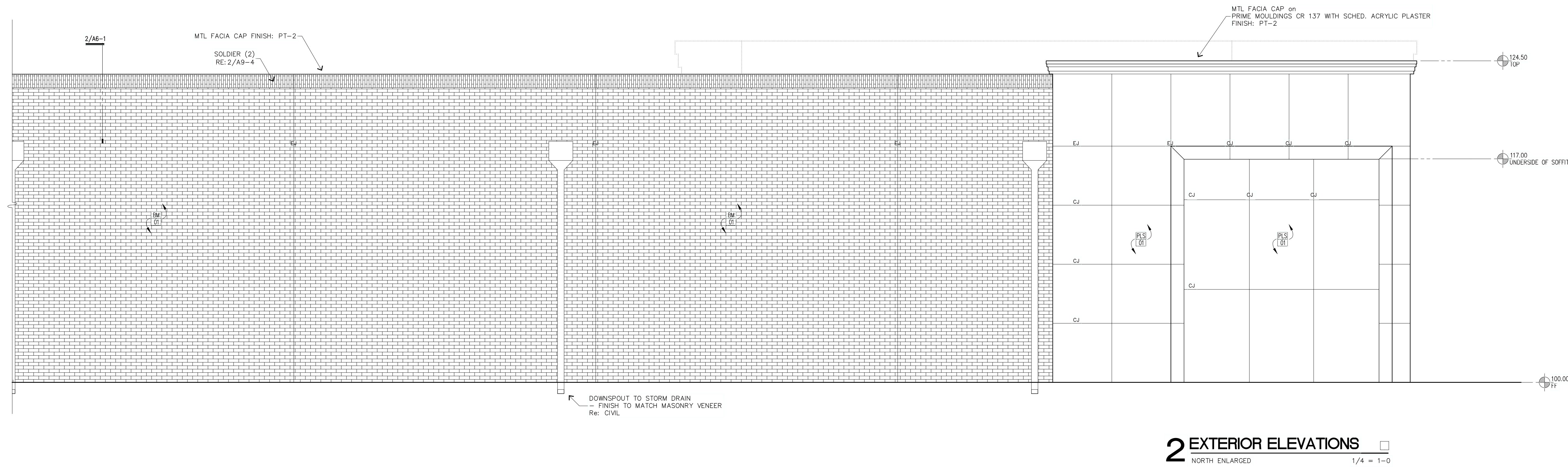
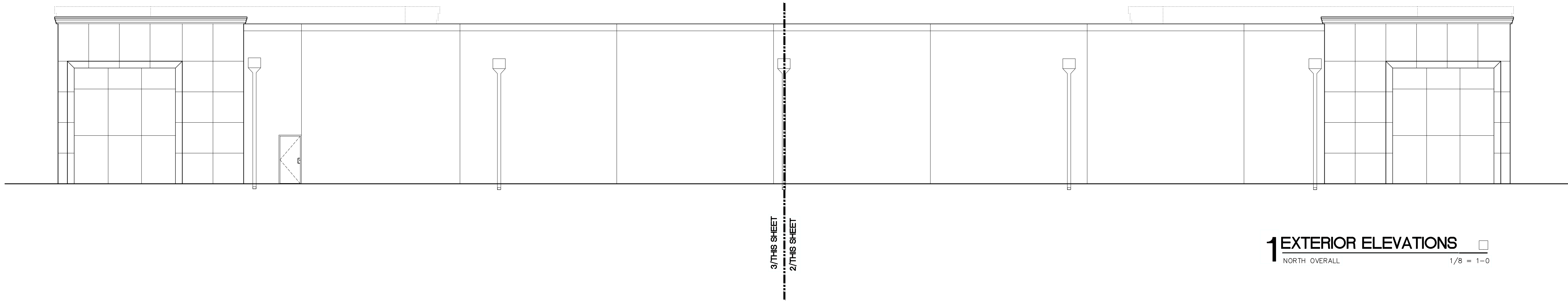
EXTERIOR ELEVATIONS

Sheet No.:

A5-01

Drawn By: MHB Project Manager: JAG Project Arch: JBK

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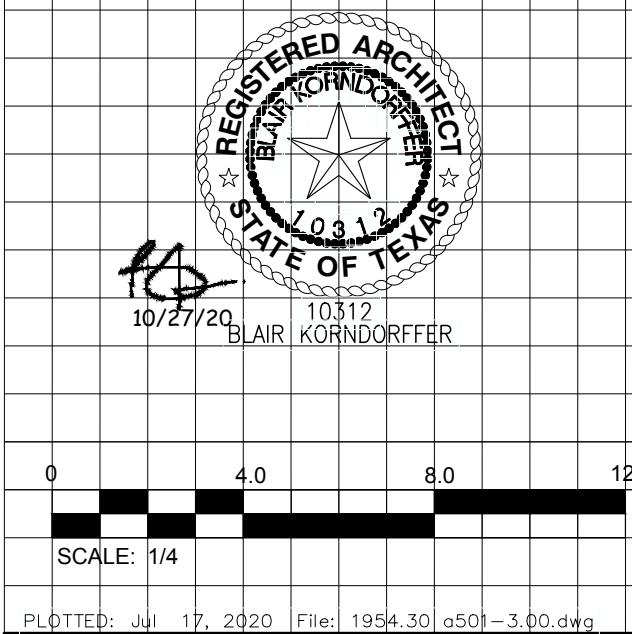


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No.	IOC	Date	Description
		10/27/20	Issue for Permit
		10/27/20	Issue for Construction

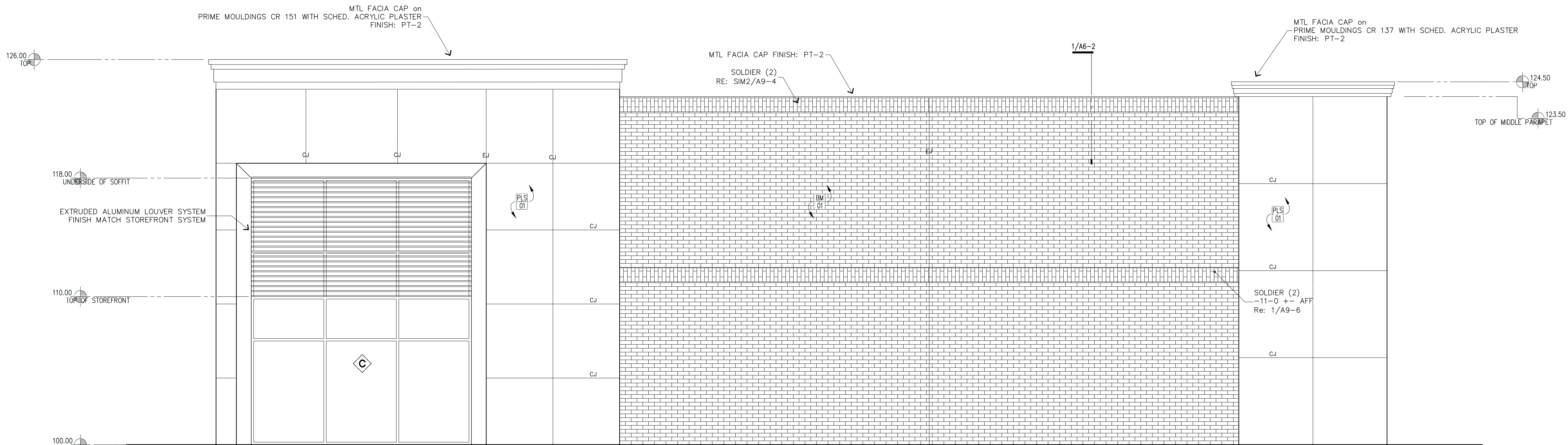


FRIENDSHIP CENTER

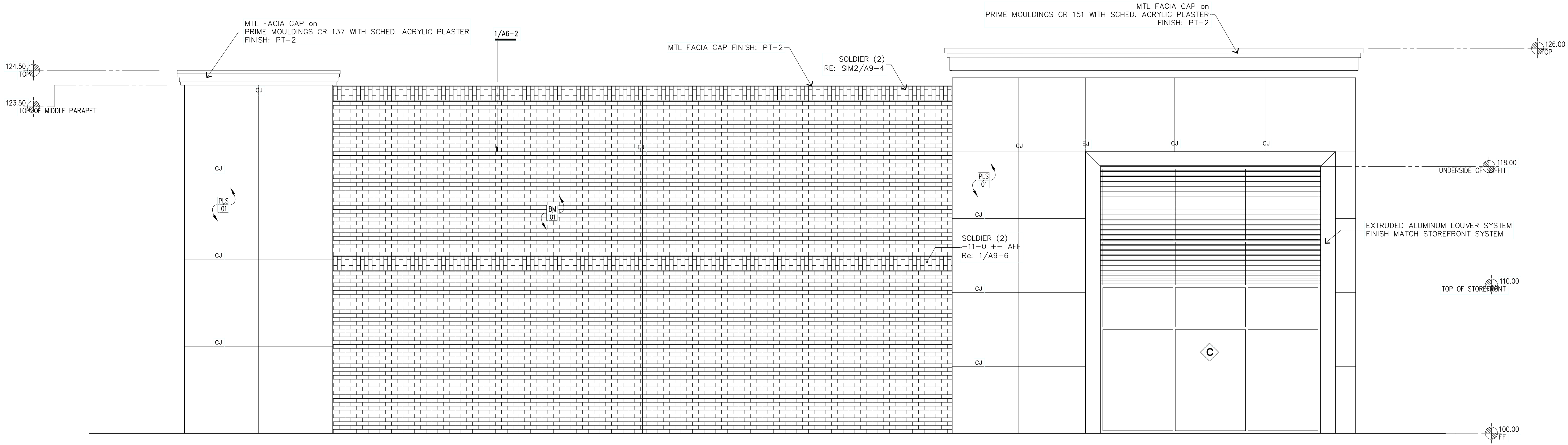
501 S FRIENDSWOOD DR
FRIENDSWOOD, TEXAS

1954.300
Sheet Date: 10/27/20
Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.:
A5-02
Drawn By: MHB Project Manager: JAG Project Arch: JBK
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1 EXTERIOR ELEVATIONS ☐
EAST 1/4 = 1-0



2 EXTERIOR ELEVATIONS ☐
WEST 1/4 = 1-0

NOTE **STANDARD MORTAR TYPES**
UNLESS OTHERWISE SPECIFIED, PROVIDE MORTAR as SPECIFIED FOR THE FOLLOWING CONDITIONS:

PORTLAND CEMENT, ASTM C270.
TYPE M: Structural Requirements and for grouting reinforcing steel in masonry lintels.
TYPE S: All Exterior Work.
TYPE N: All Interior Work.

Depending on the desired strength and consistency, lime mortars should conform to ASTM C207 and ASTM C206, Mortar for Masonry, such as:
1. Type M (2,500 psi) 3:1:12
2. Type S (1,800 psi) 2:1:9
3. Type N (750 psi) 1:1:6
4. Type O (350 psi) 1:2:9
5. Type K (75 psi) 1:3:11
6. Type L: 0:1:3

Portland cement: ASTM C150, Type I, non-staining and without air entrainment. Gray and white Portland cement may be combined as required to match the desired color.

Hydrated Lime: ASTM C207, Type S.

Lime Putty (slaked lime): should conform to ASTM C5.

Sand: ASTM C144 Standard Specification for Aggregate for Masonry Mortar, free of clay, silt, soluble salts, and organic matter; shall match the color, size gradation, and texture of the original mortar sand.

Water: Potable, free from injurious amounts of oil, soluble salts, alkali, acids, organic impurities and other deleterious substances which impair mortar strength or bonding.

Masonry Cement (premixed, bagged mortar): shall NOT be used.

DO NOT USE MORTAR or GROUT WHICH HAS BEGUN TO SET or IF MORE THAN 2 1/2 HOURS HAVE ELAPSED SINCE INITIAL MIXING.

FILL ALL MORTAR JOINTS COMPLETELY. KEEP ALL AIR and EXPANSION JOINTS CLEAR OF MORTAR.

TOOL JOINT WITH CONCAVE PROFILE UNLESS SPECIFIED OTHERWISE.

NOTE **BRICK MASONRY**
MASONRY WORK SHALL COMPLY WITH THE STANDARDS AS RECOMMENDED BY THE BRICK INSTITUTE of AMERICA (BIA) and THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

MARK	DESCRIPTION	MANUFACTURER	Note
BM1	MISSION ONE (KING SIZE)	**ACME	SELECT BY ARCHITECT
MORTAR: SM250 ANTIQUE WHITE (SPECMIX)			

BRICK MASONRY shall be OBTAINED FROM ONE MANUFACTURER, CURED BY ONE PROCESS AND OF UNIFORM TEXTURE and COLOR for EACH TYPE REQUIRED.

DO NOT CHANGE BRANDS of MASONRY MORTAR MATERIAL DURING the COURSE of WORK.

FACE BRICK SHALL COMPLY WITH ASTM C216, GRADE SW 1/8 MAX
HOLLOW BRICK SHALL COMPLY WITH ASTM C652

BRICK SHALL BE LAID PLUMB AND TRUE TO LINES SO THAT NO INACCURACIES ARE VISIBLE TO THE EYE OR IN EXCESS OF 1/8 INCH IN THE LENGTH of 48 INCHES LEVEL. JOINT WIDTHS MAY VARY SLIGHTLY, IF REQUIRED, TO ACCOMMODATE VARIATIONS IN UNIT SIZES TO ACHIEVE GOOD JOINT ALIGNMENT WITH A MAXIMUM VARIATION from SPECIFIED SIZE OF 1/4 ± HORIZONTAL and 1/2 ±, 1/4- VERTICAL.

LAY EXPOSED MASONRY IN the BOND PATTERN SHOWN OR, IF NOT SHOWN, LAY IN RUNNING BOND WITH VERTICAL JOINT IN EACH COURSE CENTERED ON UNITS IN COURSE ABOVE AND BELOW. LAY CONCEALED MASONRY WITH ALL UNITS IN A WYTHE BONDED BY LAPPING NOT LESS THAN 2 INCHES. BOND AND INTERLOCK EACH COURSE OF EACH WYTHE AT CORNERS.

DO NOT USE UNITS WITH LESS THAN 4 INCHES HORIZONTAL FACE DIMENSIONS at CORNERS or JAMBS.

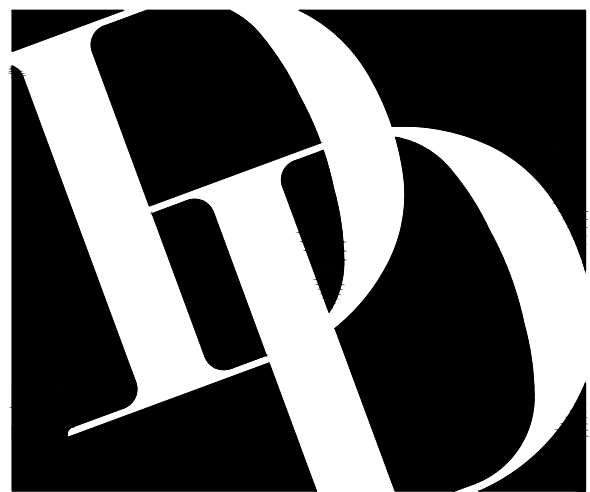
NOTE **MASONRY VENEER TIES**

MASONRY TIES SHALL BE TWO-PIECE, VERTICALLY ADJUSTABLE NOT-UP GALVANIZED, ASTM C155, Class R, MIN 3/16 DIA WITH NO MECHANICAL PLAY IN EXCESS OF 0.05 INCH. EMBED MIN 2 IN INTO MASONRY WYTHE and SECURE TO STUD THRU SHEATHING.

PROVIDE MASONRY TIES at 16 oc VERTICAL AND HORIZONTAL, SO AS TO PROVIDE NO DEFORMATION OVER 0.05 in per 100 lb LOAD in EITHER TENSION or COMPRESSION. INSTALL ADDITIONAL TIES at 8 oc at ALL JAMB and EDGE CONDITIONS.

NO FLAT, CORRUGATED TIES WILL BE ACCEPTED.

**ACME: SAVANNAH SANDOVAL
SANDOVAL@BRICK.COM



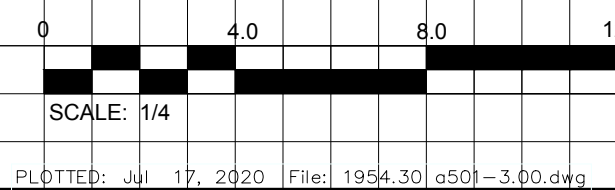
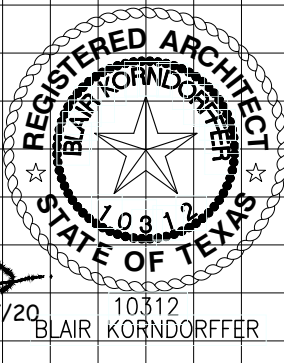
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		10/27/20	Issue for Permit
		10/27/20	Issue for Construction



FRIENDSHIP CENTER

501 S FRIENDSWOOD DR
FRIENDSWOOD, TEXAS

1954.300

Sheet Date: 10/27/20

Sheet Title:

EXTERIOR ELEVATIONS

Sheet No.:

A5-03

Drawn By: MHB Project Manager: JAG Project Arch: JBK

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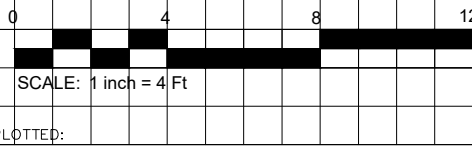
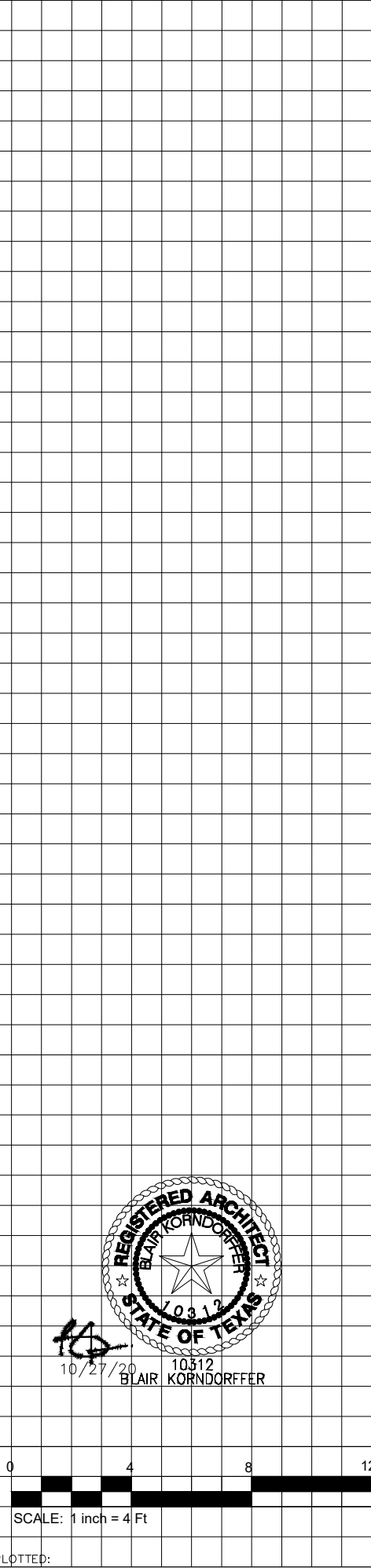
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Revisions

No.	IOC	Date	Description
			Issue for Picing
		10/27/20	ISSUE FOR PERMIT
		10/27/20	ISSUE FOR CONSTRUCTION

1 12/03/20 REVISED PHOTOMETRIC PLAN PER CITY COMMENT



FRIENDSHIP CENTER

501 S FRIENDSWOOD DR
FRIENDSWOOD, TEXAS

1954.300
Sheet Date: 10/27/20
Sheet Title:
PHOTOMETRIC PLAN

Sheet No.:

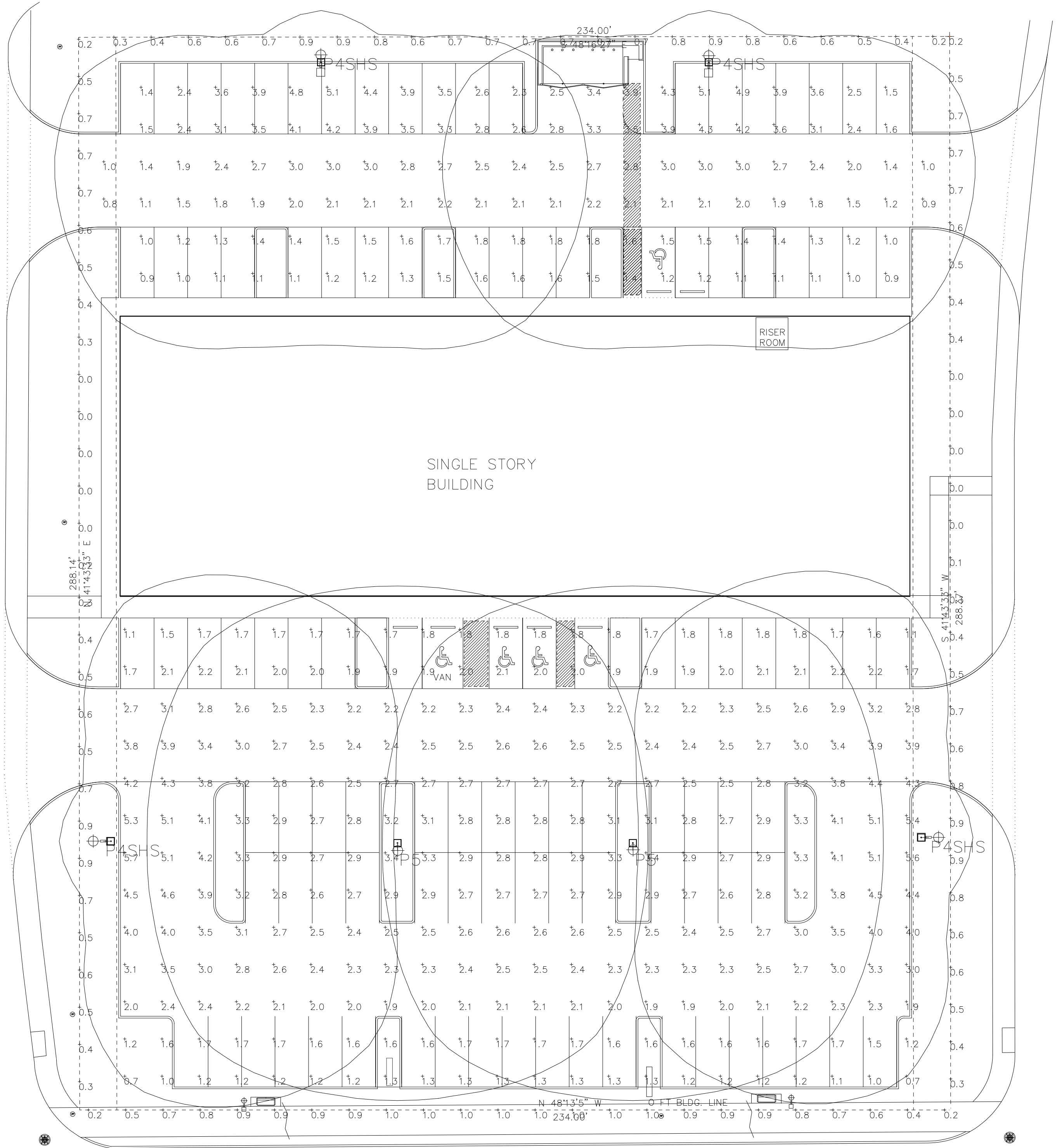
A2-02

Drawn By Project Manager Project Arc

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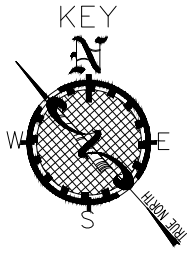
EAST SPREADING OAKS
(60' R.O.W.)

SUNNYVIEW AVENUE
(60' R.O.W.)

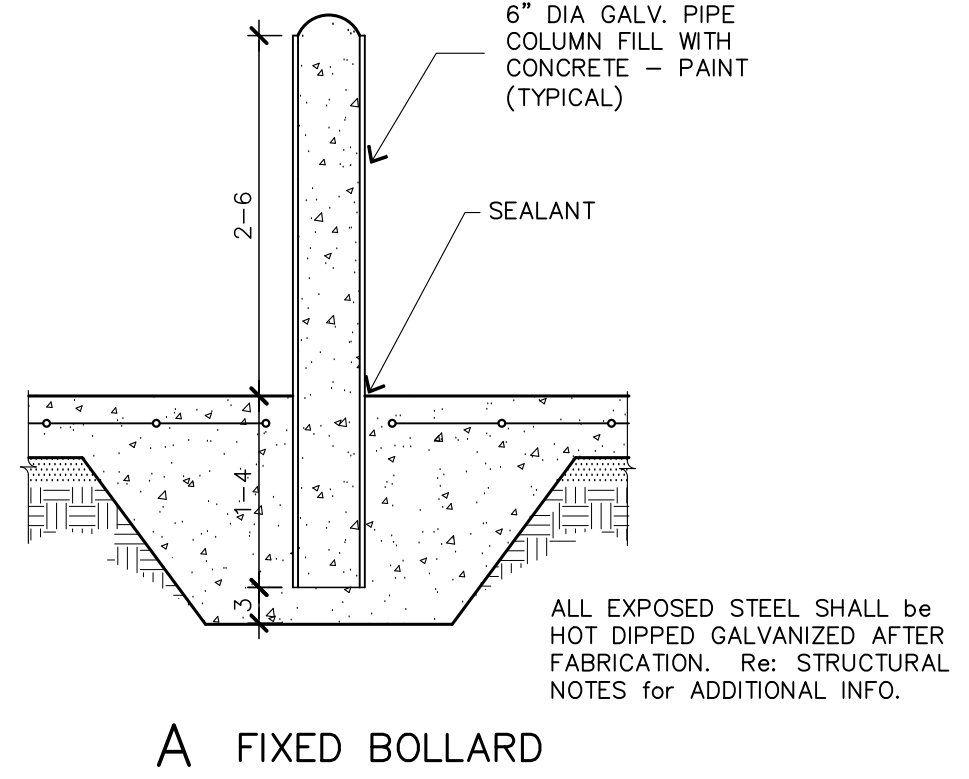


SOUTH FRIENDWOOD DR
(R.O.W. VARIES)

1 PHOTOMETRIC PLAN
1/16 = 1'-0

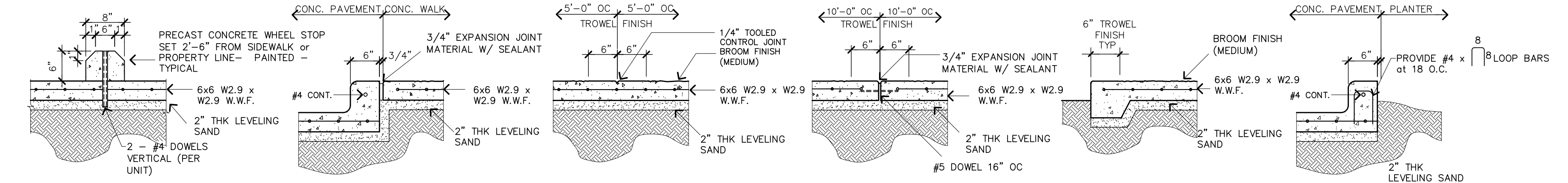


Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
	2	P5	SINGLE	24281	171	0.925	McGraw Edison GLEON-SA4B-740-VOLT-SWQ-FINISH
	4	P4SHS	SINGLE	23157	225	0.925	McGraw Edison GLEON-SA4C-740-VOLT-SL4-HSS-FINISH



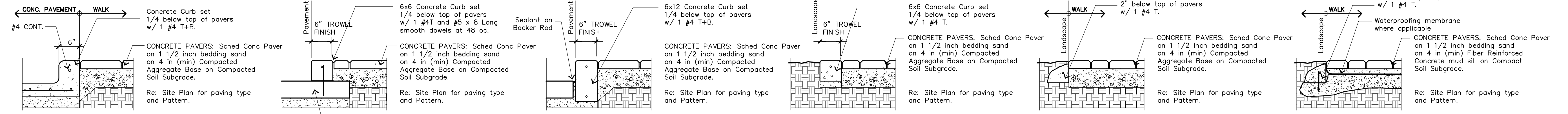
2 BOLLARD DETAILS

NTS



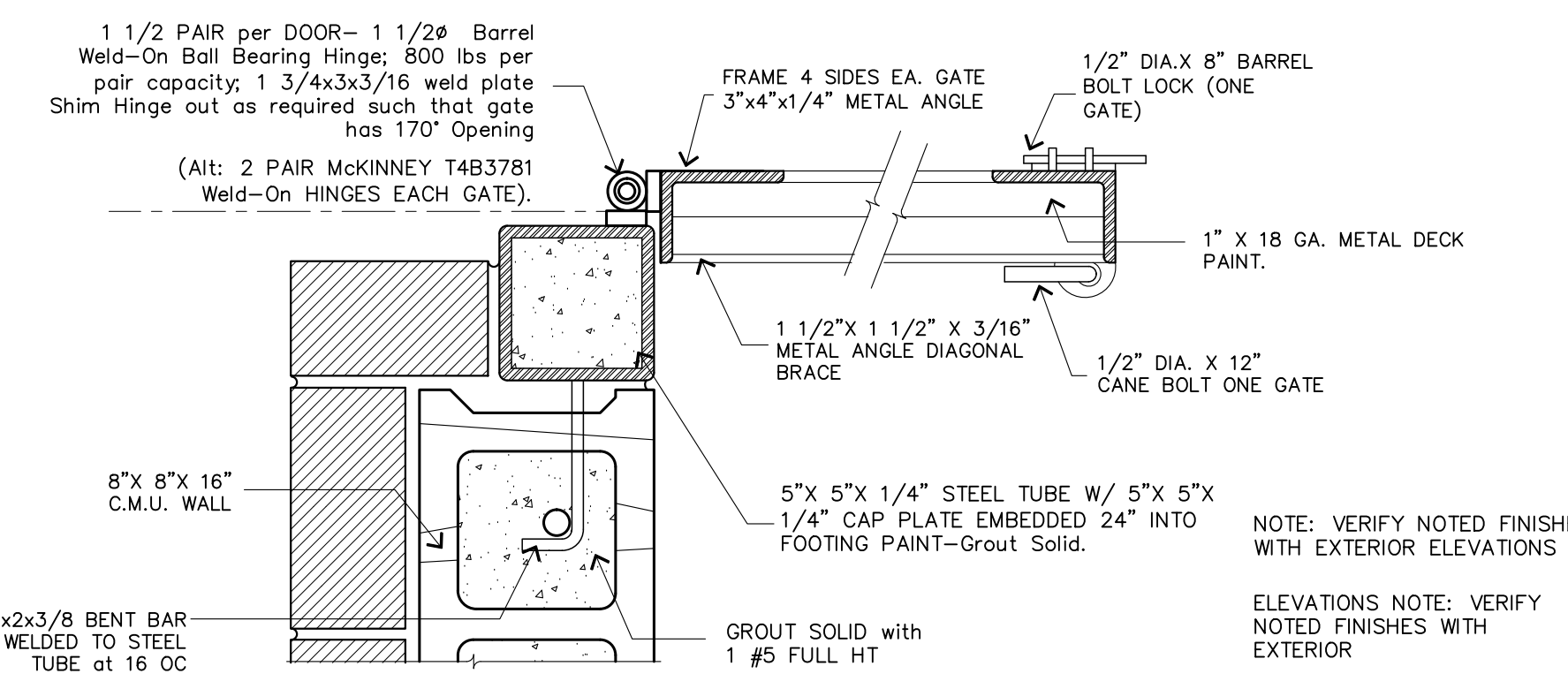
1 SITE DETAILS

NTS



3 SITE DETAILS

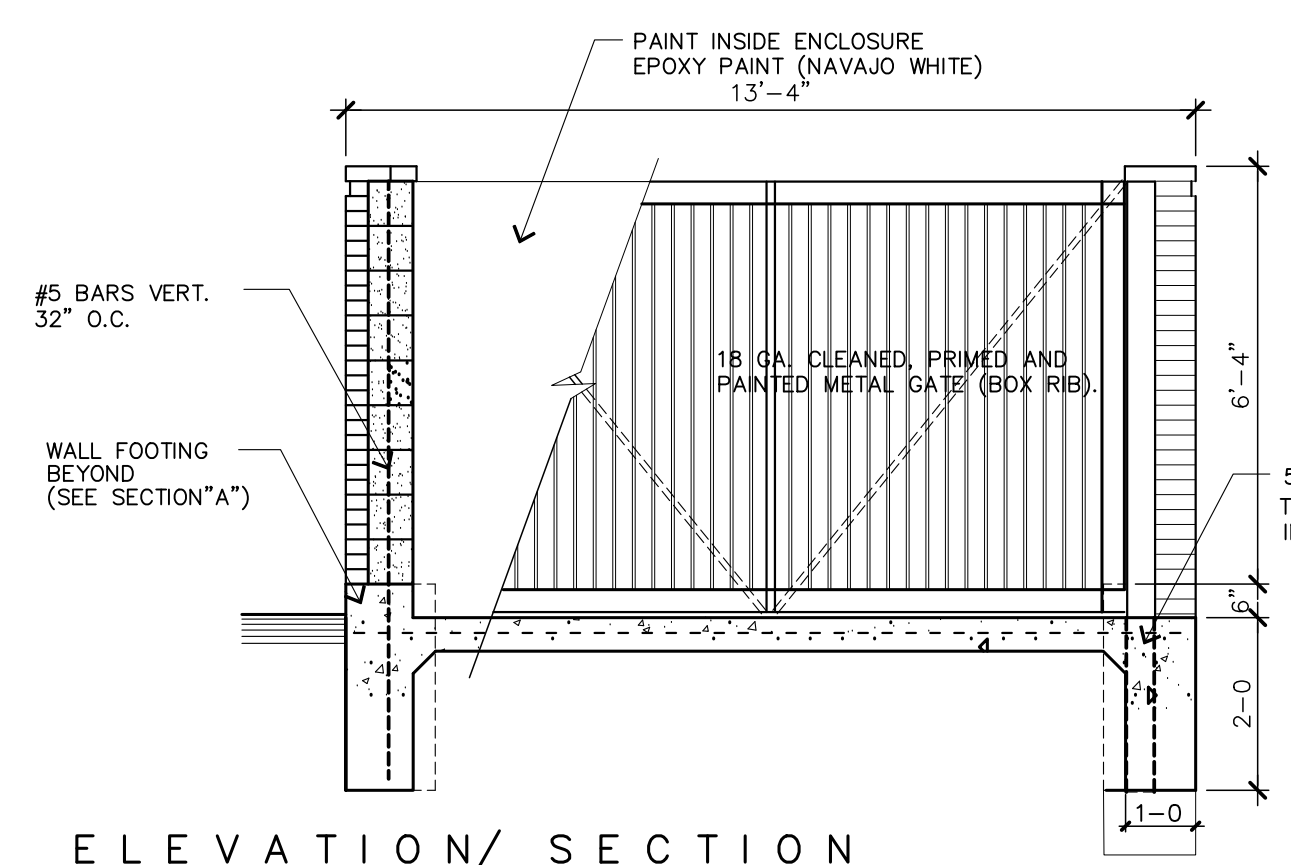
CURB & SIDEWALK CONCRETE PAVERS 3/4 = 1-0



DETAIL

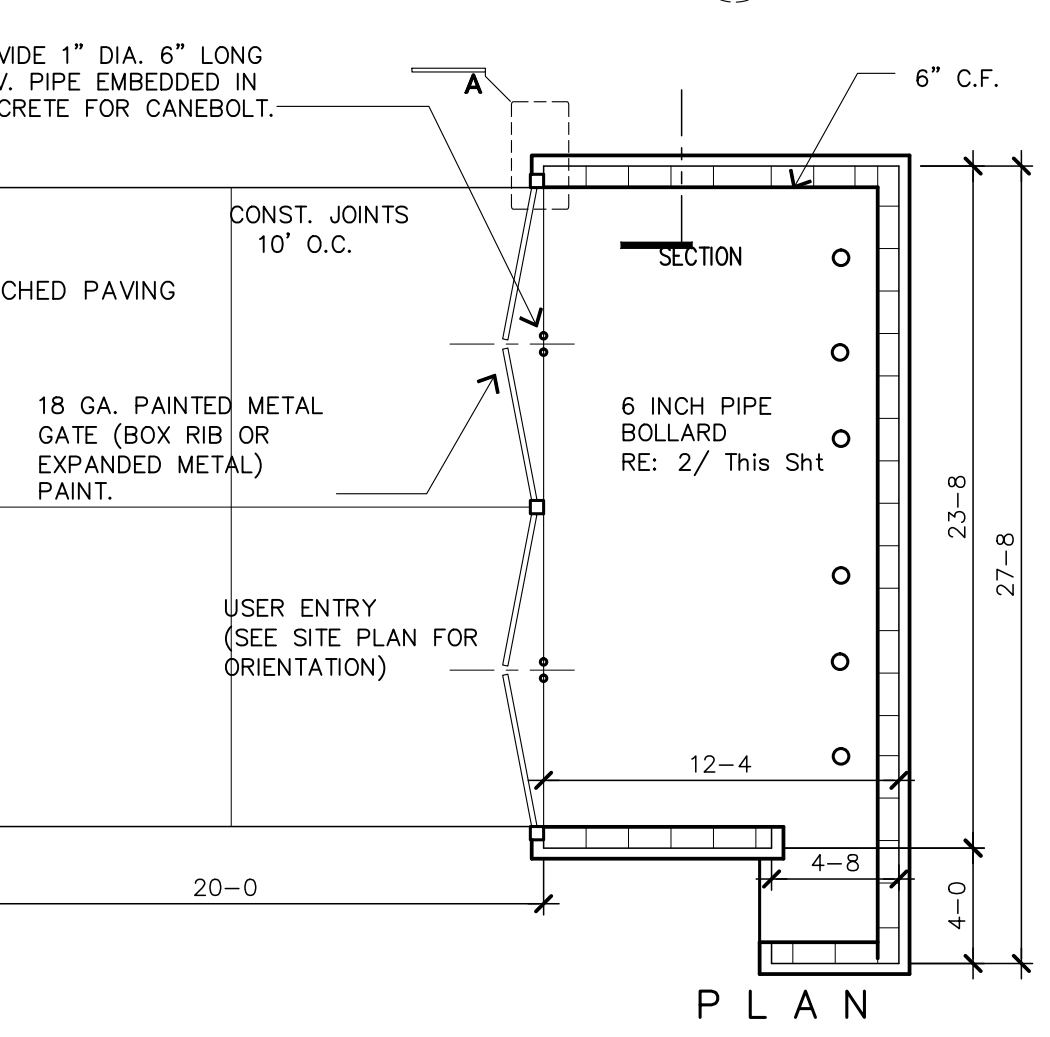
1 1/2 SCALE

EXPOSED STEEL:
ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. RE: STRUCTURAL NOTES FOR ADDITIONAL INFO.



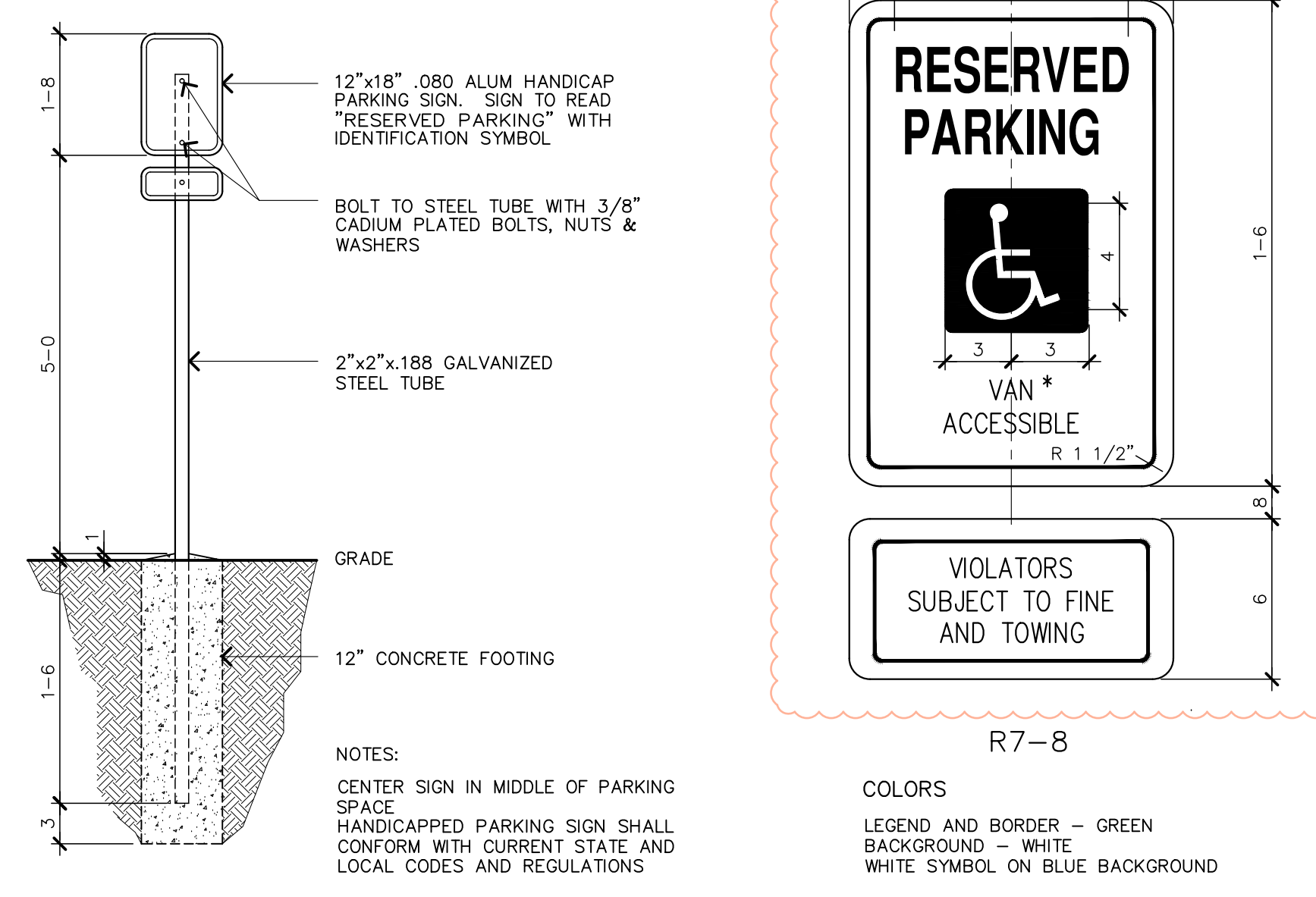
ELEVATION/ SECTION

PIER PLAN



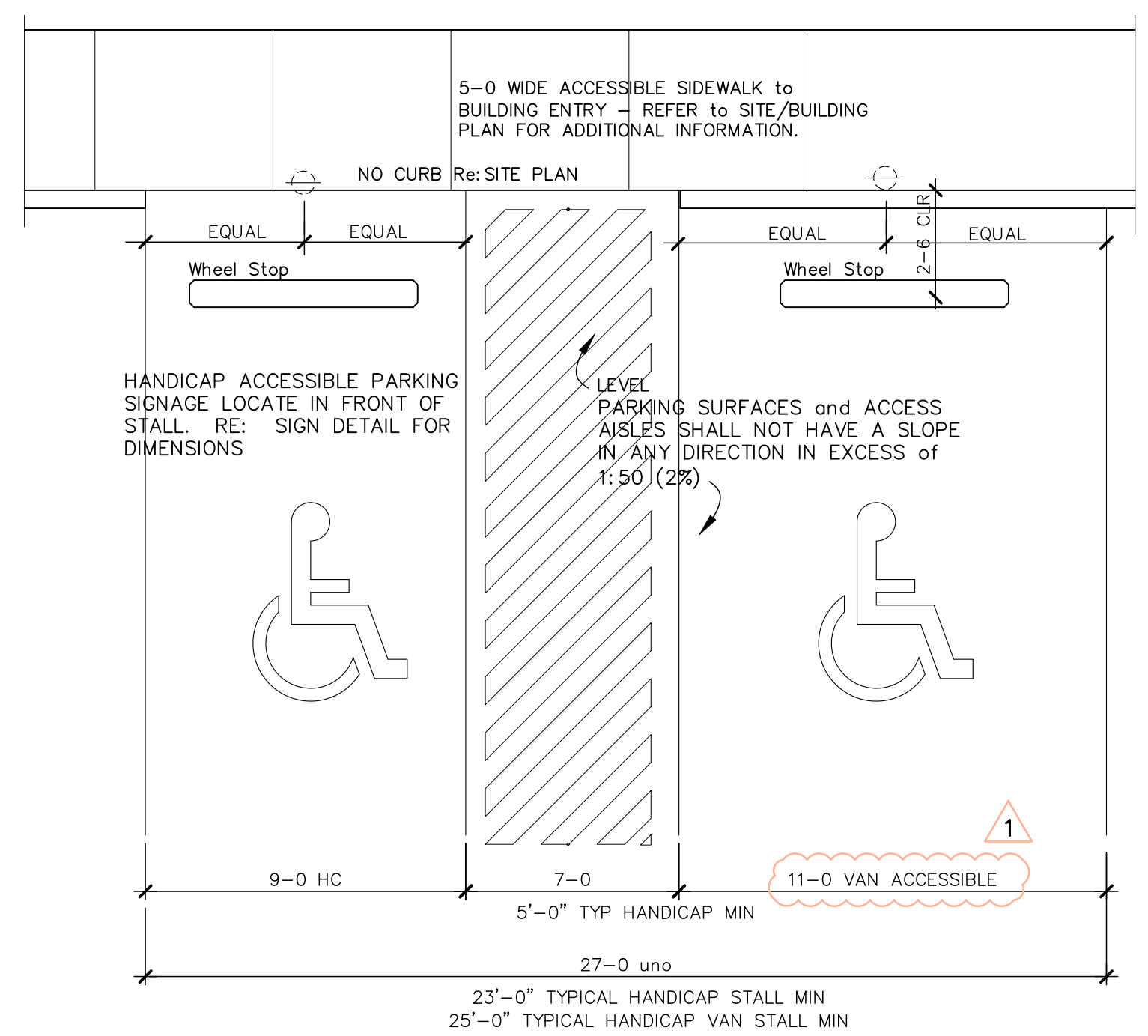
7 SITE DETAILS

DUMPSTER ENCLOSURE 3/4 = 1-0



3 SITE DETAILS

ACCESSIBLE PARKING SPACE NTS



4 SITE DETAILS

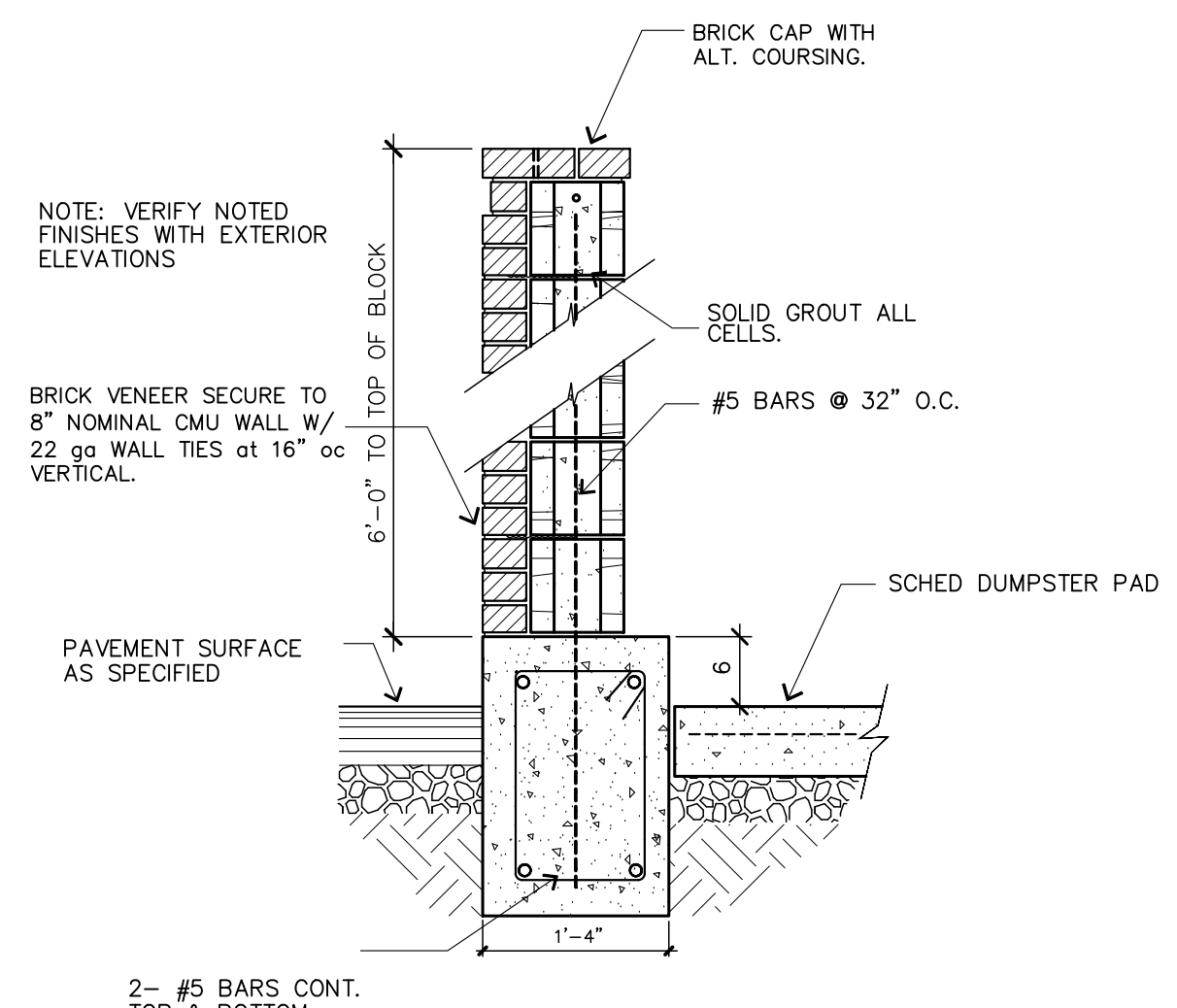
ACCESSIBLE PARKING SPACE NTS

NOTES

- ALL PAVEMENT TO BE ASPHALT OR CONCRETE PER SPECIFICATIONS OUTLINED ON THIS PLAN.
- REINFORCING STEEL SHALL BE GRADE 40 (MIN) #4 REBAR SPACED AT 18" ON CENTER, EACH WAY PLACED AT 1/2 DEPTH OF PAVEMENT SECTION.
- CONC PAVEMENT CONTROL JOINTS TO BE SPACED NO MORE THAN 20 FEET. CONTROL JOINT CAN BE DEFORMED METAL STRIP EMBEDDED IN PAVEMENT OR 1/2" SAW CUT DONE JUST AFTER CONCRETE IS SUFFICIENTLY HARDENED.
- CONC PAVEMENT EXPANSION JOINTS TO BE SPACED NO MORE THAN 80 FEET ON STRAIGHT RUNS AND IN AREAS ADJACENT TO STRUCTURES SUCH AS MANHOLES AND WALLS.
- CONCRETE USED SHALL BE 3000 PSI AT 28-DAYS (MINIMUM).
- SOL SUBGRADE TO BE STABILIZED WITH HYDRATED LIME (APPROXIMATELY 8% BY DRY WEIGHT).
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
- PROVIDE 6" CONCRETE CURB AND GUTTER PER STANDARD DETAILS.

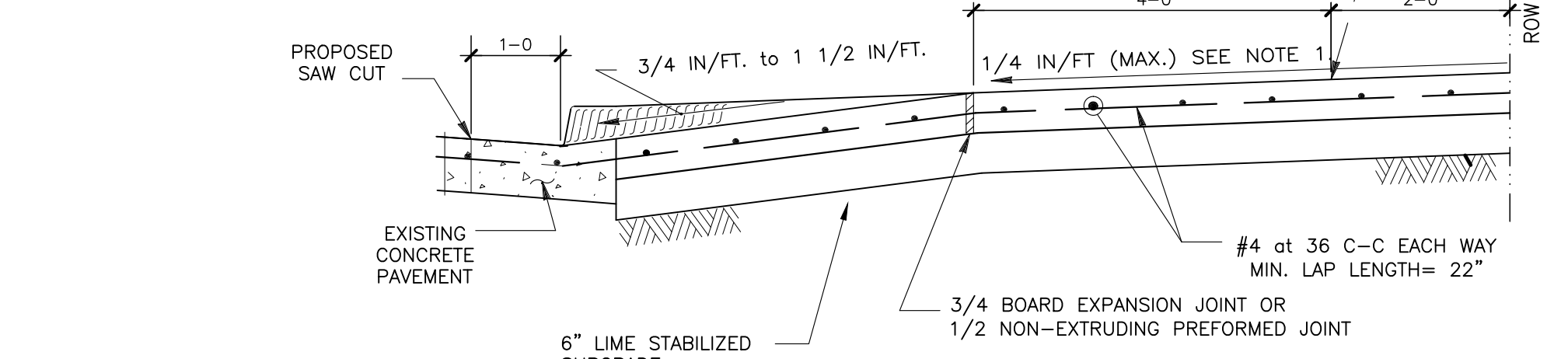
8 DRIVEWAY/ SIDEWALK DETAILS

NTS



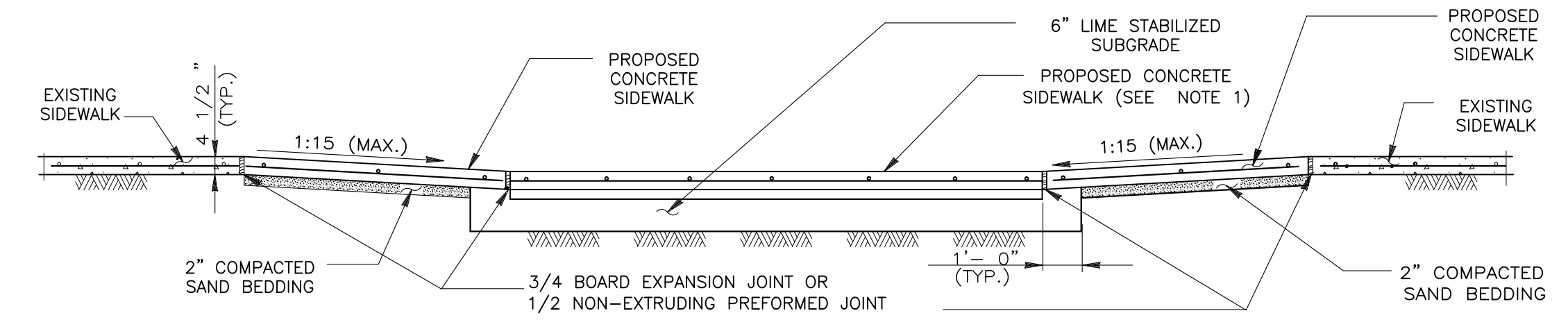
SECTION

3/4=1-0



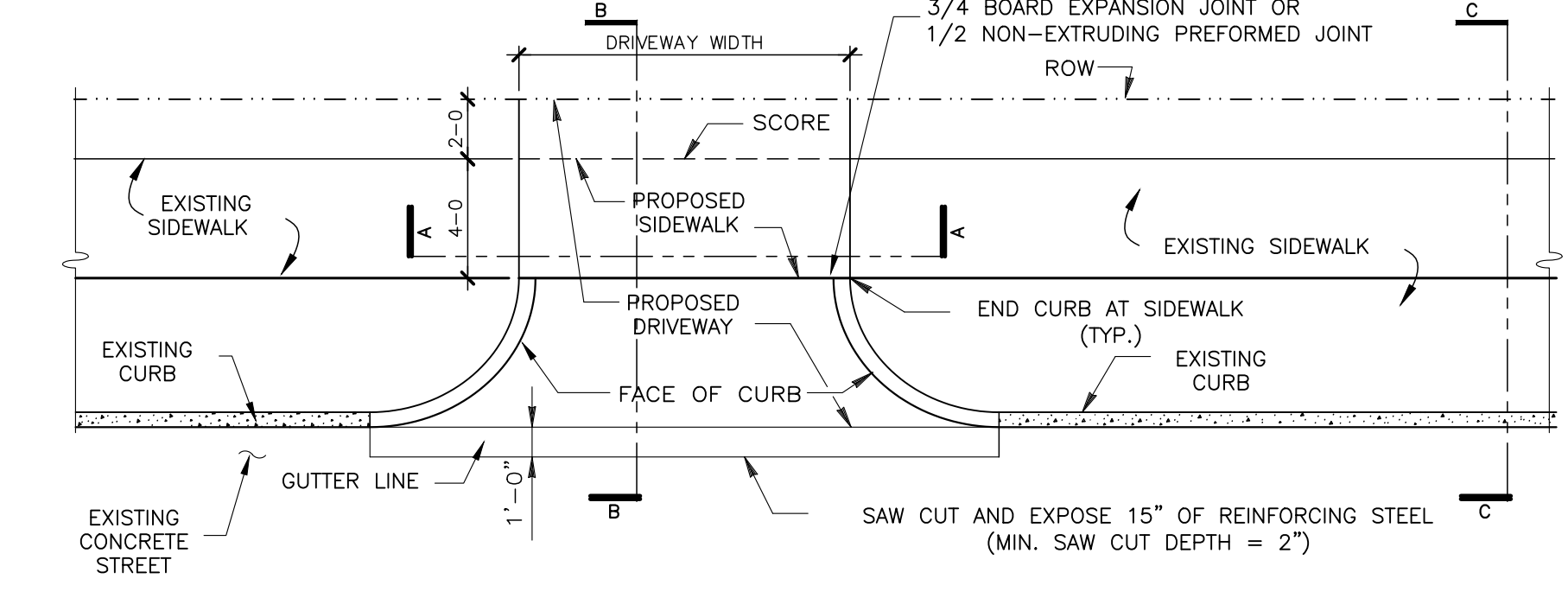
B SECTION TYPICAL DRIVEWAY SECTION

NTS



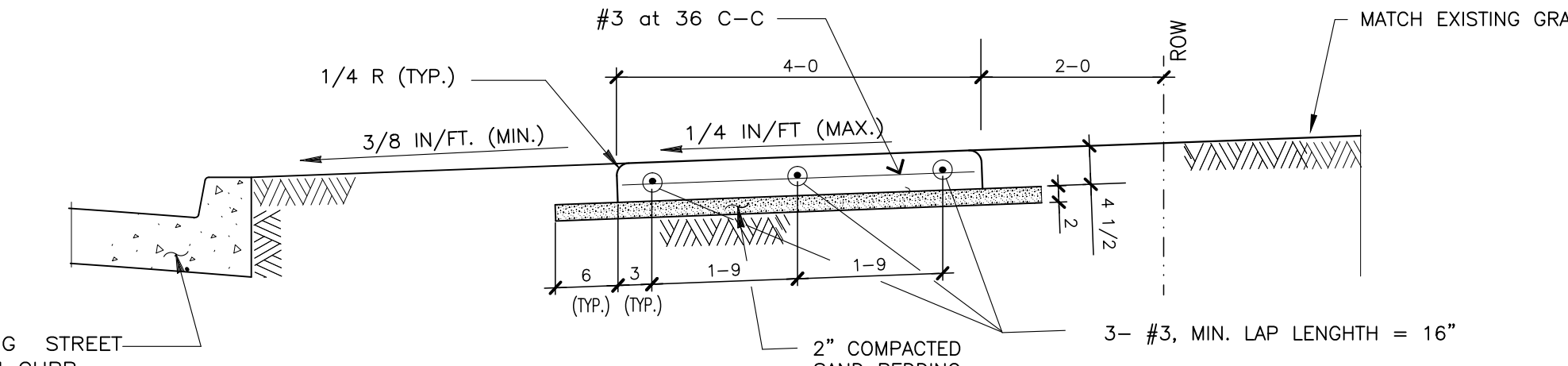
A SECTION PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE ELEVATION DIFFERENCE WITH EXISTING SIDEWALK

NTS



D PLAN VIEW - DRIVEWAY

NTS



C SECTION TYPICAL SIDEWALK SECTION

NTS

- NOTES:
- 6X6 - W2.9XW2.9 WELDED WIRE FABRIC MAY BE USED IN LIEU OF THE REINFORCING STEEL SHOWN.
 - MAXIMUM SPACING FOR EXPANSION JOINTS SHALL BE 36 FEET.
 - SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.



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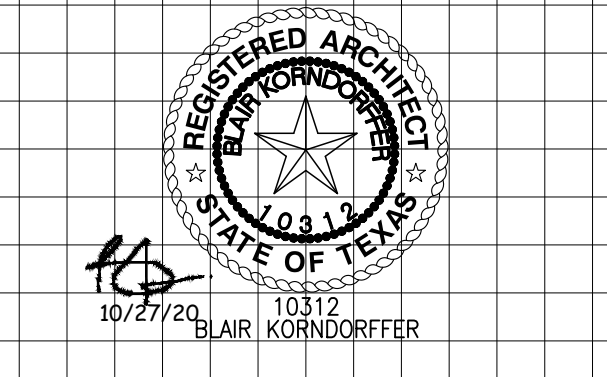
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		10/27/20	Issue for Construction

01/07/21 REVISED per CITY COMMENTS



0 3 2.7 40
SCALE: 3/4
EXCUTTED: JUN 17, 2020 File: 1954-301.dwg (0:00:00)

FRIENDSHIP CENTER

501 S FRIENDSWOOD DR
FRIENDSWOOD, TEXAS

1954.300
Sheet Date: 10/27/20

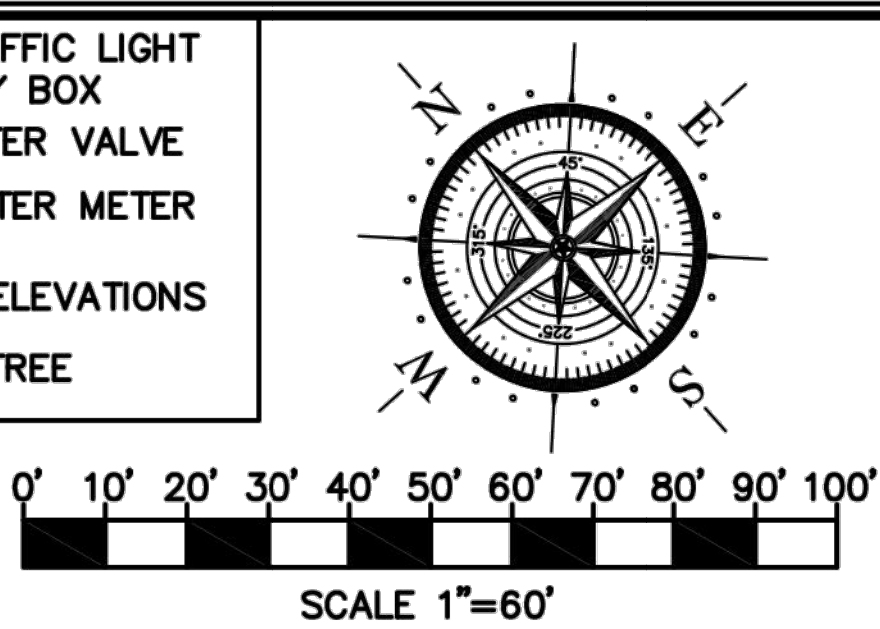
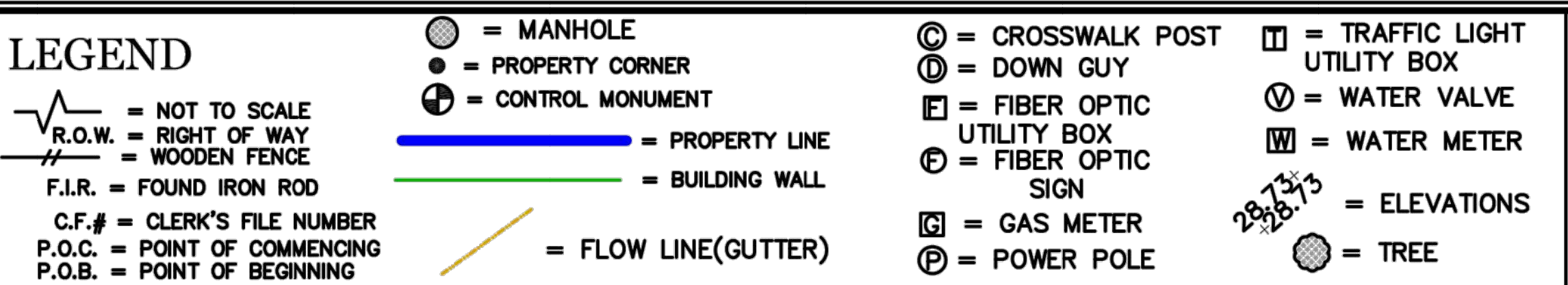
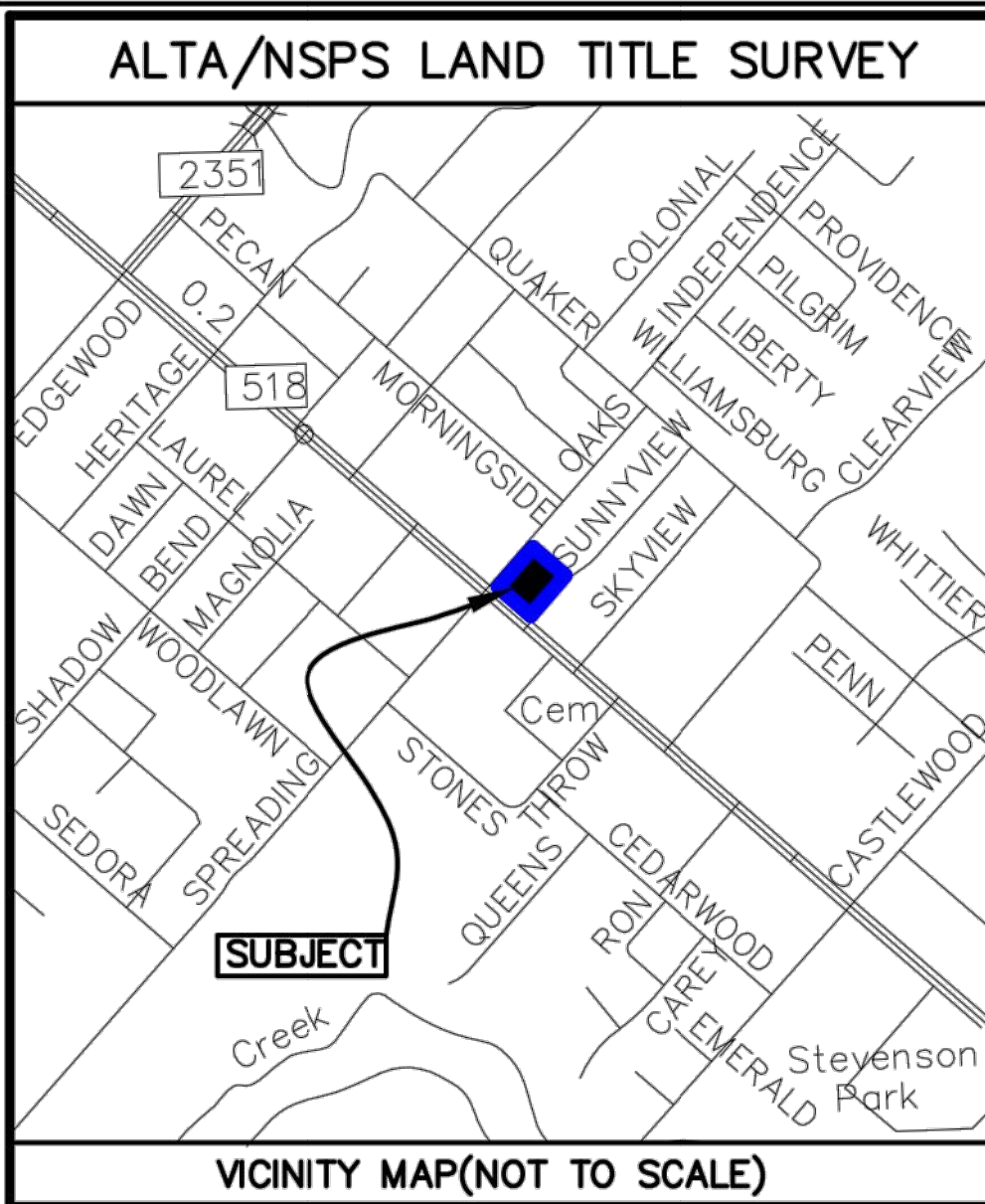
SITE DETAILS

Sheet No.:

A2-03

Drawn By: Project Manager: Project Arch:
MHB JAG JKB

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TREE CHART		
T1=15" PALM	T10=16" PALM	T19=30" OAK
T2=18" PALM	T11=37" OAK	T20=30" HACKBERRY
T3=30" OAK	T12=24" PINE	T21=20" OAK
T4=24" PINE	T13=24" PINE	T22=23" OAK
T5=24" PINE	T14=24" PINE	T23=60" OAK
T6=24" PINE	T15=27" PINE	T24=37" OAK
T7=26" PINE	T16=20" PINE	T25=20" SYCAMORE
T8=26" PINE	T17=30" PINE	
T9=40" OAK	T18=15" PECAN	

SAMSON, COMMERCIAL PROPERTIES, LLC
ABST 151 S MCKISSICK SUR PT OF LOT 2 (2-13)
0.6041 ACRE ±
C.F. 2016027717

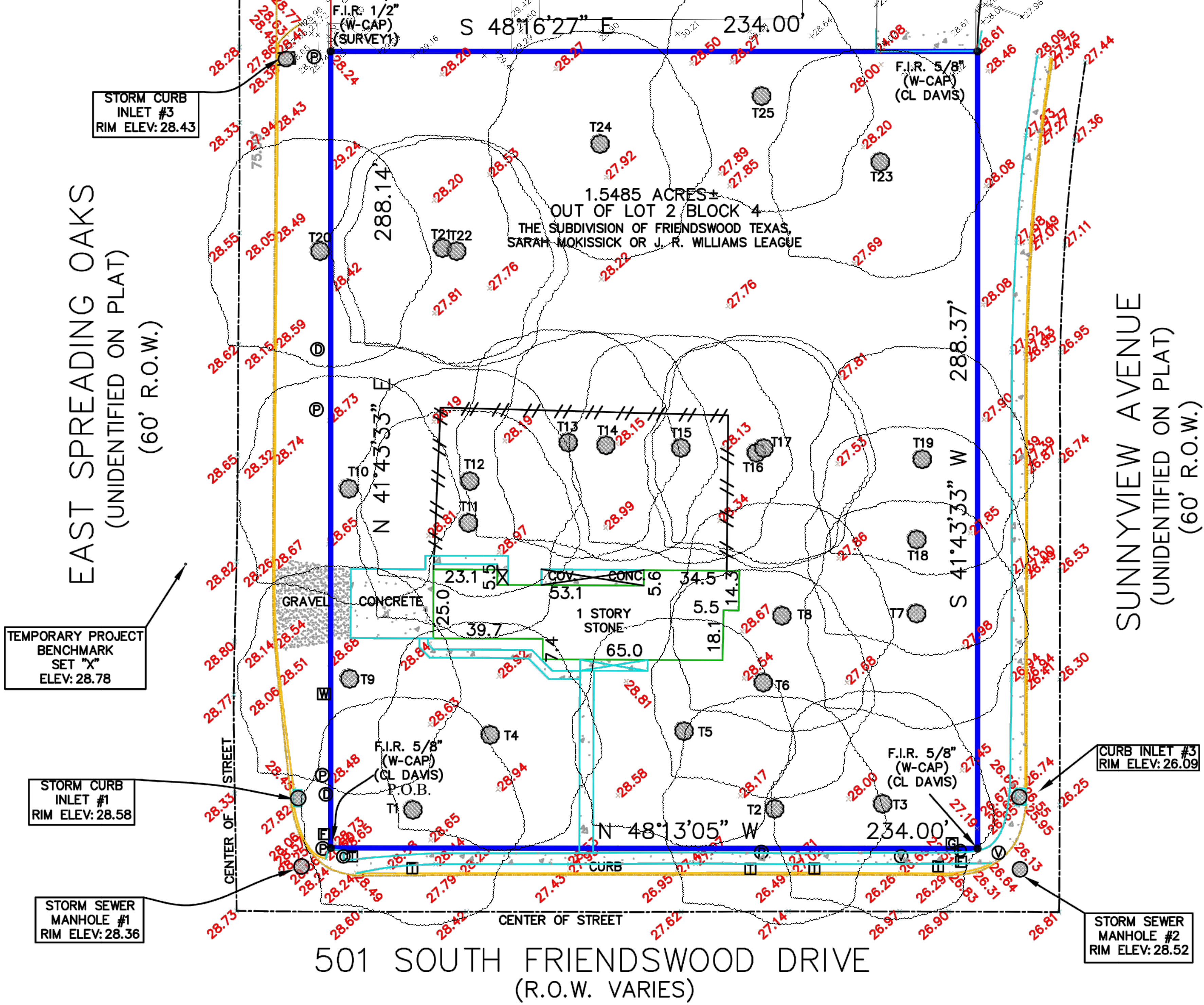


TABLE A ITEMS:

1: MONUMENTS AS SHOWN ON DRAWING
2: ADDRESS-501 SOUTH FRIENDSWOOD DRIVE, PEARLAND, TEXAS, 77549
3: FLOOD ZONE: FIRM PANEL 48167C 0041G, EFFECTIVE DATE 8-15-19, ZONE X
4: GROSS LAND AREA: 1.5485± ACRE
5: ELEVATIONS BASED ON NGS MONUMENT E-459, NGVD1929(1978 ADJUSTMENT)
6A: NOT PROVIDED BY CLIENT
6B: NOT PROVIDED BY CLIENT
8: SUBSTANTIAL FEATURES AS SHOWN ON DRAWING

10: NO PARTY WALLS ON SUBJECT PROPERTY
11A: LOCATION OF UTILITIES AS SHOWN ON DRAWING
11B: NO RAILROAD TRACKS, SPURS OR SIDINGS. MANHOLES, CATCH BASINS, VALVE VAULTS AND SUBTERRANEAN INDICATIONS AS SHOWN ON DRAWING.
13: NAMES OF ADJOINING OWNERS AS SHOWN ON DRAWING
14: PROPERTY IS LOCATED ON AN INTERSECTION

15: FEATURES HAVE BEEN LOCATED BY GROUND MEASUREMENTS
16: NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
18: NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

19: NO WETLAND AREAS
20A: IMPROVEMENTS AS SHOWN ON DRAWING
20B: NO OFFSITE EASEMENTS OR SERVITUDES BENEFITTING PROPERTY

Reviewed & Accepted by: _____

Date _____

Date _____

SURVEY AND SCHEDULE B NOTES:

- SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO 60.00 FOOT PUBLIC RIGHT-OF-WAY E SPREADING OAKS, VARIABLE RIGHT OF WAY S. FRIENDSWOOD DRIVE AND 60.00 FOOT RIGHT OF RIGHT SUNNYVIEW AVE.
- NO EVIDENCE OF GRAVE SITES OR CEMETERIES ON SUBJECT PROPERTY
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OBSERVED
- THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS SHOWN HEREON ARE FROM A TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY G.F. #524952, EFFECTIVE 09-02-2019
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- BEARINGS SHOWN HEREON ARE BASED GALVESTON COUNTY CLERK'S FILE NO. 20018001004

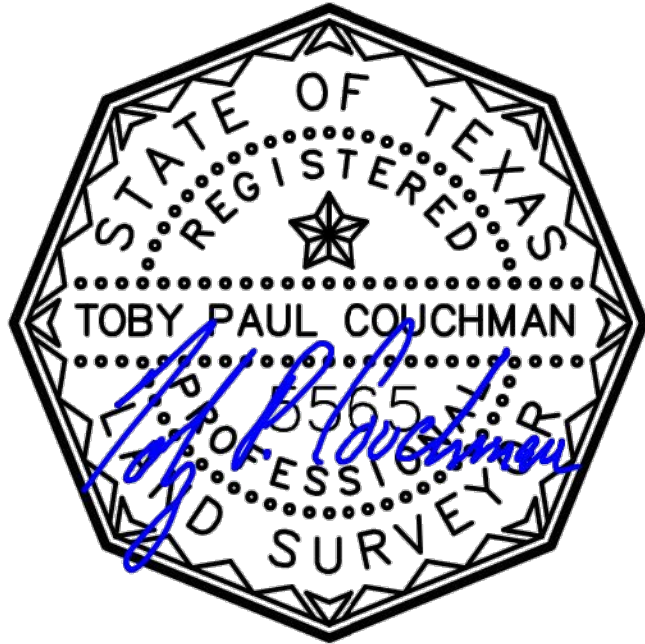
LEGAL DESCRIPTION

1.5485 ACRES OF LAND, MORE OR LESS, OUT OF LOT NO. 2, BLOCK NO. 4, OF THE SUBDIVISION OF FRIENDSWOOD TEXAS, BEING A PART OF THE SARAH MOKISSICK OR J. R. WILLIAMS LEAGUE, SAID FRIENDSWOOD SUBDIVISION SHOWN BY A PLAT PREPARED BY R. W. LUTTRELL, AND DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, TO WHICH PLAT IS REFERRED IN VOLUME 254, PAGE 37 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, TRANSFERRED TO PLAT RECORD 7, MAP NO. 21 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, THE TRACT HERE CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS ATTACHED

ROTHCHILD MOORE INVESTMENTS II,
LLC

ADDRESS

501 SOUTH FRIENDSWOOD DRIVE



CERTIFICATION:
TO: ROTHCHILD MOOR INVESTMENTS, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B., 8, 10, 11A AND 11B, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 9-25-19
DATE OF PLAT OR MAP: 9-27-19

JOB # 1909204

DATE 9-23-19

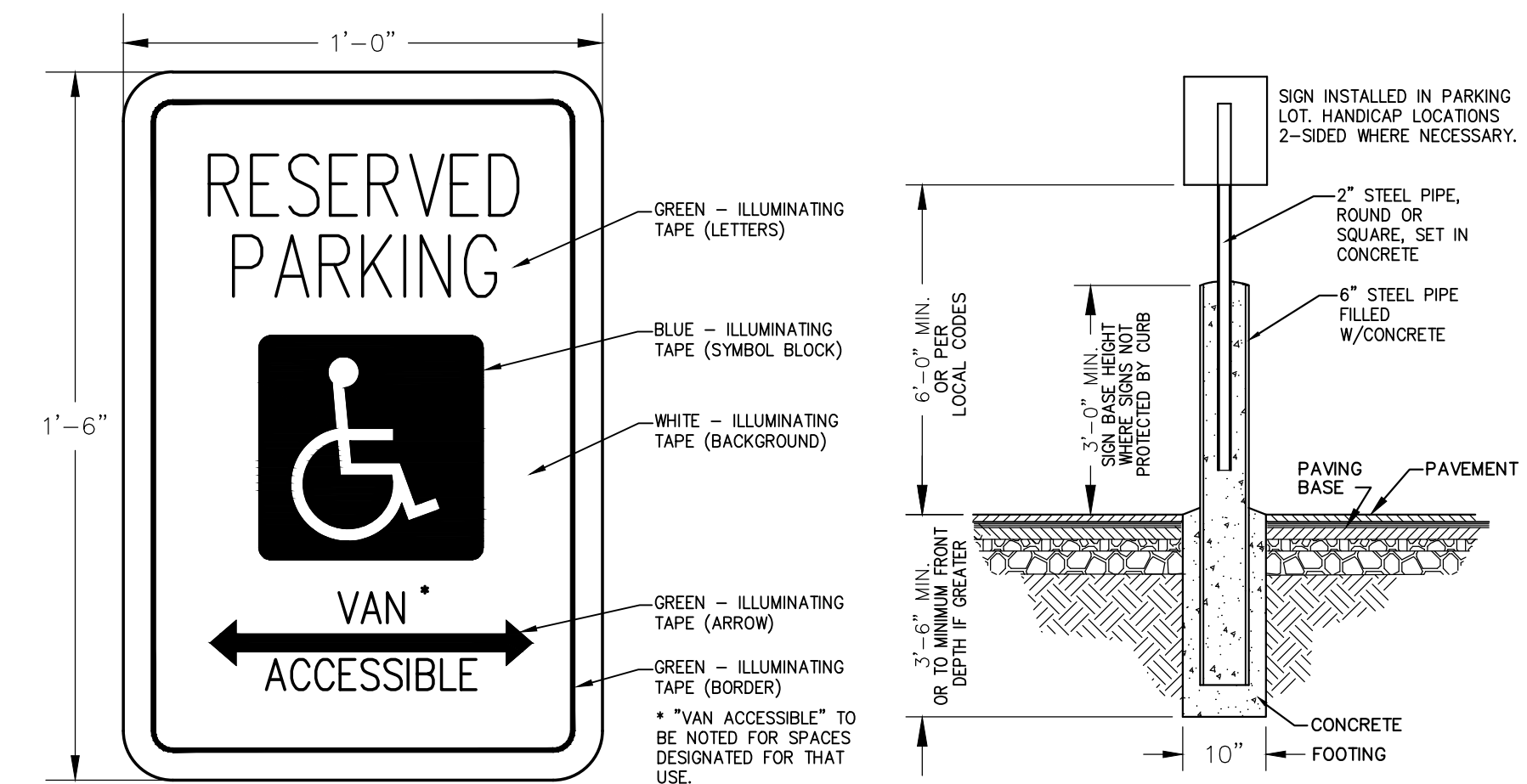
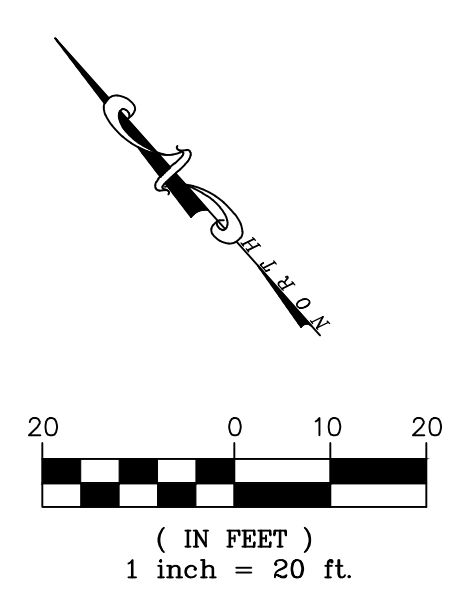
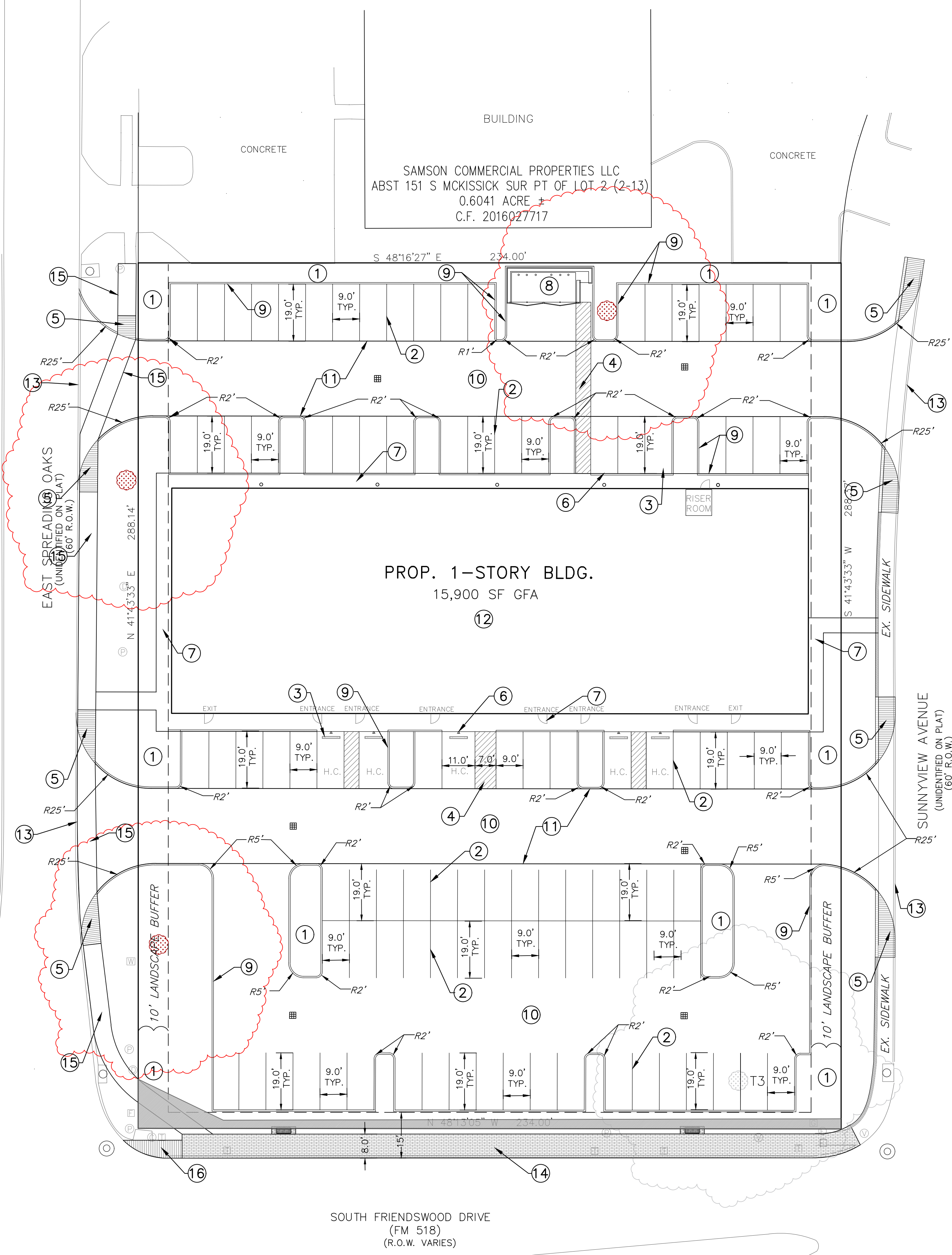
GF# 524952

PRO-SURV

P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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HANDICAP PARKING SIGNAGE DETAIL
SCALE: NTS

KEY NOTE:

- 1 PROP. LANDSCAPE AREA. SEE SHEET 19 FOR DETAILS.
- 2 4" WHITE TRAFFIC PAINT STRIPE (TYPICAL AT PARKING SPACE). TWO (2) COATS OF PAINT REQUIRED.
- 3 PROP. WHEEL STOPS.
- 4 PROP. HANDICAP ACCESS WITH STRIPED PAINT.
- 5 HANDICAP RAMP @ MAX 1:12 SLOPE. SEE SHEET 11 FOR DETAILS.
- 6 ACCESSIBLE PARKING SIGN. SEE DETAILS ON THIS SHEET.
- 7 PROP. CONCRETE SIDEWALK.
- 8 TRASH DUMPSTER.
- 9 6" CONC. CURB. SEE SHEET 11 FOR DETAILS.
- 10 6" CONC. P.V.M.T. ON 6" LIME STABILIZED SUBGRADE. SEE SHEET 11 FOR DETAILS.
- 11 FIRE LANE STRIPING SHALL CONSISTS OF RED TRAFFIC PAINT ON TOP AND SIDE OF FULL CURB OR 12" WIDE STRIPE IF NO CURB. PROVIDE "NO PARKING FIRE LANE TOW AWAY ZONE" AT 30' INTERVALS.
- 12 PROPOSED BUILDING. SEE ARCH. DRAWINGS FOR DETAILS & STRUCTURAL PLANS FOR BLDG DIMENSIONS.
- 13 REMOVE EX. CURB. SAW CUT OF EX. PAVEMENT AND PROVIDE PAVEMENT HEADER. SEE DETAIL ON SHEET 11.
- 14 PROP. 15' PARKLAND
- 15 PROP. 6' CONCRETE SIDEWALK.
- 16 PROP. TYPE 10 CURB RAMP. SEE SHEET 12 FOR DETAILS.

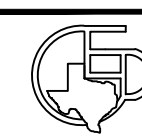
PARKING SUMMARY	
PARKING REQUIREMENTS	
RETAIL STORE:	
4 SPACES PER 1,000 SF OF GFA	
15,900 SF / 1000 X 4 =	63
TOTAL PARKING REQUIRED :	63
PROPOSED PARKING	
STANDARD PARKING (9'x19')	102
HANDICAP PARKING PROVIDED (INCLUDES 1 VAN ACCESSIBLE)	5
TOTAL PARKING PROVIDED :	107

SITE DATA	
SITE AREA: 1.548 AC	
BUILDING SETBACKS	
FRONT: 0 FT	
SIDE: 10 FT	
REAR: 10 FT	
PROP. BUILDING USE: RETAIL	
PROP. BUILDING FOOTPRINT: 15,900 SF	

PROJECT BENCHMARK:
PUBLISHED ELEVATION - 26.34'
FLOODPLAIN REFERENCE MARK NUMBER AW1002 (E-459)
IS A BRASS DISK WHICH IS LOCATED 5.20 MILES
NORTHEAST ALONG FARM ROAD 528 FROM THE JUNCTION
OF STATE HIGHWAY 35 (BUSINESS ROUTE) AT ALVIN,
THENCE 0.1 MILE NORTHEAST ALONG A BLACK TOP
ROAD, THENCE 0.4 MILE NORTHWEST ALONG A BLACK
TOP ROAD, THENCE 0.30 MILE NORTHEAST ALONG A
SHELL ROAD (BRIARMEADOW AVENUE), SOUTHWEST
OF THE JUNCTION OF BRIARMEADOW AVENUE AND SUNSET
DRIVE, 46.0' NORTHWEST OF THE CENTER LINE OF THE
AVENUE, 185.0' SOUTHWEST OF THE CENTER LINE OF THE
DRIVE, 143.0' SOUTHWEST OF A POWER POLE WITH
GUY-WIRE, 77.0' NORTHWEST AND ACROSS THE AVENUE
FROM A SPLIT RAIL FENCE, 34.5' SOUTHWEST OF A
FENCE CORNER, 1.6' NORTH OF A WITNESS POST, SET IN
THE TOP OF A CONCRETE POST PROJECTING 0.2' ABOVE
THE GROUND, AND ABOUT LEVEL WITH THE AVENUE.
(NGVD 1929, 1978 ADJ)

TEMPORARY BENCHMARK:
SET "X"
ELEVATION - 28.78'

FLOOD PLAIN NOTE
THIS PROPERTY LIES IN ZONE "X". ACCORDING TO
F.I.R.M. MAP NO. 48167C 0041G, DATE 8/15/2019.

NO.	DATE	REVISIONS	APP.
			
JILDARDO ARIAS, P.E., CFM DIRECTOR OF ENGINEERING & PROJECTS/ CITY ENGINEER		DATE	
RENE IBARRA, CFM DIRECTOR OF PUBLIC WORKS		DATE	
NOTE: THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.			
 Everest Design Group, LLC Planning, Engineering, Construction Management 907 S. FRIENDSWOOD DRIVE, STE 200 FRIENDSWOOD, TX 77546 PHONE: 281-993-3770 FAX: 281-648-2294			
FRIENDSHIP CENTER 501 S. FRIENDSWOOD DR FRIENDSWOOD, TX 77546			
SITE LAYOUT PLAN			
			
DRAWN BY: BP	PROJECT NO. 2019-1220	SHEET NO. 5	
DESIGNED BY: BP	DATE: JANUARY 11, 2021	OF 19	
APPROVED BY: ST	SCALE: AS SHOWN		

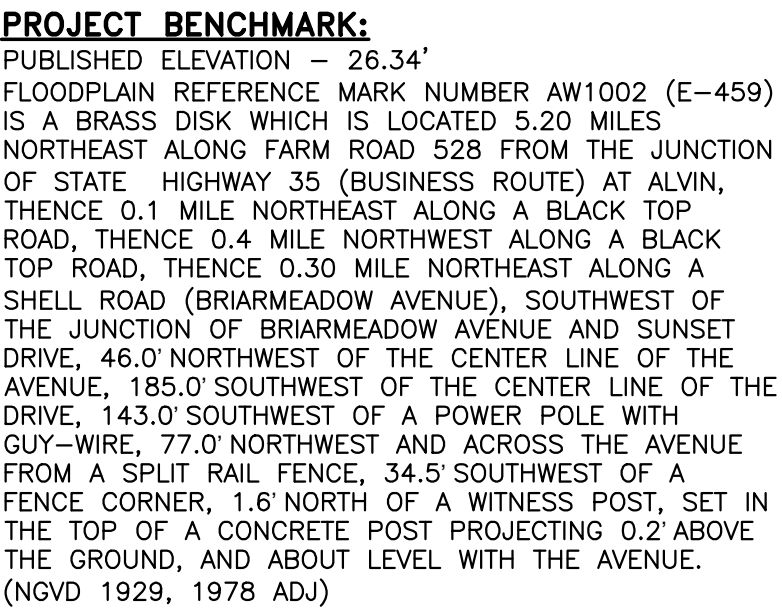


* SEE SHEET 20 FOR LOCATION OF REPLACEMENT TREES

NO.	TREE NUMBER/LOCATION
 NO.	PROTECTED TREE TO BE REMOVED
 NO.	EXISTING TREE TO REMAIN
-----	TREE PROTECTION FENCE (SEE THIS SHEET FOR PROTECTION DETAIL)

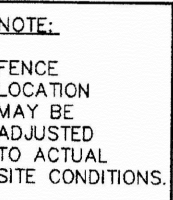
TOTAL CALIPER REQUIRED: 66" CALIPER REQUIRED

TREE NO.	BOTANICAL NAME	DESCRIPTION	TREATMENT
9	QUERCUS SPP.	40" OAK	FENCE
20	CELTIS OCCIDENTALIS	30" HACKBERRY	FENCE
25	PLATANUS OCCIDENTALIS	20" SYCAMORE	FENCE



TEMPORARY BENCHMARK:
SET "X"
ELEVATION - 28.78'

FLOOD PLAIN NOTE
THIS PROPERTY LIES IN ZONE "X". ACCORDING TO
F.I.R.M. MAP NO. 48167C 0041G, DATE 8/15/2019.



NO.	DATE	REVISIONS	APP.
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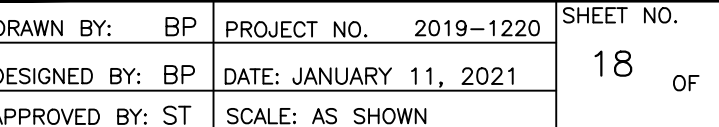
RENE IBARRA, CFM
DIRECTOR OF PUBLIC WORKS

NOTE:

THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRENDSWOOD. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY FIVE (365) CALENDAR DAYS. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.



TREE PROTECTION & MITIGATION PLAN





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 11, 2021

Subject: Consideration and possible action regarding the Final Plat of Avalon at Friendswood Section 1

Action: Significant

SUMMARY / ORIGINATING CAUSE

This plat is to create the first 50 lots for residential use based on the approved Planned Unit Development (PUD).

Requirement for Residential Lots backing up to Friendswood Lakes Blvd (Community Overlay District)
b. Residential.

(1) Residential developments not facing a COD thoroughfare shall be required to install a visual barrier to a minimum mature height of six feet as measured from the finished grade. The barrier shall be set back from the street right-of-way line by a minimum of ten feet. Various materials may be utilized, including landscaped earth berms, provided the materials are durable and require low maintenance. All barriers shall be maintained by the owner of the property on which such barrier is located, or by a homeowners' association. If a homeowners' association is to provide such maintenance, the obligations therefor shall be set forth in writing, and filed of record in the same manner that other restrictive covenants are filed. Subdivision plats submitted for residential property along a COD corridor shall include detailed information and visual representations of the proposed barrier, and such other information as deemed necessary by the planning and zoning commission to establish compliance with this subsection.

(2) Trees shall be planted adjacent to the barrier, on the COD thoroughfare side, at intervals of 25 feet, with one-half having a minimum caliper of four inches and one-half having a minimum caliper of two inches. Existing qualified trees may be counted toward fulfillment of this requirement, provided that the size, species, and guaranteed duration shall meet the criteria of the landscaping section of this appendix. (Clustering of trees shall be permitted, provided, however, clustering shall not reduce the number of required trees, and trees shall not be clustered so as to lessen the survival rate of other trees.)

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

RECOMMENDATIONS

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Parks, Fire Marshal, and Police Department. The plat appears to meet current codes and requirements, but is subject to approval by the Planning and Zoning Commission.

ATTACHMENTS

1. Avalon at Friendswood Final Plat Compliance Memo
2. Avalon at Friendswood Final Plat
3. Rev_Avalon at Friendswood-Landscape Plan-2-9-21

Memo

To: Planning and Zoning Commission
From: Becky Bennett, Development Coordinator
Date: February 5, 2021
Re: Avalon at Friendswood Section 1 Final Plat

Project Description: This plat is to create the first 50 lots for residential use based on the approved Planned Unit Development (PUD).

The plans were reviewed by staff in the following departments: Planning, Public Works, Engineering, Parks, Fire Marshal, and Police Department.

Approval Options:

- ☐ Approval
Standards for approval. The Commission shall approve a plat if:
 - (1) It conforms to the general plan of the City of Friendswood and the current and futures streets, alleys, parks, playgrounds, and public utility facilities;
 - (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
 - (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

- ☐ Conditional Approval with the following conditions*

- ☐ Disapproval due to the following reasons*

*Each condition or reason specified must be directly related to the requirements under the subdivision platting law and include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable, and conditions or reasons may not be arbitrary.

*Requires reconsideration by the Planning and Zoning Commission.

Outstanding Conditions/Reasons:

None.

Additional Comments:

None.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, OWNER, HERENAFTER REFERRED TO AS OWNER, OF THE 68.577 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT FRIENDSWOOD SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC EASEMENTS SHOWN HEREON

IN TESTIMONY WHEREOF, THE TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, AUTHORIZED AGENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2021.

TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, FOR TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

BRENDA MCCULLAH
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/23/2023

I, AARON FERGUSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OR CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 7)

AARON G. FERGUSON, R.P.L.S.
TEXAS REGISTRATION NO. 6601

LIENHOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT:

WE, YELLOWSTONE HILL COUNTRY RANCHING, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT KNOWN AS AVALON AT FRIENDSWOOD SECTION 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERK'S FILE NO. 2019061401 OF THE MORTGAGE RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE OF LIENHOLDER)

(PRINT NAME)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (NAME), _____ (TITLE) OF YELLOWSTONE HILL RANCHING, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

(SIGNATURE OF NOTARY PUBLIC)
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT FRIENDSWOOD SECTION 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF

THIS PLAT THIS _____ DAY OF _____, 2021.

BY: _____
JOE MATRANGA
CHAIRMAN

ATTEST: _____
BECKY BENNETT
DEVELOPMENT COORDINATOR

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER AND DIRECTOR OF ENGINEERING OF THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: _____
JILDARDO ARIAS, P.E., CFM
CITY ENGINEER/DIRECTOR OF ENGINEERING

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT NOTES:

- BUILDINGS, FENCES OR OTHER PERMANENT IMPROVEMENTS SHALL NOT BE ERECTED IN GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT (THE DISTRICT) RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER UNLESS ALL REQUIREMENTS MENTIONED IN NOTE # 3 HAVE BEEN SATISFIED AND THE DISTRICT HAS ACCEPTED THE FACILITY FOR MAINTENANCE.
- THE DETENTION FACILITY IS TO BE MAINTAINED BY THE DISTRICT PROVIDED THAT THE DISTRICT HAS APPROVED THE CONSTRUCTION OF THE FACILITY, THE DEVELOPER HAS PAID THE REQUIRED FEE, THE SITE AND ACCESS HAS BEEN DEEDED TO THE DISTRICT IN FEE, AND SUBJECT TO APPROVAL BY THE BOARD.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE DISTRICT. CONSTRUCTION OF DETENTION IMPROVEMENTS SHALL PRECEED THE CONSTRUCTION OF IMPERVIOUS COVER ON SITE.
- ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO THE DISTRICT FOR APPROVAL.
- PLANTINGS, FLOWERBEDS OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.
- NO BUILDING PERMIT SHALL BE APPLIED FOR UNTIL ALL DRAINAGE AND DETENTION FACILITIES ARE CONSTRUCTED, INSPECTED AND APPROVED BY THE DISTRICT.
- NO PERMANENT IMPROVEMENTS INCLUDING LANDSCAPING, PAVING, TREES, SPRINKLERS, UTILITIES, PLAYGROUND EQUIPMENT, PARK BENCHES, TABLES, SPORT FIELDS, PIERS, OR SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE DETENTION FACILITY (INCLUDING MAINTENANCE BERMS) WITHOUT SPECIFIC, PRIOR APPROVAL OF THE DISTRICT.

APPROVED BY THE GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT

DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT THE ABOVE WAS SIGNED BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER HAVING REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "DRAINAGE CRITERIA MANUAL". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. PLEASE NOTE THAT THIS DOES NOT NECESSARILY MEAN THAT THE PLAT HAS BEEN COMPLETELY CHECKED AND VERIFIED. THE PLAT AS SUBMITTED, WAS PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE SURVEYING IN THE STATE OF TEXAS, WHICH CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT SURVEYOR.

I, DWIGHT D. SULLIVAN, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK (A.M. OR P.M.), AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK (A.M. OR P.M.), IN PLAT RECORD _____ MAP NUMBER _____, GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN
COUNTY CLERK OF
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

- BENCHMARK: TSARP MONUMENT 010095: A STAINLESS METAL ROD WITH 10' SLEEVE ACCESSED THROUGH A 5" LOGO CAP STAMPED HGCSO 54 1986. THE POINT IS LOCATED NEAR THE SOUTH SIDE OF THE CLEAR CREEK DRAINAGE DISTRICT PARKING LOT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 528 AND WHITAKER DR. THE POINT IS +/- 87 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF WHITAKER DR AND +/- 80 SOUTH OF THE SOUTH EDGE OF PAVEMENT OF FM 528.
ELEVATION = 29.43 FEET (NAV088 2001 ADJ.)
SURFACE COORDINATES N 13750258.374 E 3176668.913
- T.B.M. INDICATES TEMPORARY BENCHMARK
TBM-A: A CHISELED BOX IN CONCRETE HEADWALL AT THE SOUTH SIDE OF EAGLE LAKES DR. THE POINT IS LOCATED +/- 256 FEET EAST OF THE INTERSECTION OF EAGLE LAKES DR AND SANDY LAKE DR.
ELEVATION = 28.44 FEET (NAV088 2001 ADJ.)
SURFACE COORDINATES N 13747333.438 E 3178382.485
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998697934.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48167C-0202G, EFFECTIVE AUGUST 15, 2019, PROPERTY LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON AN ON THE GROUND SURVEY.
- THREE-QUARTER (3/4) INCH IRON RODS WITH PLASTIC CAP MARKED "LIA SURVEY" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACRESAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
- LOTS BACKING OR SIDING FRIENDSWOOD LAKES BLVD. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
- THIS PLAT IS SUBJECT TO AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT, AMENDMENT NO.1 ORDINANCE 2019-37.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL CURB AND GUTTER STREETS PER THE APPROVED SIDEWALK ACCESSIBILITY PLAN. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN PRIVATE EASEMENTS. THE AVALON AT FRIENDSWOOD HOA SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE AVALON AT FRIENDSWOOD HOA.
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT OF WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE AVALON AT FRIENDSWOOD HOA.
- THIS IS A GATED SUBDIVISION AND ALL INTERNAL STREETS WILL BE "E/PUE" (INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT.)
- THE BOUNDARY CLOSURE CALCULATIONS ARE WITHIN 1:10,000.

LEGEND:

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
I.E./P.U.E	INDICATES INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT
RES.	INDICATES RESERVE
G.C.C.F	INDICATES GALVESTON COUNTY CLERK'S FILE NUMBER
G.C.M.R.	INDICATES GALVESTON COUNTY MAP RECORDS
G.C.P.R.	INDICATES GALVESTON COUNTY PLAT RECORDS
G.C.O.P.R.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
G.C.O.P.R.P.	INDICATES GALVESTON COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	INDICATES GALVESTON COUNTY DEED RECORDS
(S)	INDICATES SET SURVEY ROD
(F)	INDICATES FOUND SURVEY ROD

DESCRIPTION OF
68.577 ACRES
AVALON AT FRIENDSWOOD SECTION 1

BEING 68.577 ACRES OF LAND LOCATED IN THE MARY FABREAU SURVEY, ABSTRACT NUMBER 69, GALVESTON COUNTY, TEXAS, OUT OF THE REMAINDER OF A CALLED 96.944 ACRE TRACT DESCRIBED IN A DEED TO TAYLOR MORRISON OF TEXAS, INC. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2019064239 OF THE OFFICIAL PUBLIC RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.O.P.R.), A CALLED 59.521 ACRE TRACT DESCRIBED IN A DEED TO TAYLOR MORRISON OF TEXAS, INC. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2019061400, G.C.O.P.R., AND OUT OF A CALLED 4.994 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF FRIENDSWOOD BY INSTRUMENT OF RECORD IN FILE NUMBER 2019064237 G.C.O.P.R., SAID 68.577 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 {NAD2011} EPOCH 2010.00):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "WILSON SURVEY GROUP" FOUND FOR THE NORTHWEST CORNER OF SAID 96.944 ACRE TRACT, THE NORTHEAST CORNER OF EAGLE LAKES, SECTION 5, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 554 OF THE MAP RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.M.R.) AND IN THE SOUTH LINE OF FALCON RIDGE, SECTION THREE, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 282, G.C.M.R., FROM WHICH A 5/8-INCH IRON ROD FOUND IN THE COMMON LINE OF SAID EAGLE LAKES, SECTION 5 AND FALCON RIDGE, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 270, G.C.M.R. BEARS, NORTH 48° 14' 26" WEST, 1,044.90 FEET;

THENCE, SOUTH 41° 54' 02" WEST, ALONG THE WEST LINE OF SAID 96.944 ACRE TRACT, 2,541.04 FEET TO THE SOUTHWEST CORNER OF SAID 4.994 ACRE TRACT, IN THE WEST LINE OF SAID 96.944 ACRE TRACT AND IN THE EAST LINE OF LOT 19 OF THE DAVID FAHAY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 118, PAGE 415 OF THE DEED RECORDS OF SAID GALVESTON COUNTY, TEXAS (G.C.D.R.), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID 4.994 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- SOUTH 49° 21' 21" EAST, 631.56 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;
- 601.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 16° 24' 10", AND A CHORD WHICH BEARS SOUTH 57° 33' 25" EAST, 599.14 FEET TO A POINT FOR CORNER;
- SOUTH 65° 45' 30" EAST, 757.75 FEET TO A POINT IN THE SOUTH LINE OF SAID 4.994 ACRE TRACT;

THENCE, NORTH 24° 15' 06" EAST, 100.00 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID 4.994 ACRE TRACT;

THENCE, SOUTH 65° 45' 30" EAST, ALONG SAID NORTH LINE, 198.84 FEET TO THE NORTHEAST CORNER OF SAID 4.994 ACRE TRACT, THE EAST LINE OF SAID 96.944 ACRE TRACT, AND IN THE WEST LINE OF RESTRICTED RESERVE "A", BLOCK 1, SIERRA AT WEST RANCH, SECTION ONE, A SUBDIVISION OF RECORD UNDER FILE NUMBER 2014009933 G.C.M.R.;

THENCE, SOUTH 03° 05' 47" EAST, ALONG THE EAST LINES OF SAID 96.944 ACRE TRACT AND SAID 4.994 ACRE TRACT AND THE WEST LINES OF SAID RESERVE "A", AND FRIENDSWOOD LAKES BOULEVARD (WIDTH VARIES) OF RECORD UNDER FILE NUMBER 2017033870, G.C.M.R., 26.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" FOUND FOR A COMMON CORNER OF SAID 96.944 ACRE TRACT AND SAID 4.994 ACRE TRACT, IN THE WEST LINE OF SAID FRIENDSWOOD LAKES BOULEVARD, BEING A NORTHERLY CORNER OF A CALLED 941.89 ACRE TRACT (FIRST TRACT) TO WESLEY WEST CATTLE COMPANY RECORDED UNDER FILE NUMBER 9222784 G.C.O.P.R. SAME BEING A COMMON CORNER OF THE CITY OF FRIENDSWOOD, CITY LIMITS AND LEAGUE CITY, CITY LIMITS;

THENCE, SOUTH 41° 52' 46" WEST, ALONG THE COMMON LINE OF SAID 94.944 ACRE TRACT AND SAID 941.89 ACRE TRACT, SAID CITY LIMITS LINE, 928.29 FEET TO THE SOUTHEAST CORNER OF SAID 94.944 ACRE TRACT AND THE NORTHEAST CORNER OF AFOREMENTIONED 59.521 ACRE TRACT;

THENCE, SOUTH 41° 50' 53" WEST, ALONG THE COMMON LINE OF SAID 59.521 ACRE TRACT AND SAID 941.89 ACRE TRACT, 1,220.71 FEET TO THE SOUTHEAST CORNER OF SAID 59.521 ACRE TRACT AND A REENTRANT CORNER OF SAID 941.89 ACRE TRACT;

THENCE, NORTH 48° 09' 01" WEST, CONTINUING ALONG THE COMMON LINE OF SAID 59.521 ACRE TRACT AND SAID 941.89 ACRE TRACT AND PARTIALLY ALONG THE SOUTH LINE OF SAID 59.521 ACRE TRACT, COMMON TO THE NORTH LINE OF A CALLED 26.921 ACRE TRACT DESCRIBED IN A DEED TO TAYLOR MORRISON OF TEXAS, INC. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2019061400, G.C.O.P.R., 491.82 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" BEARS, NORTH 48° 09' 01" WEST, 1,092.46 FEET;

THENCE, NORTH 13° 14' 32" WEST, DEPARTING THE SOUTH LINE OF SAID 59.521 ACRE TRACT, COMMON TO THE NORTH LINE OF SAID 26.921 ACRE TRACT, 1,516.44 FEET TO A POINT FOR CORNER;

THENCE, NORTH 72° 03' 35" WEST, 247.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 19° 57' 19" EAST, 7.22 FEET TO A POINT FOR CORNER;

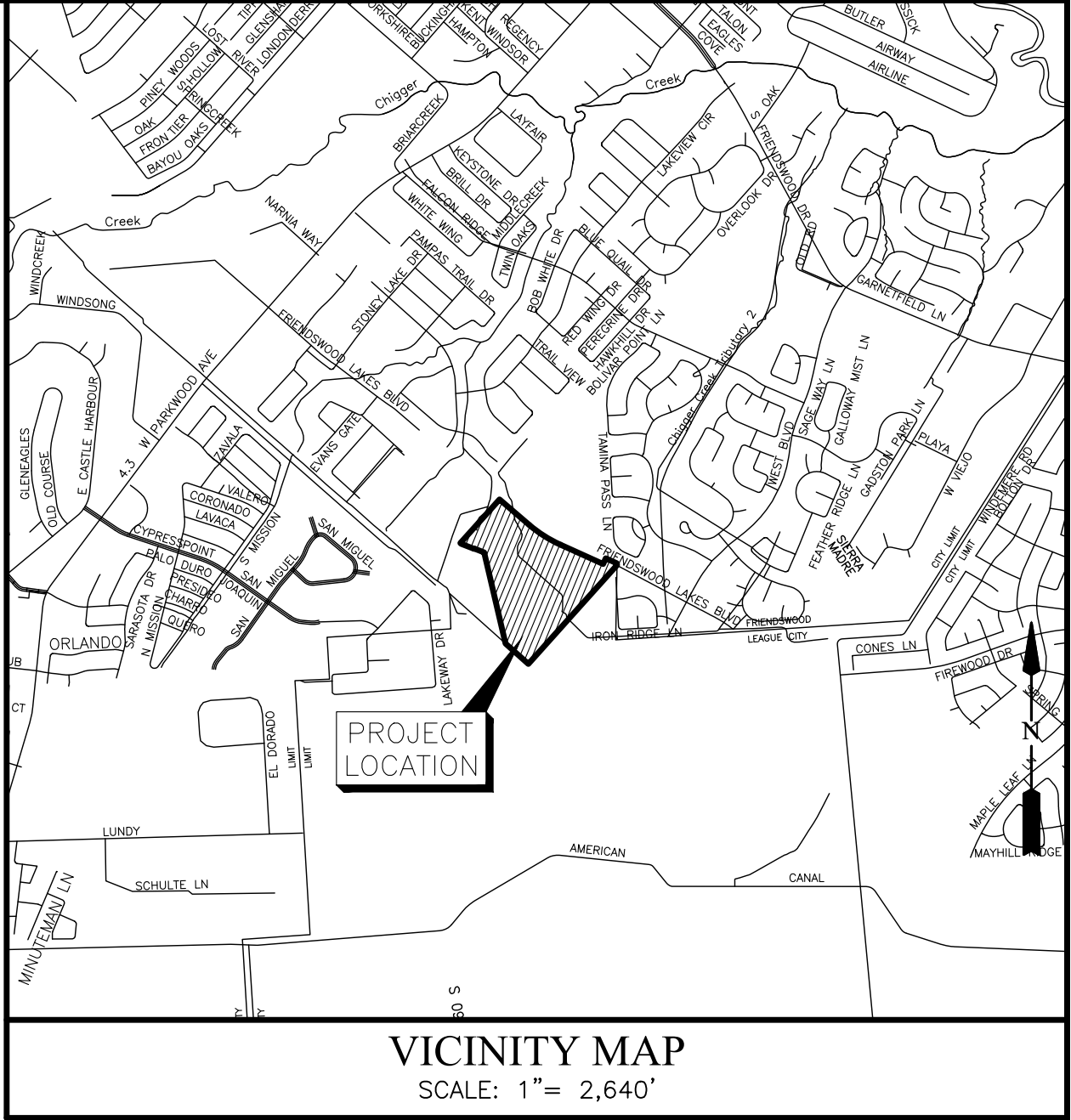
THENCE, NORTH 72° 03' 35" WEST, 152.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48° 06' 56" WEST, 20.12 FEET A POINT FOR CORNER IN THE WEST LINE OF SAID 59.521 ACRE TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" BEARS, SOUTH 41° 53' 04" WEST, 713.57 FEET;

THENCE, NORTH 41° 53' 04" EAST, ALONG SAID WEST LINE, 508.87 FEET TO THE NORTHWEST CORNER OF SAID 59.521 ACRE TRACT, THE SOUTHWEST CORNER OF THE AFOREMENTIONED 94.944 ACRE TRACT, THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 19, AND IN THE NORTH LINE OF LOT 20 OF THE AFOREMENTIONED DAVID FAHAY SUBDIVISION;

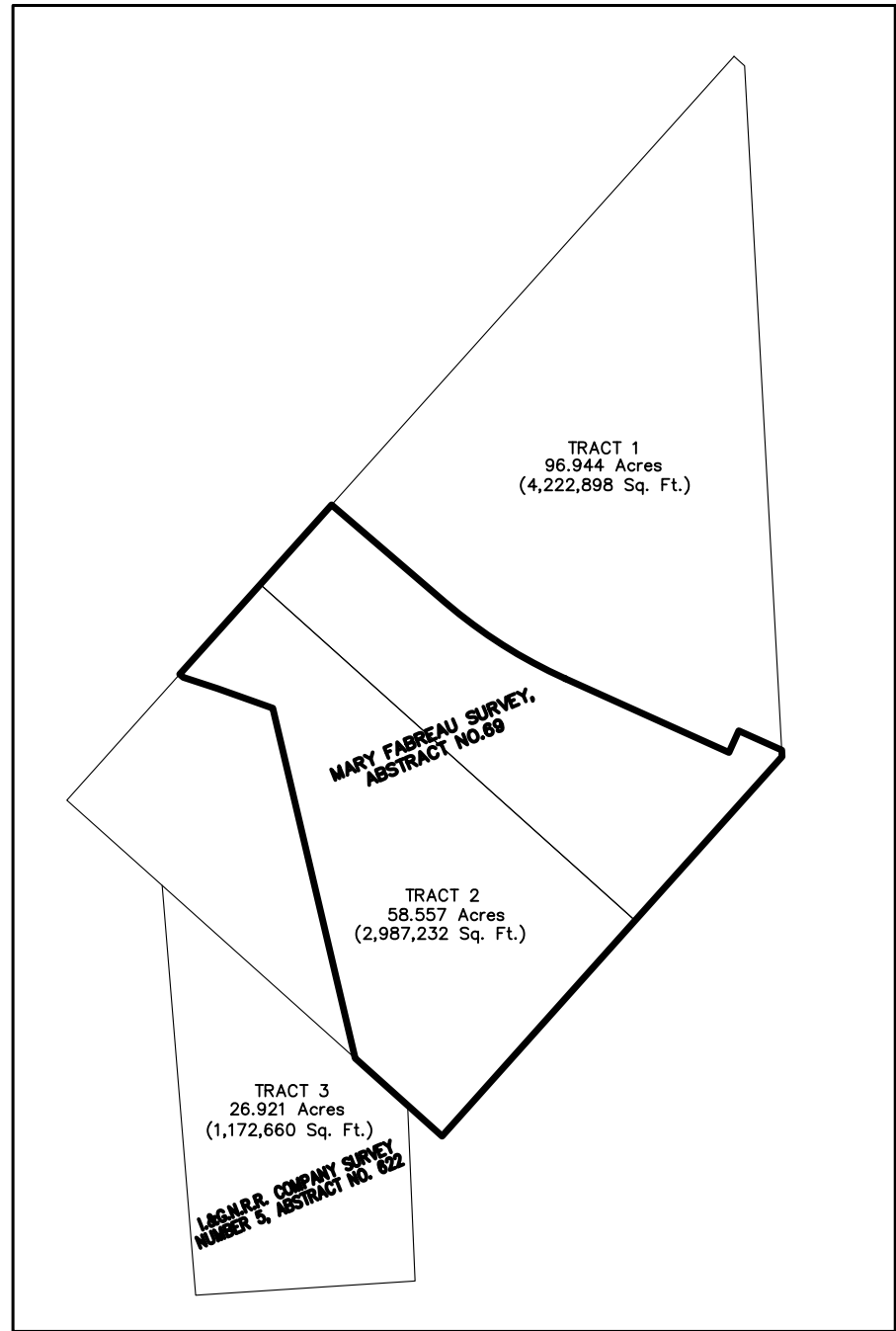
THENCE, NORTH 41° 54' 02" EAST, ALONG THE WEST LINE OF SAID 94.944 ACRE TRACT AND THE EAST LINE OF SAID LOT 19, 450.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.577 ACRES OF LAND.

THE CORNER MONUMENTS WERE NOT SET AT THE CLIENT'S REQUEST.



VICINITY MAP
SCALE: 1"= 2,640'

KEY MAP NO. 656V&S



PARTIAL PLAT DRAWING EXHIBIT
(NOT TO SCALE)

A PARTIAL FINAL PLAT OF

AVALON AT FRIENDSWOOD SECTION 1

A PRIVATE SUBDIVISION OF 68.577 ACRES OF LAND
SITUATED IN THE

MARY FABREAU, ABSTRACT 69,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

50 LOTS 24 RESERVES (44.785 ACRES) 6 BLOCKS

DATE: FEBRUARY 5, 2021

JOB NO. 0074-0410A

OWNER:

TAYLOR MORRISON
OF TEXAS, INC.

BOBBY SKINNER
DIRECTOR OF LAND DEVELOPMENT
2929 BRIARPARK DRIVE, SUITE 400,
HOUSTON, TEXAS 77042
PH. (281) 598-3040

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

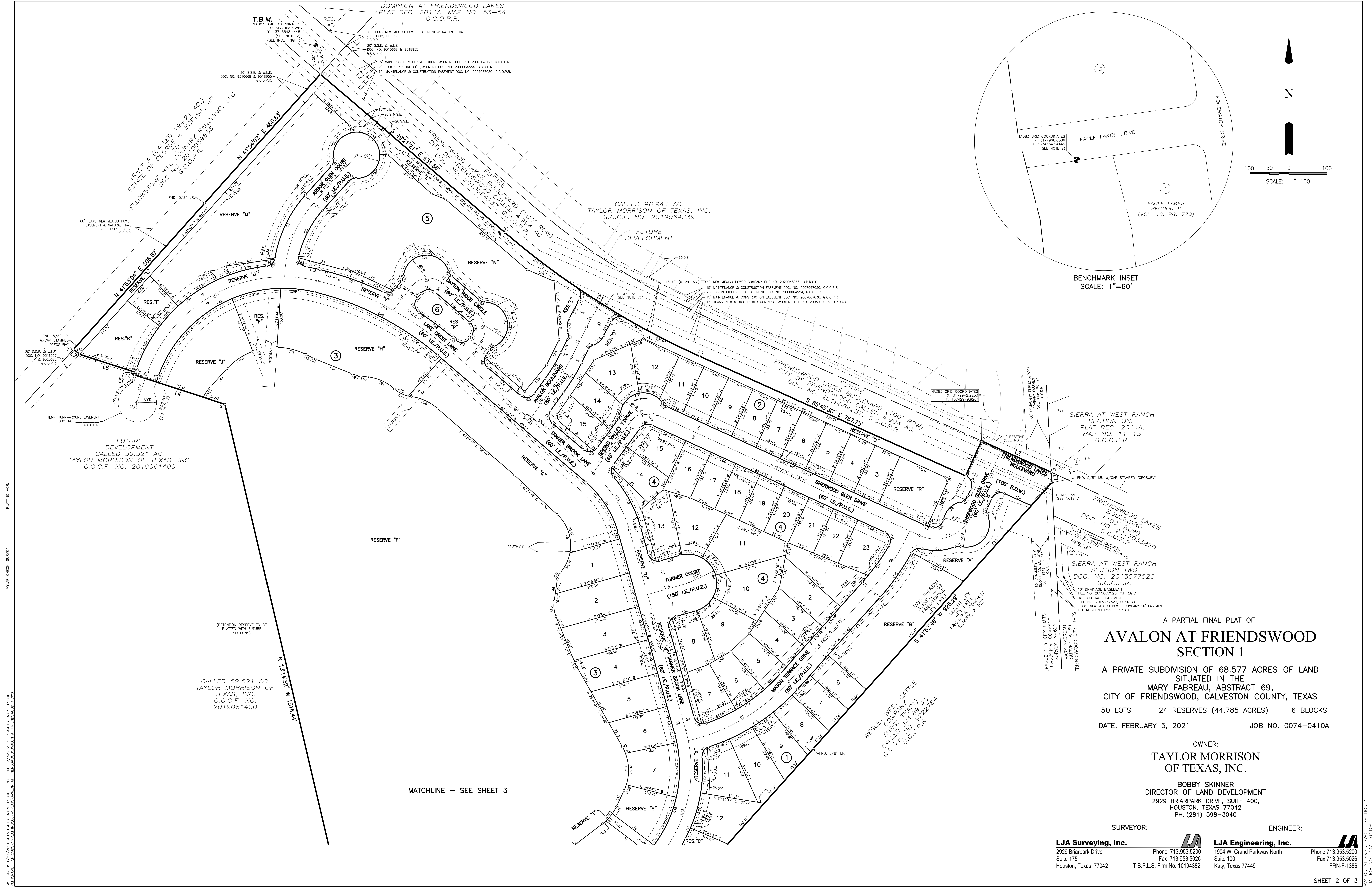


LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



A PARTIAL FINAL PLAT OF
AVALON AT FRIENDSWOOD
SECTION 1

A PRIVATE SUBDIVISION OF 68.577 ACRES OF LAND
SITUATED IN THE
MARY FABREAU, ABSTRACT 69,
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50 LOTS 24 RESERVES (44.785 ACRES) 6 BLOCKS
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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA	LOT NUMBER	AREA
BLOCK 1 LOT 1	9,550 SQ.FT.	BLOCK 2 LOT 1	9,450 SQ.FT.	BLOCK 3 LOT 1	22,250 SQ.FT.	BLOCK 4 LOT 1	12,275 SQ.FT.
BLOCK 1 LOT 2	9,782 SQ.FT.	BLOCK 2 LOT 2	9,450 SQ.FT.	BLOCK 3 LOT 2	23,300 SQ.FT.	BLOCK 4 LOT 2	11,250 SQ.FT.
BLOCK 1 LOT 3	10,370 SQ.FT.	BLOCK 2 LOT 3	9,450 SQ.FT.	BLOCK 3 LOT 3	22,585 SQ.FT.	BLOCK 4 LOT 3	10,170 SQ.FT.
BLOCK 1 LOT 4	10,370 SQ.FT.	BLOCK 2 LOT 4	9,450 SQ.FT.	BLOCK 3 LOT 4	21,810 SQ.FT.	BLOCK 4 LOT 4	10,170 SQ.FT.
BLOCK 1 LOT 5	10,370 SQ.FT.	BLOCK 2 LOT 5	9,450 SQ.FT.	BLOCK 3 LOT 5	21,810 SQ.FT.	BLOCK 4 LOT 5	10,170 SQ.FT.
BLOCK 1 LOT 6	13,325 SQ.FT.	BLOCK 2 LOT 6	9,450 SQ.FT.	BLOCK 3 LOT 6	17,920 SQ.FT.	BLOCK 4 LOT 6	9,100 SQ.FT.
BLOCK 1 LOT 7	13,325 SQ.FT.	BLOCK 2 LOT 7	9,450 SQ.FT.	BLOCK 3 LOT 7	17,920 SQ.FT.	BLOCK 4 LOT 7	9,100 SQ.FT.
BLOCK 1 LOT 8	11,548 SQ.FT.	BLOCK 2 LOT 8	9,450 SQ.FT.	BLOCK 3 LOT 8	16,784 SQ.FT.	BLOCK 4 LOT 8	9,100 SQ.FT.
		BLOCK 2 LOT 9	9,450 SQ.FT.			BLOCK 4 LOT 9	11,548 SQ.FT.
		BLOCK 2 LOT 10	9,340 SQ.FT.			BLOCK 4 LOT 10	8,985 SQ.FT.
		BLOCK 2 LOT 11	9,685 SQ.FT.			BLOCK 4 LOT 11	8,985 SQ.FT.
		BLOCK 2 LOT 12	12,552 SQ.FT.			BLOCK 4 LOT 12	11,548 SQ.FT.
		BLOCK 2 LOT 13	12,552 SQ.FT.				
		BLOCK 2 LOT 14	12,552 SQ.FT.				
		BLOCK 2 LOT 15	12,552 SQ.FT.				
		BLOCK 2 LOT 16	12,552 SQ.FT.				
		BLOCK 2 LOT 17	12,552 SQ.FT.				
		BLOCK 2 LOT 18	12,552 SQ.FT.				
		BLOCK 2 LOT 19	12,552 SQ.FT.				
		BLOCK 2 LOT 20	12,552 SQ.FT.				
		BLOCK 2 LOT 21	12,552 SQ.FT.				
		BLOCK 2 LOT 22	12,552 SQ.FT.				
		BLOCK 2 LOT 23	12,552 SQ.FT.				
		BLOCK 2 LOT 24	12,552 SQ.FT.				
		BLOCK 2 LOT 25	12,552 SQ.FT.				
		BLOCK 2 LOT 26	12,552 SQ.FT.				
		BLOCK 2 LOT 27	12,552 SQ.FT.				
		BLOCK 2 LOT 28	12,552 SQ.FT.				
		BLOCK 2 LOT 29	12,552 SQ.FT.				
		BLOCK 2 LOT 30	12,552 SQ.FT.				
		BLOCK 2 LOT 31	12,552 SQ.FT.				
		BLOCK 2 LOT 32	12,552 SQ.FT.				
		BLOCK 2 LOT 33	12,552 SQ.FT.				
		BLOCK 2 LOT 34	12,552 SQ.FT.				
		BLOCK 2 LOT 35	12,552 SQ.FT.				
		BLOCK 2 LOT 36	12,552 SQ.FT.				
		BLOCK 2 LOT 37	12,552 SQ.FT.				
		BLOCK 2 LOT 38	12,552 SQ.FT.				
		BLOCK 2 LOT 39	12,552 SQ.FT.				
		BLOCK 2 LOT 40	12,552 SQ.FT.				
		BLOCK 2 LOT 41	12,552 SQ.FT.				
		BLOCK 2 LOT 42	12,552 SQ.FT.				
		BLOCK 2 LOT 43	12,552 SQ.FT.				
		BLOCK 2 LOT 44	12,552 SQ.FT.				
		BLOCK 2 LOT 45	12,552 SQ.FT.				
		BLOCK 2 LOT 46	12,552 SQ.FT.				
		BLOCK 2 LOT 47	12,552 SQ.FT.				
		BLOCK 2 LOT 48	12,552 SQ.FT.				
		BLOCK 2 LOT 49	12,552 SQ.FT.				
		BLOCK 2 LOT 50	12,552 SQ.FT.				
		BLOCK 2 LOT 51	12,552 SQ.FT.				
		BLOCK 2 LOT 52	12,552 SQ.FT.				
		BLOCK 2 LOT 53	12,552 SQ.FT.				
		BLOCK 2 LOT 54	12,552 SQ.FT.				
		BLOCK 2 LOT 55	12,552 SQ.FT.				
		BLOCK 2 LOT 56	12,552 SQ.FT.				
		BLOCK 2 LOT 57	12,552 SQ.FT.				
		BLOCK 2 LOT 58	12,552 SQ.FT.				
		BLOCK 2 LOT 59	12,552 SQ.FT.				
		BLOCK 2 LOT 60	12,552 SQ.FT.				
		BLOCK 2 LOT 61	12,552 SQ.FT.				
		BLOCK 2 LOT 62	12,55				

SETBACKS											
	UNITS PER ACRE	LOT AREA (MINIMUM SQ.FT.)	MINIMUM LOT WIDTH	FRONT (Ft)	REAR (Ft)	INTERIOR SIDE (Ft)	CORNER SIDE (Ft)	HEIGHT MAXIMUM (Ft)	PARKING REQUIREMENTS (per UNIT)	ZERO LOT LINE (Y/N)	MAXIMUM LOT COVERAGE
SINGLE FAMILY RESIDENTIAL	4	8,400	70	25 (Typ)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%
SINGLE FAMILY RESIDENTIAL	3	10,800	90	25 (Typ)/ 20 (CUL DE SAC)	15	5	10	40	A	Y	65%

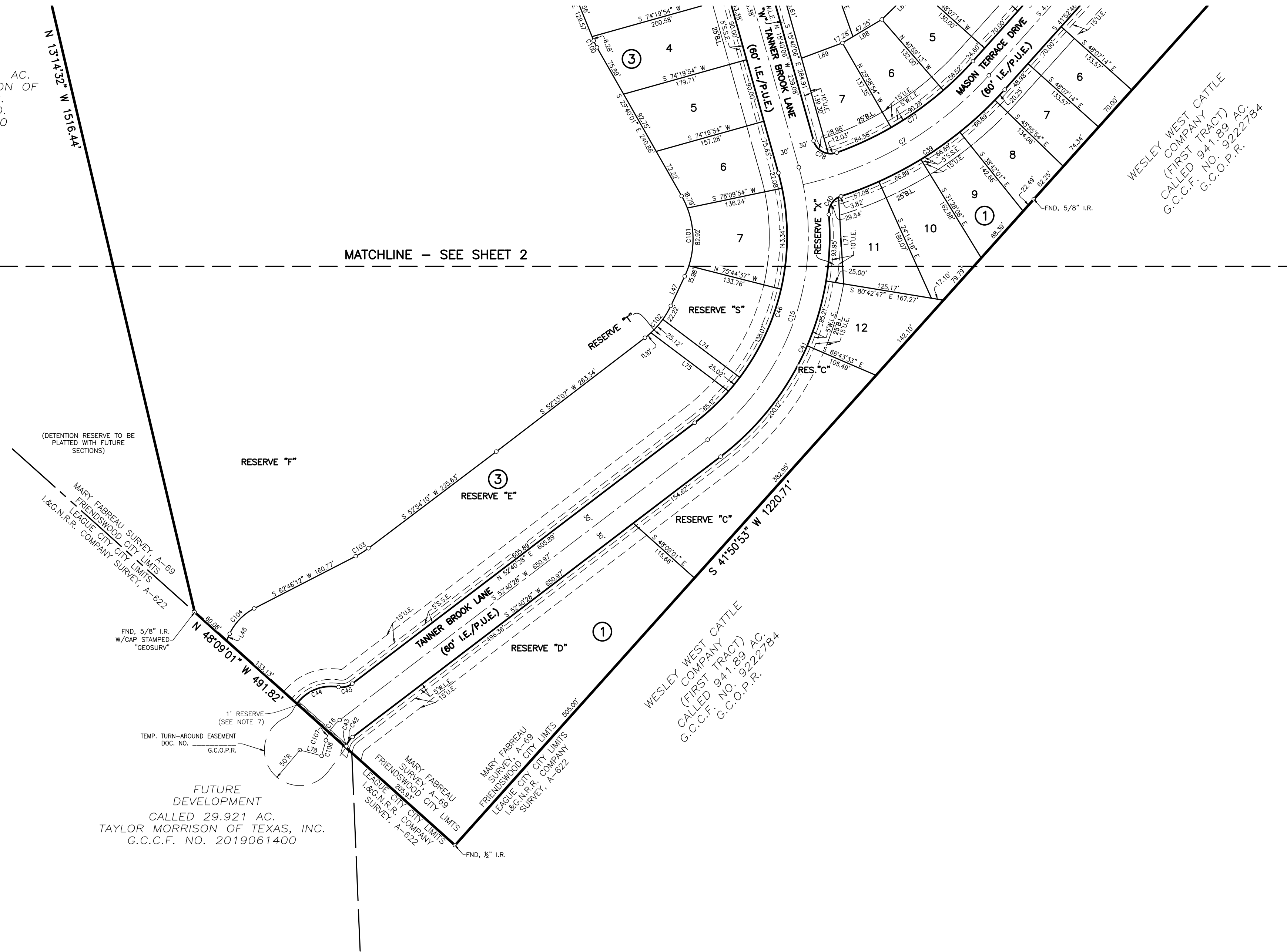
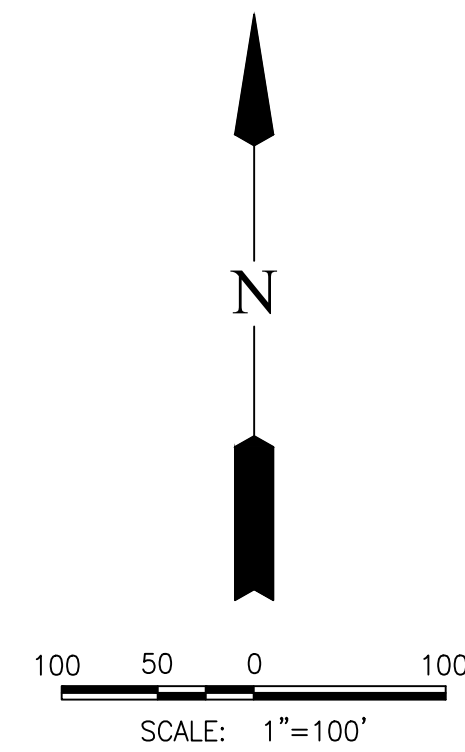
LOT SIZES	SECTION 1	TOTAL LOTS
60'x130'	-----	0 LOTS
70'x130'	43 LOTS	43 LOTS
90'x130'	7 LOTS	7 LOTS
TOTAL	50 LOTS	50 LOTS

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.445	19,383	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
B	1.130	49,209	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
C	0.775	33,776	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.900	82,759	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
E	2.397	104,430	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
F	24.069	1,048,438	RESTRICTED TO LAKE/DETENTION
G	1.617	70,441	RESTRICTED TO RECREATION CENTER
H	1.480	64,473	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
I	0.193	8,387	RESTRICTED TO LIFT STATION
J	0.780	33,976	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
K	0.449	19,548	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
L	1.480	64,469	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
M	2.280	99,335	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
N	3.381	147,296	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
O	0.115	4,996	RESTRICTED TO LANDSCAPE/OPEN SPACE
P	0.232	10,101	RESTRICTED TO LANDSCAPE/OPEN SPACE
Q	0.923	40,221	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE
R	0.433	18,849	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
S	0.348	15,139	RESTRICTED TO FUTURE SINGLE FAMILY RESIDENTIAL LOTS
T	0.078	3,398	RESTRICTED TO LANDSCAPE/OPEN SPACE
U	0.047	2,064	RESTRICTED TO LANDSCAPE/OPEN SPACE
V	0.093	4,054	RESTRICTED TO LANDSCAPE/OPEN SPACE
W	0.094	4,082	RESTRICTED TO LANDSCAPE/OPEN SPACE
X	0.046	1,985	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	44.785	1,950,809	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°15'06" E	100.00'
L2	S 65°45'30" E	198.84'
L3	S 03°05'47" E	26.92'
L4	N 72°03'35" W	247.23'
L5	N 19°57'19" E	7.22'
L6	N 72°03'35" W	152.11'
L7	N 48°06'56" W	20.12'
L8	S 31°23'49" W	27.95'
L9	S 26°19'18" E	86.71'
L10	S 36°03'24" W	107.72'
L11	S 65°45'30" E	202.91'
L12	S 24°41'51" W	190.8'
L13	S 14°29'39" E	7.25'
L14	N 74°19'54" E	108.76'
L15	N 37°55'22" E	79.12'
L16	N 49°08'56" E	120.88'
L17	S 31°23'49" W	3.19'
L18	S 26°19'18" E	37.72'
L19	S 36°03'24" W	56.94'
L20	N 49°22'39" E	105.13'
L21	N 36°18'16" E	94.07'
L22	N 24°41'51" E	20.95'
L23	N 65°45'30" E	1.06'
L24	S 65°45'30" W	75.96'
L25	N 24°41'51" W	26.16'
L26	S 19°57'19" E	17.14'
L27	N 19°57'19" E	19.25'
L28	N 41°53'32" E	100.79'
L29	S 41°53'32" E	100.79'
L30	N 37°55'22" E	28.42'
L31	N 49°08'56" E	95.65'
L32	S 49°22'39" E	110.67'
L33	N 36°03'24" E	48.16'
L34	N 26°19'18" E	37.72'
L35	N 31°23'49" E	5.36'
L36	N 74°19'54" W	53.76'
L37	S 15°40'06" W	73.97'
L38	N 36°18'16" E	119.23'
L39	N 49°08'56" E	120.88'
L40	N 49°22'39" W	9.55'
L42	N 37°55'22" E	17.05'
L43	S 31°23'49" E	20.98'
L44	S 67°54'42" E	102.54'
L45	S 81°52'11" E	27.32'
L46	S 08°13'24" W	58.97'
L47	S 25°16'19" W	45.83'
L48	S 25°17'55" W	10.57'
L49	N 42°47'10" E	62.13'
L50	S 82°01'22" E	128.05'
L51	N 24°13'44" W	25.06'
L52	S 49°22'39" E	136.16'
L53	N 39°30'03" E	89.18'
L54	N 26°19'35" S	74.44'
L55	N 66°34'53" W	77.24'
L56	N 68°16'05" W	38.62'
L57	N 88°05'56" E	20.00'
L58	N 31°13'28" W	20.00'
L59	S 46°26'04" E	131.59'
L60	N 244°26'26" E	124.58'
L61	N 2017°34'24" W	14.14'
L62	S 3347°06" W	116.25'
L63	S 3456°38" E	55.32'
L64	N 07°13'01" E	14.83'
L65	N 49°22'39" W	122.20'
L66	N 64°45'23" W	130.24'
L67	N 45°50'46" E	66.73'
L68	N 59°15'10" E	64.53'
L69	N 69°28'00" E	61.40'
L70	S 71°34'30" E	59.08'
L71	S 03°20'39" E	122.16'
L72	S 77°10'15" W	9.72'
L73	S 74°55'16" E	123.33'
L74	N 52°58'35" W	135.67'
L75	N 52°58'35" W	136.68'
L76	N 19°57'19" E	18.20'
L77	N 19°57'19" E	66.08'
L78	N 57°12'28" E	31.64'
L79	N 70°02'41" E	1.97'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	2100.0'	1624°10'	601.19'	S 57°33'28" E		599.14'
C2	500.0'	504°32'	44.29'	S 28°51'34" W		44.28'
C3	500.0'	504°32'	84.95'	N 31°12'11" W		84.85'
C4	100.0'	9000°35'	157.10'	S 69°42'08" E		141.43'
C5	55.0'	7724°10'	75.26'	S 75°30'21" W		69.53'
C6	600.0'	1729°38'	183.20'	S 37°07'57" W		182.48'
C7	500.0'	351°7'50"	308.03'	S 59°31'41" W		303.35'
C8	55.0'	925°42'	89.20'	S 84°23'13" E		79.74'
C9	55.0'	482°18'	79.50'	S 07°44'18" E		72.76'
C10	455.0'	85°64'	71.04'	S 38°08'44" W		70.97'
C11	300.0'	405°25'16"	211.63'	N 21°40'59" E		207.22'
C12	375.0'	83°43'57"	548.03'	N 61°49'17" E		500.55'
C13	800.0'	265°06'	376.08'	S 62°50'42" E		372.63'
C14	300.0'	33°42'33"	176.50'	S 32°31'23" E		173.97'
C15	360.0'	68°20'34"	429.41'	S 18°30'11" W		404.40'
C16	55.0'	241°54'12"	23.29'	S 40°32'37" W		23.12'
C17	25.0'	88°48'18"	38.75'	S 57°58'47" W		34.98'
C18	450.0'	504°32'	39.86'	S 28°51'34" W		39.85'
C19	50.0'	52°50'30"	37.38'	S 47°44'18" E		36.51'
C20	25.0'	425°00'00"	18.69'	S 47°44'18" E		18.26'
C21	530.0'	94°06'00"	90.05'	N 31°12'11" E		89.94'
C22	25.0'	852°6'03"	37.28'	S 06°39'37" E		33.92'
C23	25.0'	941°9'05"	41.15'	N 83°27'48" E		36.66'
C24	25.0'	30°49'09"	13.45'	N 20°53'42" E		13.29'
C25	60.0'	14002°27"	146.65'	S 75°30'21" E		112.78'
C26	25.0'	30°49'09"	13.45'	S 49°53'07" E		13.29'
C27	70.0'	19°16'12"	23.54'	S 74°55'40" E		23.43'
C28	25.0'	842°22'25"	38.63'	S 53°15'01" E		33.58'
C29	60.0'	65°32'01"	68.81'	N 43°49'49" E		64.95'
C30	25.0'	515°3'58"	22.65'	N 50°38'50" E		21.88'
C31	25.0'	90°27'22"	39.47'	N 20°53'50" W		35.50'
C32	25.0'	8932°39"	39.07'	S 69°28'10" W		35.21'
C33	25.0'	47°23'04"	12.68'	S 01°00'19" W		20.09'
C34	60.0'	126°46'31"	20.76'	S 40°42'05" W		107.29'
C35	25.0'	36°14'58"	15.86'	S 85°45'55" W		15.55'
C36	130.0'	375°0'34"	85.92'	S 86°45'43" W		84.31'
C37	25.0'	7637°24"	33.43'	S 27°12'18" W		31.00'
C38	320.0'	12°49'10"	140.96'	S 32°28'11" W		140.66'
C39	530.0'	303°17'41"	278.01'	S 56°54'23" W		274.83'
C40	25.0'	76°26'54"	33.36'	S 33°42'33" W		30.94'
C41	390.0'	51°17'123"	288.29'	S 24°04'47" E		373.32'
C42	25.0'	363°4'51"	15.96'	S 34°23'02" W		15.69'
C43	970.0'	07°03'31"	21.33'	N 16°01'50" W		21.13'
C44	60.0'	63°23'20"	66.18'	N 68°09'21" E		63.05'
C45	25.0'	47°10'33"	20.58'	S 78°15'45" E		20.01'
C46	330.0'	68°20'34"	393.63'	N 18°30'11" E		370.70'
C47	270.0'	33°42'33"	158.85'	N 32°31'23" W		156.57'
C48	770.0'	265°06'	361.19'	S 62°50'42" E		358.66'
C49	345.0'	83°43'57"	504.98'	S 61°49'17" E		460.50'
C50	405.0'	63°46'53"	450.84'	N 51°50'45" E		427.92'
C51	25.0'	75°58'46"	32.08'	N 46°44'49" E		30.08'
C52	330.0'	32°08'06"	185.08'	N 25°49'29" E		182.67'
C53	25.0'	49°40'47"	21.68'	N 17°03'08" E		21.00'
C54	60.0'	279°21'34"	292.54'	S 48°06'28" E		77.65'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C55	25.00'	49°40'47"	21.68'	S 66°43'55" E	21.00'
C56	270.00'	28°14'40"	133.10'	S 27°42'16" W	131.75'
C57	25.00'	94°58'15"	41.44'	S 33°50'16" E	36.86'
C58	405.00'	50°03'39"	15.42'	S 78°49'04" E	35.41'
C59	830.00'	11°58'41"	33.92'	S 70°19'21" E	173.23'
C60	25.00'	77°44'17"	13.93'	N 76°47'42" E	31.38'
C61	25.00'	31°57'36"	13.95'	N 21°56'34" E	13.38'
C62	60.00'	165°50'34"	164.25'	N 84°23'13" E	117.56'
C63	25.00'	31°57'36"	13.95'	S 18°43'08" E	13.77'
C64	25.00'	38°52'14"	16.96'	S 68°35'03" E	16.64'
C65	60.00'	154°25'16"	161.31'	S 10°48'32" E	117.02'
C66	25.00'	31°59'02"	13.96'	S 50°24'34" W	13.78'
C67	485.00'	14°08'06"	15.25'	S 35°19'07" W	15.25'
C68	25.00'	85°35'49"	37.35'	S 06°45'45" E	33.97'
C69	25.00'	94°33'57"	41.26'	N 83°20'23" E	76.74'
C70	470.00'	9°44'06"	79.86'	N 31°11'21" E	39.76'
C71	25.00'	42°50'00"	18.69'	N 04°54'18" E	18.26'
C72	50.00'	42°50'00"	37.38'	N 04°54'18" E	36.51'
C73	550.00'	50°32'48"	78.32'	N 28°51'34" E	48.71'
C74	25.00'	87°08'58"	38.03'	N 12°10'39" E	34.46'
C75	25.00'	99°26'10"	14.64'	S 17°34'29" E	36.99'
C76	570.00'	11°44'10"	116.75'	S 36°00'41" W	116.55'
C77	470.00'	28°26'58"	233.37'	S 56°06'15" W	230.98'
C78	25.00'	94°00'00"	41.02'	N 62°40'11" E	36.57'
C79	25.00'	90°00'00"	39.27'	N 29°15'54" E	35.36'
C80	75.00'	187°00'00"	235.62'	N 15°40'06" W	150.00'
C81	25.00'	90°00'00"	39.27'	N 60°40'06" W	35.36'
C82	330.00'	25°41'34"	147.98'	N 28°30'53" E	146.74'
C83	25.00'	77°39'55"	33.99'	N 02°31'42" E	31.35'
C84	25.00'	78°24'10"	34.21'	N 75°30'21" E	31.60'
C85	25.00'	92°55'42"	40.55'	N 84°23'13" E	36.25'
C86	25.00'	82°49'18"	36.14'	S 07°44'18" E	33.07'
C87	425.00'	11°19'57"	9.88'	S 34°20'20" W	9.88'
C88	25.00'	95°37'03"	41.72'	S 82°48'50" W	37.05'
C89	830.00'	72°49'46"	108.59'	N 53°07'32" E	108.51'
C90	25.00'	94°47'46"	41.36'	N 09°28'31" E	36.80'
C91	173.48'	25°54'27"	78.44'	S 76°14'07" E	77.78'
C92	77.25'	64°26'31"	6.44'	S 69°34'31" E	6.43'
C93	77.25'	13°54'29"	18.75'	S 74°54'56" E	18.71'
C94	123.00'	33°51'56"	72.70'	S 64°56'13" E	71.65'
C95	81.00'	34°59'46"	49.47'	S 63°50'08" E	48.71'
C96	125.00'	34°00'04"	74.18'	S 69°59'59" E	73.10'
C97	108.37'	89°23'17"	169.06'	S 02°26'23" E	152.43'
C98	28.56'	33°31'52"	16.31'	S 24°59'20" W	16.48'
C99	77.25'	30°15'17"	40.79'	S 06°15'45" E	40.32'
C100	77.25'	7°38'07"	10.29'	S 25°50'57" E	10.29'
C101	122.75'	54°56'19"	117.70'	S 02°11'51" E	113.24'
C102	122.75'	72°16'48"	58.44'	S 38°54'43" W	57.89'
C103	122.75'	9°52'02"	21.14'	S 57°50'11" W	21.11'
C104	77.25'	37°28'18"	50.52'	S 44°02'53" E	49.63'
C105	122.75'	16°23'39"	35.12'	S 34°35'20" E	35.00'
C106	72.75'	26°55'16"	81.17'	N 56°14'48" E	80.42'
C107	100.00'	121°09'55"	11.83'	N 22°15'11" W	11.80'
C108	55.00'	11°18'05"	22.21'	S 19°26'34" W	22.21'



A PARTIAL FINAL PLAT OF
AVALON AT FRIENDSWOOD
 SECTION 1

A PRIVATE SUBDIVISION OF 68.577 ACRES OF LAND
SITUATED IN THE
MARY FABREAU, ABSTRACT 69,
CITY OF FRIENDSWOOD, GALVESTON COUNTY, TEXAS

50 LOTS 24 RESERVES (44.785 ACRES) 6 BLOCKS

DATE: FEBRUARY 5, 2021 JOB NO. 0074-0410A

OWNER:
TAYLOR MORRISON
OF TEXAS, INC.

BOBBY SKINNER
DIRECTOR OF LAND DEVELOPMENT
 2929 BRIARPARK DRIVE, SUITE 400,
 HOUSTON, TEXAS 77042
 PH. (281) 598-3040

SURVEYOR:

ENGINEER

LJA Surveying, Inc.

2929 Briarpark Drive Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 101943822

LJA Engineering, Inc.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



2/8/2021
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NOT for construction."

AVALON AT FRIENDSWOOD

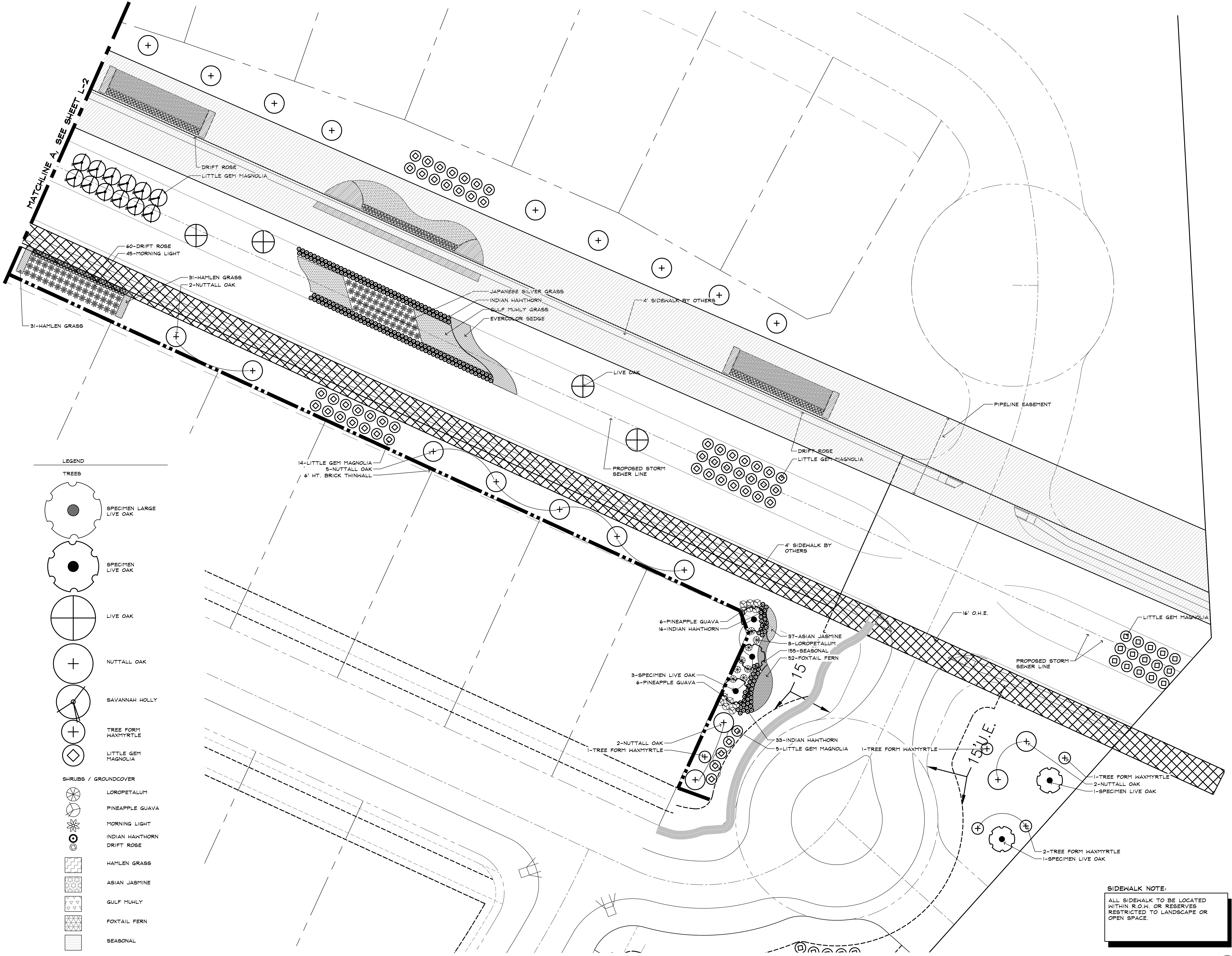
PHASE 1 FENCING IMPROVEMENTS

Taylor Morrison of Texas, Inc.
CITY OF FRIENDSWOOD, TX

Landscape Plan

Date: 2/8/2021
Scale: 1"=20'-0"
Job No: 245-20-102
Revised:

L-1



LEGEND

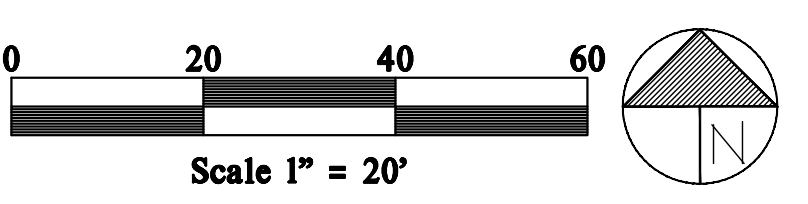
TREES

- SPECIMEN LARGE LIVE OAK
- SPECIMEN LIVE OAK
- LIVE OAK
- NUTTALL OAK
- SAVANNAH HOLLY
- TREE FORM WAXMYRTLE
- LITTLE GEM MAGNOLIA

SHRUBS / GROUNDCOVER

- LOROPETALUM
- PINEAPPLE GUAVA
- MORNING LIGHT
- INDIAN HAWTHORN
- DRIFT ROSE
- HAMLEN GRASS
- ASIAN JASMINE
- GULF MUHLY
- FOXTAIL FERN
- SEASONAL

SIDEWALK NOTE:
ALL SIDEWALK TO BE LOCATED
WITHIN R.O.W. OR RESERVES
RESTRICTED TO LANDSCAPE OR
OPEN SPACE.





2/8/2021
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AVALON AT FRIENDSWOOD

PHASE 1 FENCING IMPROVEMENTS

Taylor Morrison of Texas, Inc.
CITY OF FRIENDSWOOD, TX

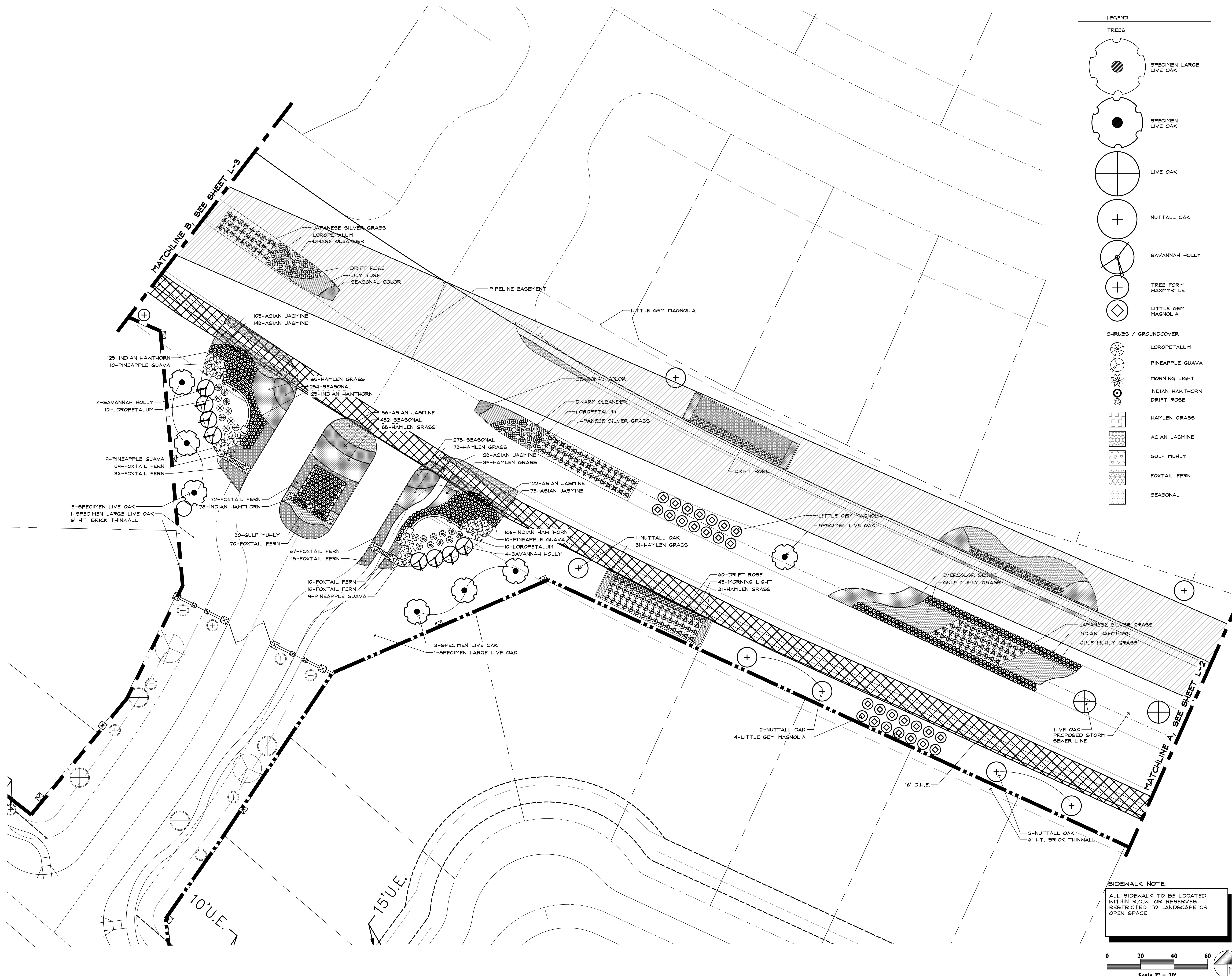
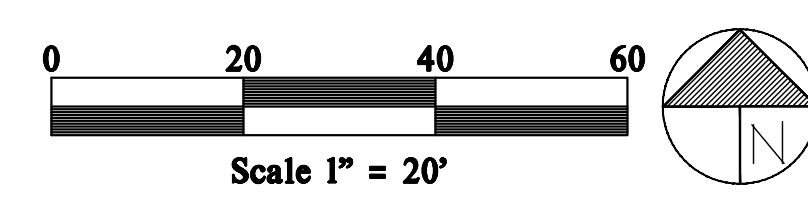
Landscape Plan

Date: 2/8/2021
Scale: 1"=20'-0"
Job No: 245-20-102
Revised:

L-2

- LEGEND
- TREES
- SPECIMEN LARGE LIVE OAK
 - SPECIMEN LIVE OAK
 - LIVE OAK
 - NUTTALL OAK
 - SAVANNAH HOLLY
 - TREE FORM WAXMYRTLE
 - LITTLE GEM MAGNOLIA
- SHRUBS / GROUNDCOVER
- LOROPETALUM
 - PINEAPPLE GUAVA
 - MORNING LIGHT
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 - HAMLEN GRASS
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AVALON AT FRIENDSWOOD

PHASE 1 FENCING IMPROVEMENTS

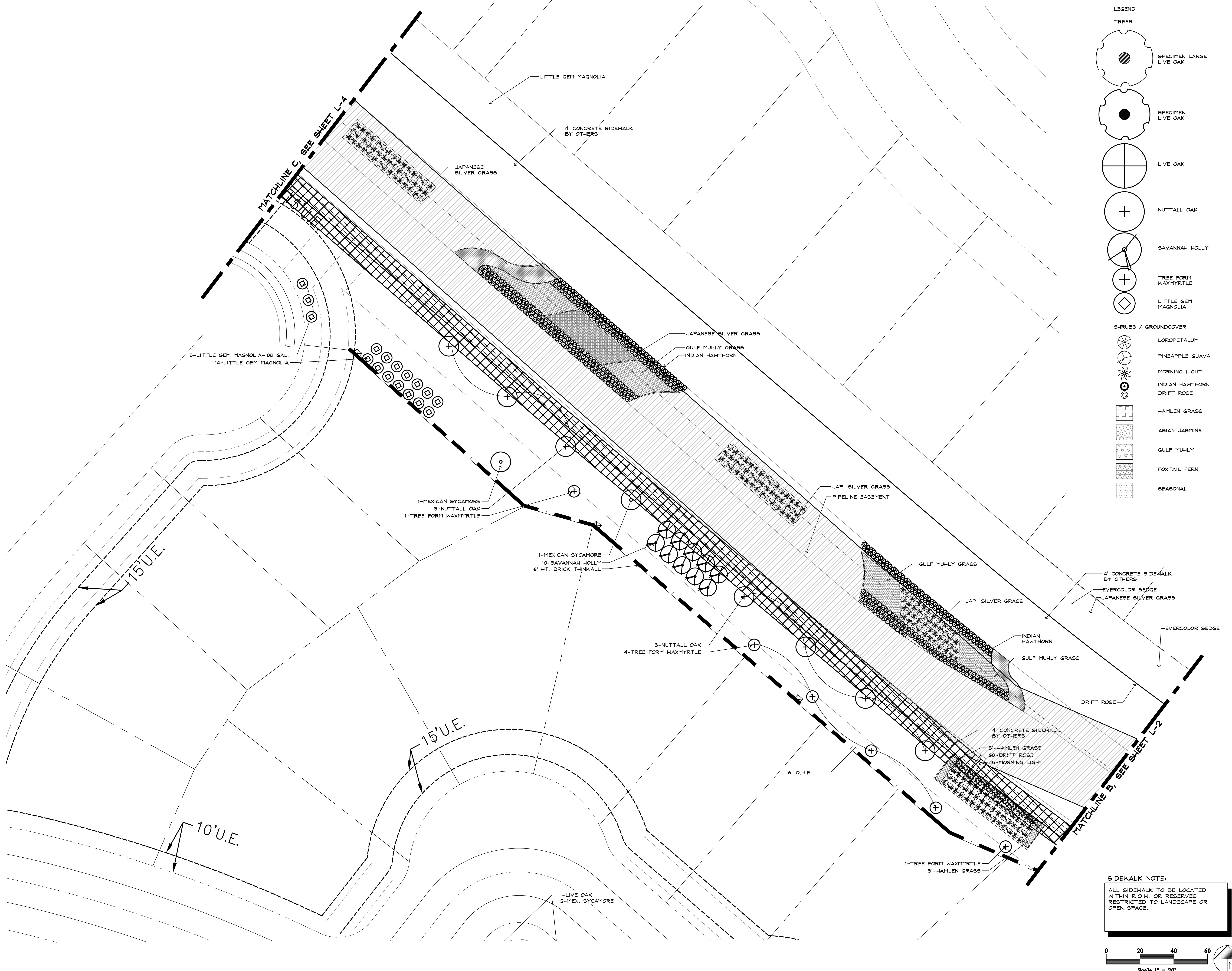
Taylor Morrison of Texas, Inc.
CITY OF FRIENDSWOOD, TX

Landscape Plan

Date: 2/8/2021
Scale: 1"=20'-0"
Job No: 245-20-102
Revised:

L-3

- LEGEND**
- TREES**
- SPECIMEN LARGE LIVE OAK
 - SPECIMEN LIVE OAK
 - LIVE OAK
 - NUTTALL OAK
 - SAVANNAH HOLLY
 - TREE FORM WAXMYRTLE
 - LITTLE GEM MAGNOLIA
- SHRUBS / GROUNDCOVER**
- LOROPETALUM
 - PINEAPPLE GUAVA
 - MORNING LIGHT
 - INDIAN HAWTHORN
 - DRIFT ROSE
 - HAMLEN GRASS
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AVALON AT FRIENDSWOOD

PHASE 1 FENCING IMPROVEMENTS

Taylor Morrison of Texas, Inc.
CITY OF FRIENDSWOOD, TX

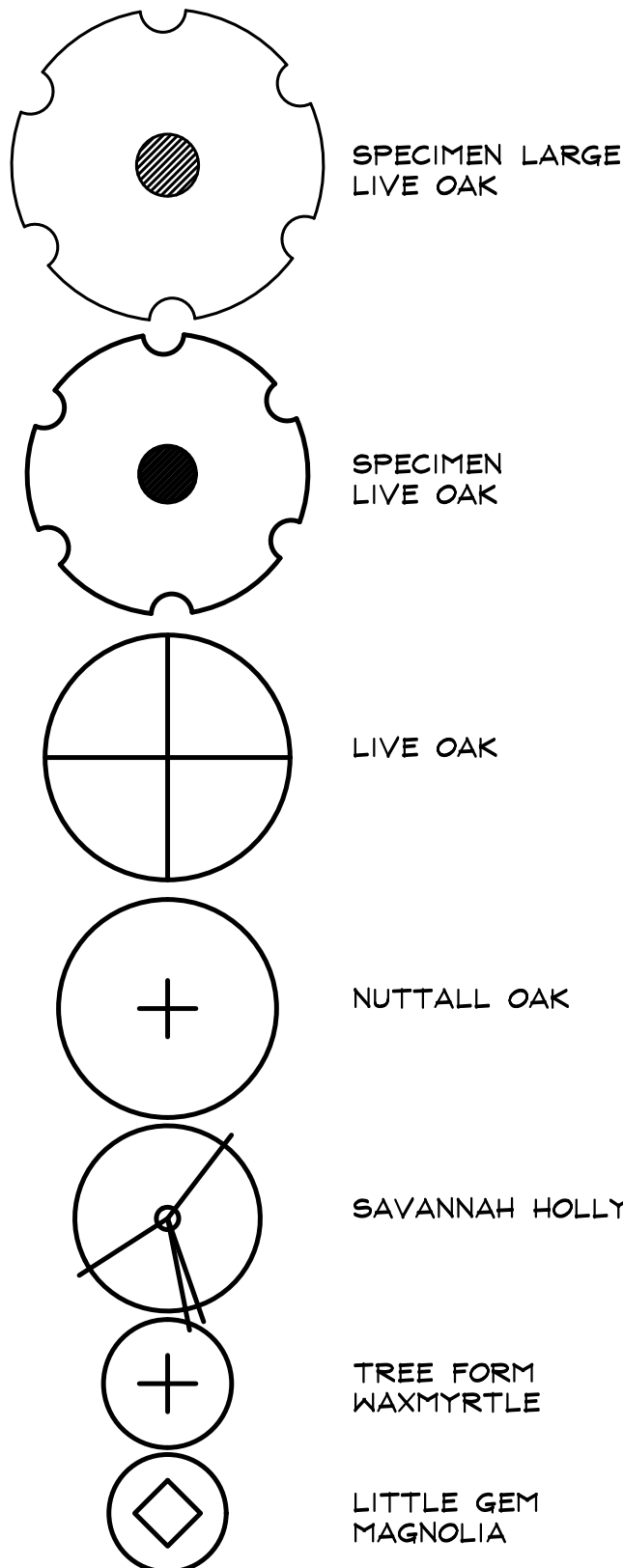
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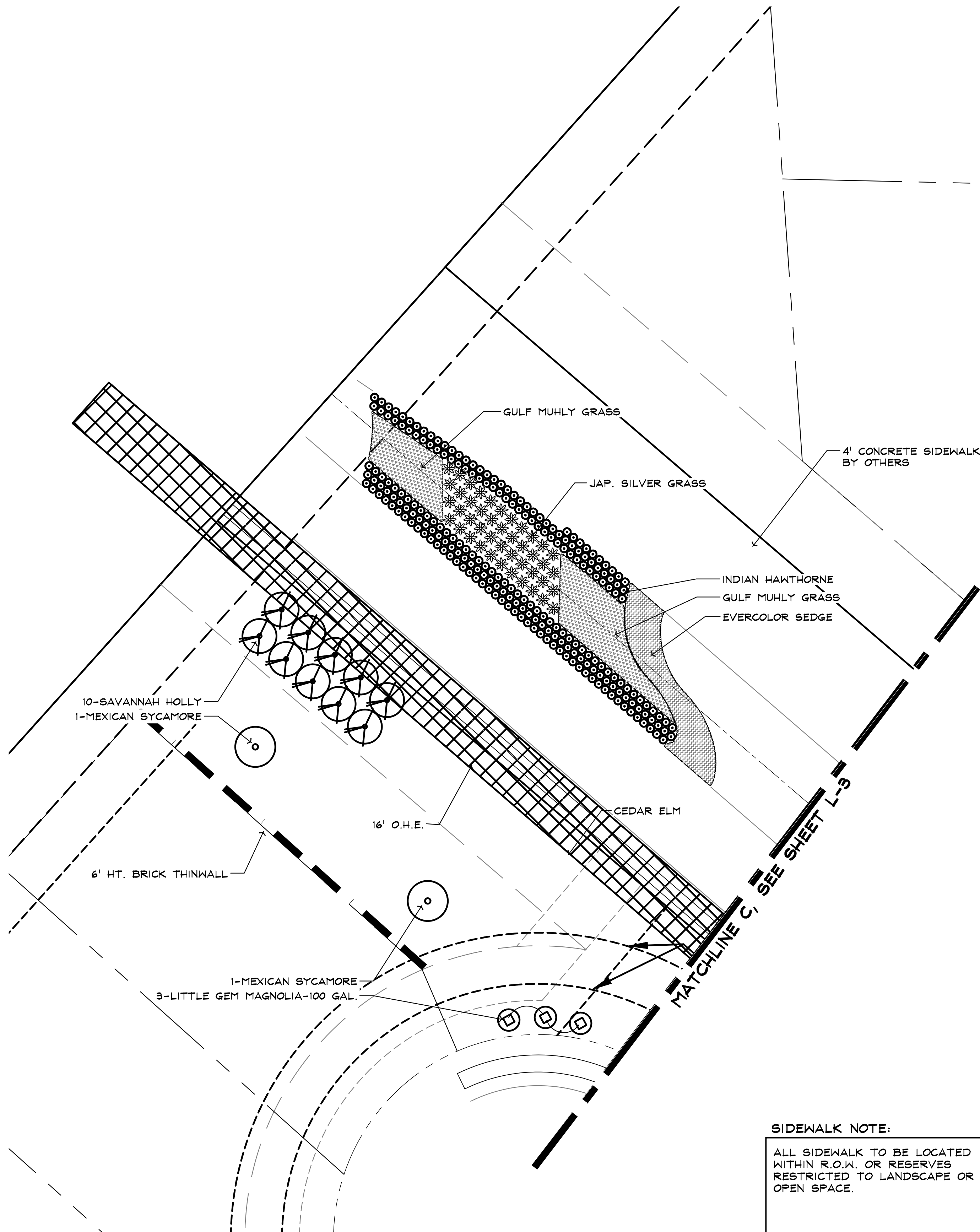
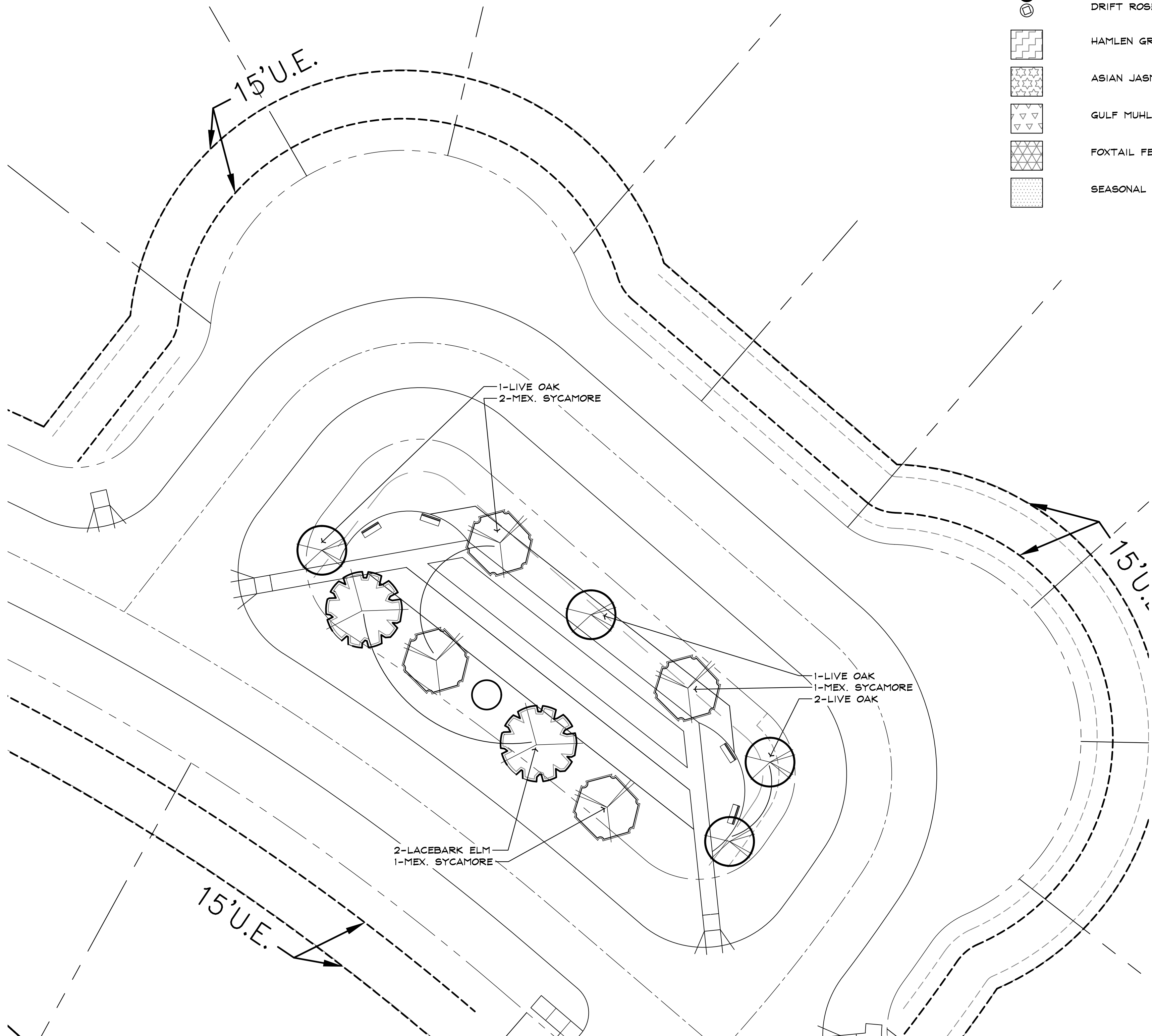
L-4

LEGEND

TREES

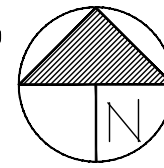
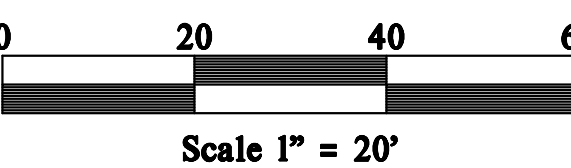


SHRUBS / GROUNDCOVER



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2/8/2021
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AVALON AT FRIENDSWOOD

PHASE 1 FENCING IMPROVEMENTS

Taylor Morrison of Texas, Inc.
CITY OF FRIENDSWOOD, TX

Landscape Plan

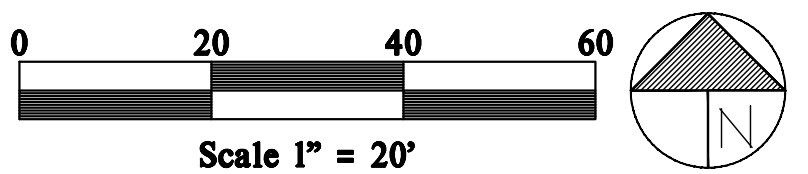
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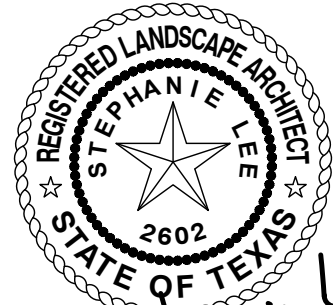
L-5

- LEGEND
- TREES
- SPECIMEN LARGE LIVE OAK
 - SPECIMEN LIVE OAK
 - LIVE OAK
 - NUTTALL OAK
 - SAVANNAH HOLLY
 - TREE FORM WAXMYRTLE
 - LITTLE GEM MAGNOLIA
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 - SEASONAL



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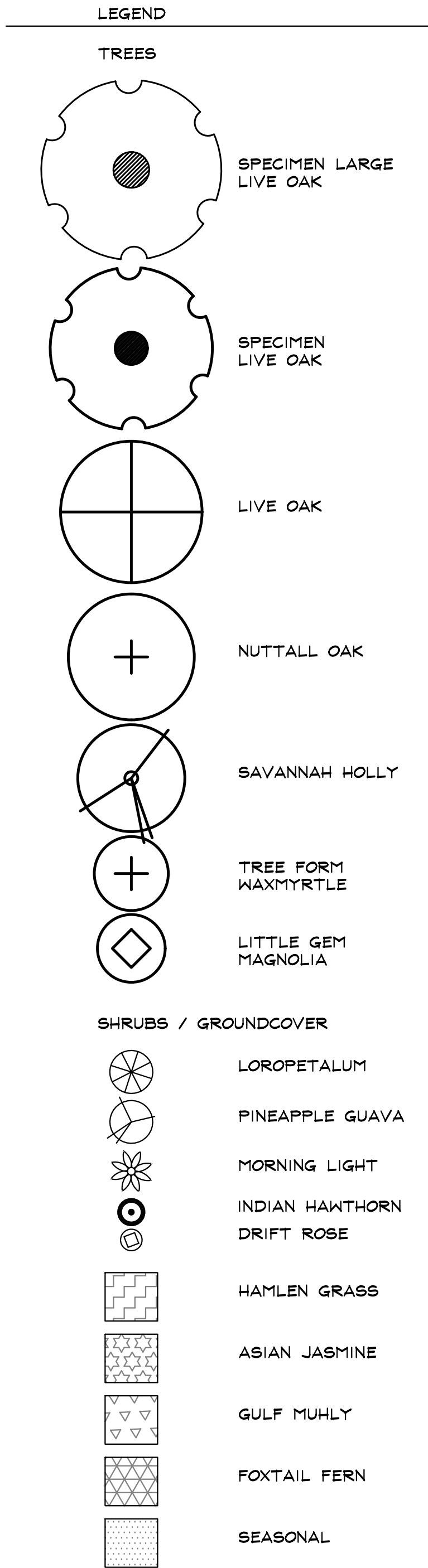
2/8/2021
 "For regulatory approval.
 NOT for construction."

AVALON AT FRIENDSWOOD PHASE 1 FENCING IMPROVEMENTS Taylor Morrison of Texas, Inc. CITY OF FRIENDSWOOD, TX

Landscape Plan

Date: 2/8/2021
 Scale: 1"=20'-0"
 Job No: 245-20-102
 Revised:

L-6

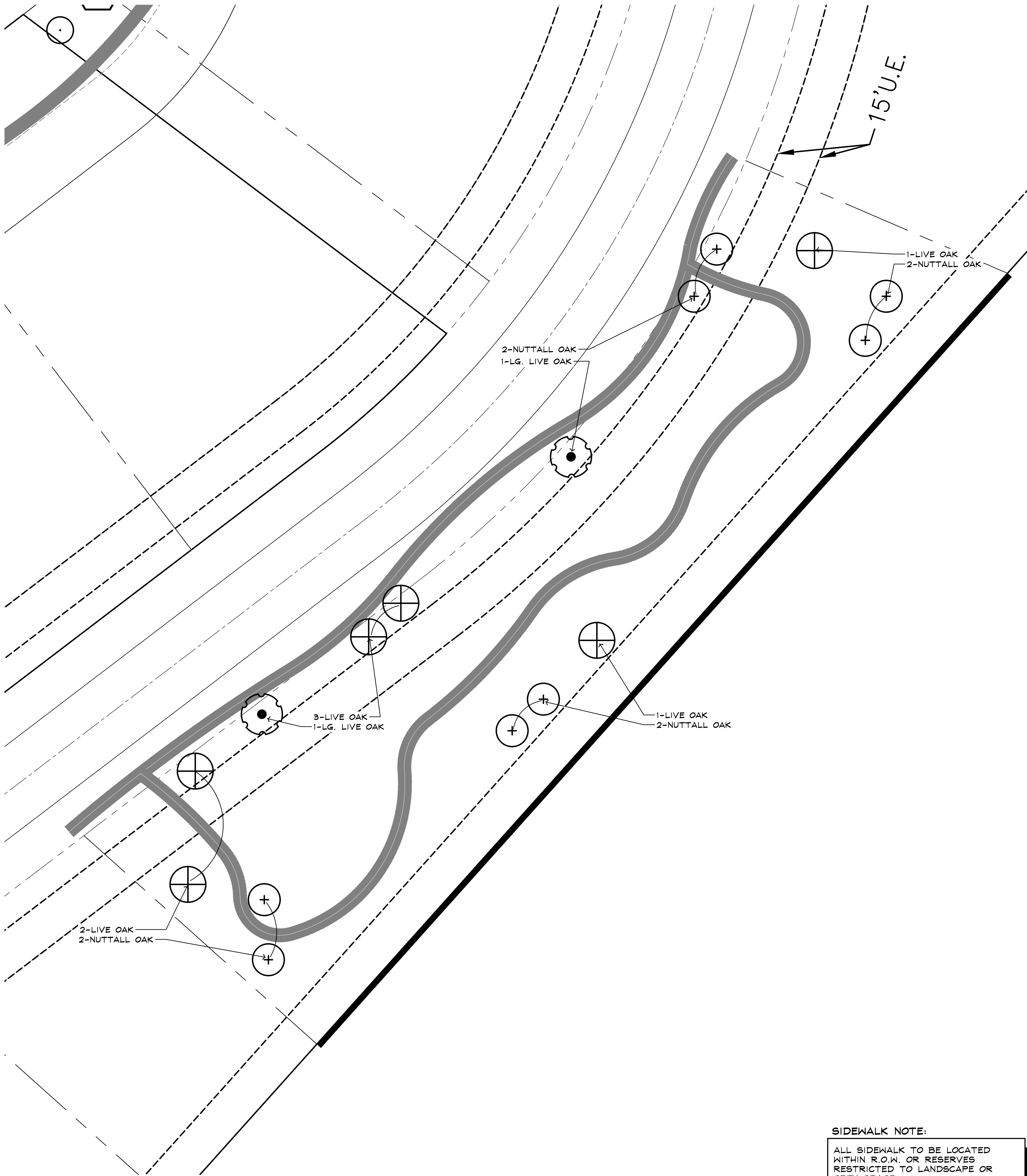


Required Street Tree Calculation

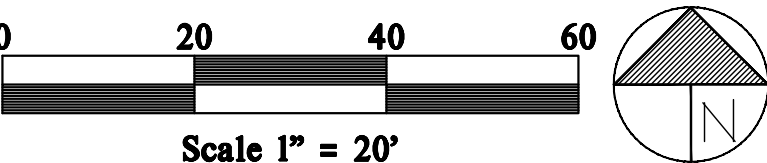
Street Name	Linear Feet	Total Trees Required (1 trees per 25 feet)	Total Trees Proposed
Friendswood Lakes Blvd.	2176	2176/25= 87 Trees	93 Trees
		4" Cal. req: 44 Trees	44 Trees*
		2" Cal. req: 43 Trees	49 Trees#

#4" cal. tree include: specimen live oak, little gem magnolia-100 gal., nuttall oak, mexican sycamore
 #2" cal. trees include: little gem magnolia-65 gal.

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
Quercus Virginiana	Specimen Large Live Oak	200 Gal.	Container	5"-6" Cal., 16'-18' Ht., 10'-12' sprd., full, straight trunk
Quercus Virginiana	Specimen Live Oak	100 Gal.	Container	Min. 4" Cal., 14'-16' Ht., 8'-10' sprd., full, straight trunk
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia-100 Gal.	100 Gal.	Container	Min. 4" Cal., 14'-16' Ht., 8'-10' sprd., full, straight trunk
Quercus nuttallii	Nuttall Oak	100 Gal.	Container	Min. 4" Cal., 14'-16' Ht., 8'-10' sprd., full, straight trunk
Platanus mexicana	Mexican Sycamore	100 Gal.	Container	Min. 4" Cal., 14'-16' Ht., 8'-10' sprd., full, straight trunk
Quercus Virginiana	Live Oak	65 Gal.	Container	13'-14' Ht., 6'-8' sprd., 3'-3 1/2" Cal., full, straight trunk
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	65 Gal.	Container	Min. 2" Cal., 9'-10' Ht., 4.5'-5.5' sprd., full, straight trunk
Ulmus parvifolia	Lacebark Elm	65 Gal.	Container	3" Cal., 10'-12' Ht., 6'-7' sprd., full, straight trunk
Ilex x attenuata	Savannah Holly	45 Gal.	Container	2 1/2"-3 1/2" Cal., 11'-12' Ht., 3'-4' sprd., full, straight trunk
Myrica cerifera	Maxmyrtle	30 Gal.	Container	Multi-trunk, 6'-8' Ht., 2 1/2"-3" sprd., 1 1/2"-2" cal. min. per cane, 3-5 canes, full.
SHRUBS / GROUND COVER				
Muhlenbergia capillaris	Gulf Muhly	5 Gal.	Container	18"-24" ht. 15" sprd. full pot, well rooted, 30" o.c.
Miscanthus sinensis 'Morning Light'	Morning Light	5 Gal.	Container	24"-30" ht. 12"-18" sprd. full pot, well rooted, 18" o.c.
Loropetalum chinense	Loropetalum	5 Gal.	Container	Full, 24"-30" Ht., 24" sprd., 30" o.c.
Felcea sellowiana	Pineapple Guava	5 Gal.	Container	Full Pot, well-rooted, 15"-18" Ht., 12"-15" Sprd., 18" o.c.
Rosa 'MeiJacos' Pink Drift Rose	Drift Rose	3 Gal.	Container	10'-12' Ht., 12" SPRD., Full Pot, 36" O.C.
Raphiolepis indica 'Snow White'	Indian Hawthorn	3 Gal.	Container	18"-24" ht. 18"-24" sprd. full pot, well rooted, 30" o.c.,
Pennisetum alopecuroides 'HAMELN GRASS'	Hameln Grass	1 Gal.	Container	18"-24" ht. 18"-24" sprd. full pot, well rooted, 30" o.c.,
Trachelospermum asiaticum 'Snow N Summer'	Asian Jasmine	1 Gal.	Container	5-7 runners, 15"-18" sprd., full pot, well rooted, 18" o.c.
Asparagus meyeri	Foxtail Fern	1 Gal.	Container	Full pot, 15"-18" ht., 12" sprd., well rooted, 18" o.c.
Seasonally Appropriate	Seasonal Color	4" Pot	Container	Full, well rooted, 9" o.c. (species as dictated by season)
SOD/SEED				
Cynodon dactylon 'Celebration Bermuda'	Solid Sod Bermuda			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
Cynodon dactylon 'Common Bermuda'	Hydromulch Bermuda			See plans for location of proposed hydromulch areas



SIDEWALK NOTE:
 ALL SIDEWALK TO BE LOCATED
 WITHIN R.O.W. OR RESERVES
 RESTRICTED TO LANDSCAPE OR
 OPEN SPACE.





FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 11, 2021

Subject: Consideration and possible action regarding the Preliminary Plat of Georgetown Section 1, a subdivision of 15.701 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

Withdrawn by applicant.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS



FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: February 11, 2021

Subject: Consideration and possible action regarding the Preliminary Plat of Georgetown Boulevard Street Dedication Phase II, a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Friendswood, Galveston County, Texas

Action: Significant

SUMMARY / ORIGINATING CAUSE

Withdrawn by applicant

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

n/a

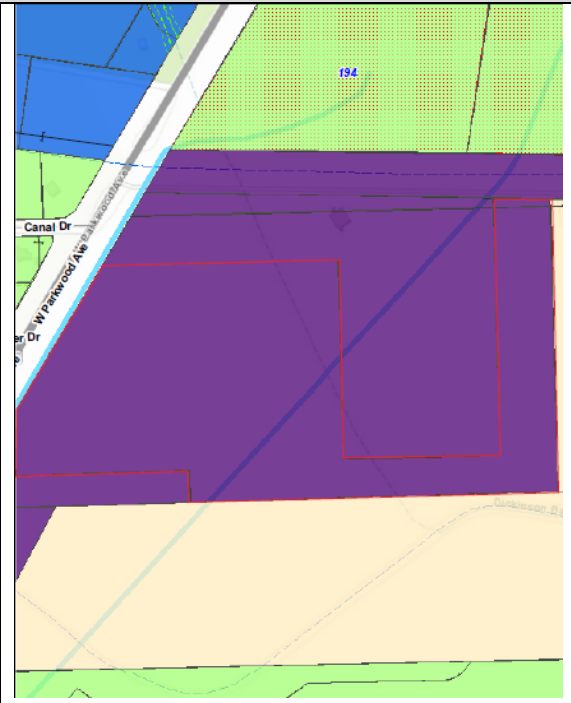
RECOMMENDATIONS

ATTACHMENTS

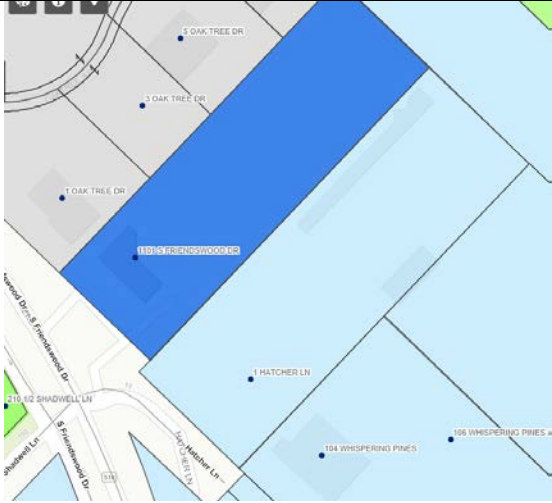
Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Director of Community Development/Planner
 Date: February 1, 2021
 Re: DRC Report

The following DRC Meetings were held in January 2021.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
FM 528/Lundy Lane 25 acres Storage/warehousing phased development	BP	No Proposed Use: 493 Storage/Warehouse	Preliminary and Final Plats required; site plan approval required; subject to COD requirements for tracts within 300 feet of FM 528; water and sewer services are available; on-site detention required; 125-foot right-of-way or easement from Dickinson Bayou required to be dedicated to GCCDD; no high hazard flood zones; no habitable structures within 50 feet of any pipeline; fire hydrants required within 300 feet of any building; fire sprinkler and fire alarm systems may be required depending on occupancy type and building size	

1650 Winding Way A&B Occupy existing office buildings with church and daycare, but keep some of the Memorial Hermann medical uses Each building – 10,600 sqft; 113 parking spaces	CSC	SUP required Proposed Use: 8111 Religious Organizations	SUP required for 8111 use; utilities/drainage existing; fire sprinkler and fire alarm system required for assembly use in addition to all other life safety requirements	
1405 S Friendswood Dr Expand parking lot behind existing animal clinic	CSC	No	Eligible for a certificate of platting exemption; site plan approval required; subject to COD requirements; can make a request to GCCDD to purchase regional detention for the added impervious cover;	

1 Hatcher Ln Office Buildings – 3 pad sites	DD	No	Subject to DD requirements; fees waived; Preliminary and Final plats required; site plan approval required; water and sewer services are available; may make a request to GCCDD to purchase regional detention; located in the 500-year floodplain – no net fill; all mitigation on site; fire hydrants required within 300 feet of buildings; fire sprinkler and fire alarm systems may be required depending on occupancy type and building size	
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